NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS LAW OF THE FOLLOWING MEETING OF A CITY GOVERNMENTAL BODY:

BUILDING AND STANDARD COMMISSION
700 MAIN CENTER Suite 205 (CONFERENCE ROOM UPSTAIRS)

Thursday, July 25, 2019
3:30 p.m.

THE SUBJECTS LISTED ON THE FOLLOWING AGENDA WILL BE CONSIDERED AT THE MEETING:

A: CALL TO ORDER
B: APPROVAL OF MINUTES FROM PREVIOUS MEETING: May 2, 2019
C: DISPOSITION OF THE FOLLOWING CASES:

1. 1011 & 1013 ASH (HOMES & ACCESSORY STRUCTURE)
   JACOBO V CERVANTES & BEATRICE CERVANTES; BERNICE CERVANTES; BERNICE MALDONADO
   a) Public Hearing to Determine if Structure is Unsafe
   b) Consideration of Orders to Issue

2. 906 JULIUS
   JESUA G GONZALES c/o NORA GONZALES; HUESA GONZALES; RAYMOND GONZALES
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

3. 1607 CARVILLE (MOBILE HOME)
   MARK A GARCIA; ANTONIO GARCIA; ATTORNEY GENERAL
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

4. 1413 BOTTOM ST (INCLUDING ACCESSORY)
   PEARL WILLIAMS c/o ALBERT HICKS; ROBERT BANKHEAD
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

5. 1501 BOTTOM ST
   ROBERT JOSEPH BANKHEAD; PEARL WILLIAMS; LEILA BATES; RONNIE BATES; EARLINE REED;
   RALPH HICKS; ALBERT HICKS
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue
6. 3905 WILLIE
PLATINUM HOME INVESTMENTS LLC; GABRIELLE MARIE GARZA; KELLY GARRETT KUCERA; MARDI DWAYNE NEWKIRK
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

7. 3103 US HWY 59 (TEXAS INN, ACCESSORY STRUCTURE ONLY)
JAI HANUMAN HOSPITALITY LLC c/o STATE BANK OF TEXAS ATT: NGOC TRAN; ARVINDBHAI PATEL
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

8. 1404 SIEGFRIED
JOHNYE PAUL DAVIS c/o HEATHER DAVIS
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

9. 101 & 103 W WATER and 801 & 803 S MAIN
VICTORIA COUNTY; JASON DEVON GARNER
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

10. 613 W BRAZOS
JEFFEREY JON MOORE & JENNY REVEL MOORE
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

11. 601 S VINE
GILBERT M JONES c/o LARRY TAYLOR
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

12. 1107 S DE LEON
HECTOR JAVIER DE LEON
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

13. 2501 LONE TREE (MOBILE HOME #30)
WESLEY & BARBARA N JENKINS; LONE TREE HOLDINGS, LLC
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

14. 3702 N MAIN (ALL UNITS)
PREVIM PROPERTIES LLC; STEFKA PROPERTY MANAGEMENT, LLC; FRANK J. STEFKA
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

15. 1011 N DE LEON
JEFFERY MOORE; JENNY REVEL MOORE
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

D: ITEMS FROM BUILDING AND STANDARDS COMMISSION

E: ITEMS FROM STAFF – OPEN MEETINGS ACT CERTIFICATION REQUIREMENTS

F: ADJOURNMENT

THIS FACILITY IS WHEELCHAIR ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUEST FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (361) 485-3045 FOR FURTHER INFORMATION.

[Signature]
APRIL HILBRICH, CITY SECRETARY
A. CALL TO ORDER

The meeting was called to order at 11:30 a.m.

B. INTRODUCTION OF NEW MEMBERS

Grace Garcia introduced new BSC members Craig Lauger and Dean Rayborn Sahualla to the Commission.

C. ELECTION OF OFFICERS

Victor Marshall made a motion to nominate Sherri Strickland as Chairperson. Eric Mercer seconded the motion. The motion carried, and Sherri Strickland was elected as the new BSC Chairperson.

Sherri Strickland made a motion to nominate Victor Marshall as Vice-Chair. Eric Mercer seconded the motion. The motion carried, and Victor Marshall was elected as the new BSC Vice-Chair.

D. APPROVAL OF MINUTES; Minutes for November 15, 2018 meeting.

The minutes of the November 15, 2018 meeting were approved.
E. ORIENTATION OF THE BUILDING AND STANDARDS COMMISSION REQUIREMENTS AND PROCESS:

1. Discussion of Texas Open Meetings Act and Public Information Training Requirements.

Julie Fulgham stated that the City Secretary’s office requires that every appointed commissioner take the Texas Open Meetings Act and Public Information trainings. She noted that there are two separate training courses; and once you have completed both of the training courses, you can submit both of the certificates to the Code Enforcement or City Secretary’s offices. She noted both of those certificates need to be on file.

2. Presentation, Training, and Discussion on the Role and Duties of the Building and Standards Commission:

Ms. Fulgham and Steven Solis gave a presentation on building standards and building policies and procedures. As a result of the presentation, the following discussion ensued:

Ms. Fulgham noted that we have to have at least 4 members present in order to have a BSC meeting.

Mr. Solis noted that the staff gives the Commission staff reports, pictures of the structure, a brief synopsis of the inspection and if we had interactions with the property owners. He noted in the staff report it notes what deficiencies the structure has.

Ms. Fulgham noted that Rick Madrid, Building Official, inspects every structure before it comes before the Commission.

Mr. Mercer noted in the past he has had some confusion that some of the structures appeared to be more than just code enforcement, there seemed to be more violations than if the building was safe or unsafe. He noted that the building was not unsafe at the moment, but there was some code enforcement that could protect the structure as well at the community. He asked where does our responsibility lie as a board. He noted the board does not get to see what Rick sees. Ms. Fulgham stated you do have that discretion to determine if a structure is safe or unsafe as a board member and the Commission is going to have to make that determination.

Allison Lacey noted that she passed out a copy of the matrix created to help the Commission determine the procedures to take which helps to clarify the actual City Ordinances. She then pointed out that Sec. 5-177, which is the minimum standards; it refers to the Housing Code, Building Code, Electric Code, Plumbing Code and Gas Code. She then recommended that the Commission go thru the code and see what it says. She noted then the Commission should have the basic understanding of what the City’s Standards are. Ms. Lacey noted when you get the packet and look at the structure and cannot tell if it is safe or unsafe, then contact Rick Madrid or one of the Code Enforcement Officers and they could help you with the things you are not able to see in
the photo of the structure. Ms. Fulgham stated to the Commission if they had any questions before a BSC meeting to contact Rick Madrid and he would visit with you.

Craig Lauger stated just to clarify we can asked staff questions at a meeting so everyone can hear the answers in a different way. Mr. Madrid confirmed that the Commissioners always have a right to ask questions and further stated they do a thorough inspection. He stated they walk around each structure, look under it and if they can get in it, they walk through it. He stated we try to be your eyes. Sherri Strickland recommended to the Commissioners that before the meeting go look at the structures, but do not get out of the car.

Mr. Madrid then went over the City’s Building Codes.

Ms. Fulgham then explained securing the structure to the commission. She noted you have to make the structure secure so no one can get into the building. The other part is, there is a section about the non-supporting coverings of walls. She stated if you have a wall full of windows and all of those windows are gone; and you are starting to see the supports for that wall because so much of it was made up of windows and they are not deteriorating, then you have an unsafe condition as far as the structural aspect of the building.

Mr. Mercer stated most of us here have businesses, at what point could we be held accountable for our decision as a board. Allison Lacey stated they would not. She stated that they were an official Commission of the City of Victoria and they are quasi-judicial. She stated state law protects them, so they would not be sued as an individual.

Ms. Fulgham stated the staff generally does not take homeowner occupied buildings to the BSC. She stated they do have a very lengthy process before a case goes to the board. The staff then presented the process they go thru before it goes before the Commission.

Ms. Strickland asked if they mail a notice to the homeowner and post it on the house. Mr. Solis stated yes.

Mr. Solis also noted that they go by the structures on the day of the meeting so that they can see if someone may have torn the structure down, or see if they have done improvements to the structure. He stated they also take updated pictures of the structures. He noted sometimes the property owners will give the staff a call and come by the office. Mr. Solis then stated they will discuss the issues of the structure, whether it needs to be secured and the staff will give them added information. He stated the staff will give them a repair form that they can bring to the BSC meeting. He stated the form is so they can outline what they plan on doing to the structure and then they can present it to the Commission upon the arrival at the meeting.

Ms. Strickland stated the staff has worked with the owners extensively before they even come to the BSC commission. She also stated most of the time after the people have come before the Commission they do repair the structure.

Mr. Mercer asked if the City had a budget, and do we try to stay under the budget amount. He stated because at the last few meetings we have had numerous demolitions. He stated that has
to be costly on the City. Ms. Fulgham stated that is why we try to get compliance and we give people as many opportunities as possible. She noted we also have Community Development Block Grant funds, which are federal grant funds and if you qualify then those grants can help demolish the structure. She stated on non-CDBG demolitions we give the property owner a chance first, and if they don’t do it then we contract the demolition and we have the structure demolished and then a lien is placed on the property. Mr. Mercer asked what the success rate of that was. She stated about what half of what the Commission sees we end up demolishing by contract or using CDBG funds. He asked what the recovery of monetary sum was. She stated it varies.

Mr. Madrid pointed out to the Commission that when they do consider allowing repairs to some of these structures, the owner will put a roof on then they will go and put sheet rock up, etc. and then they leave. The work stops. He noted the property owner is putting money in the property, and it makes it that much tougher the next time they come before the commission. Mr. Madrid stated for example, the property owner may have just put $12,000 into that structure, and it is not complete. He questioned does the owner now have to tear the structure down or just stall it out another year or two? Mr. Madrid stated this happens quite frequently.

Ms. Lacey stated while the property owner does have a plan, the likelihood of the structure actually being repaired is small. Ms. Strickland stated they have asked the property owner if they have the finances to do the plan. Ms. Fulgham stated what more than likely happens is that the owner will sell the property and a new property owner would complete the plan. Ms. Strickland stated before the property owner comes before this Commission, they have a plan and fill it out. Ms. Lacy stated if they do not come with a plan, when they have been provided with that information, the Commission should take that into consideration.

Mr. Solis stated once again for the Commission members to call the staff, if they had any questions before a Building and Standards Commission meeting.

Ms. Lacey stated that anyone having a problem about condemning someone’s house, always remember that there is a process the staff goes through. The meeting is the last step in the process and if the owner wants to save the structure, there is a process that they are informed of. She reminded the Commission that there is more that can be done once you have made your decision. She noted to the Commission that it is their job to protect the community.

There being no more comments, the meeting was adjourned at 12:45 p.m.

Approved: ______________________________________
Sherri Strickland, Chair

Approved: ______________________________________
Julie Fulgham, Director of Development Services
Agenda Item #: C1

CASE: 1802982

1011 ASH (1013) & (ACCESSORY)

Legal Description: JOHN E KING ADDN, BLOCK 6, LOT 5; JOHN E KING ADDN, BLOCK 6, LOT 5, 2ND HOUSE ONLY

Property ID: 52459 & 52460

Land Use: RESIDENTIAL

Owner(s): JACOBO V CERVANTES & BEATRICE CERVANTES; BERNICE CERVANTES; BERNICE MALDONADO

Staff Contact: GRACE GARCIA

LOCATION MAP:
On September 12, 2018, staff received an email from the Victoria County Health Department regarding a report of drug activity and vagrants living on this property with no running water. The report also included that the vagrants were filling garbage bins with human waste. The report detailed a citizen complaint regarding concerns for their health and for the foster children that are going inside the home with the guardian that visits the location.

Staff arrived onsite and observed two homes that are at the front of this property, and an accessory structure at the rear of the property. The structure on the west side is addressed as 1011 Ash and had the following deficiencies:

- All windows are broken and not in working order nor do they have proper screens.
- The front door does not close properly.
- There is exposed wiring on the outside light above the front door.
- Deterioration of wood on the northwest corner of the structure and missing siding-- that appears to be asbestos--is visible.
- Various junk, trash, and rubbish items are on the yard and visible inside through the open door and window.

The second house structure on the east side of the property is addressed as 1013 Ash had the following deficiencies:

- Broken and inoperable front door.
- Broken or inoperable windows that do not have proper screens.
- The roof is sagging, has missing shingles, and broken eaves or fascia.
- Plumbing pipes and wires are exposed and do not appear to be properly connected.
- There was a lot of trash inside the structure and outside as well.

An accessory structure at the rear of the property had evidence of being occupied and had the following deficiencies:

- No electrical service is visible.
- No proper plumbing or facilities.
- Visible damage to the roof covering from Hurricane Harvey.
- Scattered trash, junk tires, and furniture on the front and sides around the accessory.

On November 1, 2018, property owner Mrs. Cervantes contacted staff stating she contacted the Police Department to report vagrants in the home but was advised to contact the Justice of the Peace to start the eviction process. She informed staff that the eviction court date was scheduled for June 13, 2019.

On January 25, 2019, staff received additional complaints of people living in the accessory structure. The citizen complaints informed staff that the transients were making beds in the structure and using buckets to defecate. Following the report, the Building Official and staff arrived on site. During the inspection on site, Christina Pompa, stated that she was in charge of the property and housing the homeless. This claim was not able to be verified with the property owner. The Building Official informed her that the structure was in disrepair and needs extensive repairs. Ms. Pompa asked what repairs were required to the structure and that she was never been provided with a list. Staff mailed notice and list of required repairs to Ms. Pompa, the letter came back refused, unclaimed, and unable to forward.
Between September 2018 to June 2019

- 45-plus Citizen Complaints received between September 2018-Current.
- 25-calls to Police from July 2018 to May 2019 and on June 22, 2019 13 people were arrested onsite.
- January 9, 2019, US Marshalls arrested two, (2) criminals on the most wanted list.
- As of June 27, 2019 $5,687.85 is owed to the City for abatement fees
- 29-notices / correspondence by mail, phone, or email—between September 28, 2018, to current have been sent to the property owner.
- The Tax attorney confirmed there is a tax suite filed as of April of 2017 for delinquent taxes.

As of June 27, 2019, the front door of 1011 Ash had been secured but all windows remained broken. The front door of 1013 Ash was partially secured and had an extension cord running to the accessory. The accessory structure had junk and trash around it and was being occupied.

Findings for the main structures # 2, 7, 9, and 10 to be signed by Chairman:

- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare

Findings for the accessory structure # 2, 7, 9, and 10 to be signed by Chairman:

- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare

CASE DETAILS: 1011 ASH (PID 52459)

- Taxes Owed: $3,555.64
- Liens Owed: $5,687.85
- Historic Value: None
- Flood Plain: No
- VCAD Value: Homesite Value: $20,890 LAND Value: $4,320 Total: $25,210
CASE DETAILS: 1013 ASH 2ND HOUSE (PID 52460)

Taxes Owed: $1,442.90
Liens Owed: $5,687.85
Historic Value: None
Flood Plain: No
VCAD Value: Homesite Value: $8,310  LAND Value: $0.00 Total: $8,310

STAFF RECOMMENDATION:

Code Enforcement recommends all structures on the property, including the homes and accessory structure be declared unsafe, and for the Commission to issue an order to vacate and demolish all structures.

PHOTOGRAPHS:

1011 ASH (1013) INCLUDING ACCESSORY (CONT...)
1011 ASH (1013) INCLUDING ACCESSORY (CONT...)
1011 ASH (1013) INCLUDING ACCESSORY
(CONT….)
Agenda Item #: C-2

CASE: 1801578

906 JULIUS

Legal Description: CALLIS #5 LOT 4
Property ID: 41856
Land Use: RESIDENTIAL
Owner(s): JESUA G GONZALES % NORA GONZALES, HUESA GONZALES; RAYMOND GONZALES
Staff Contact: ISAAC SOLIS

LOCATION MAP:
CASE HISTORY:

Staff received a report from the property owner, concerning vagrant activity at this site. On July 11, 2018, staff observed the structure had two unsecured window. At that time, the exterior of the structure appeared to be less than 50 percent damaged; however, on August 20, 2018, staff observed an entire section of the wall on the south side of the structure had been removed which resulted in over 50 percent of the structure being damaged. The unsecured cavity in the wall has left exposed studs, installation, flooring, and electrical wiring to the outside elements. Aluminum siding has also been removed in various places. The main entrance door and windows are unsecured. The property also contains environmental violations such as high grass, junk, trash, debris and junk vehicles.

Findings #1,2,5,7,9 and 10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The non-supporting coverings of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism or other cause to such an extent that is has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

CASE DETAILS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes Owed</td>
<td>$857.13</td>
</tr>
<tr>
<td>Liens Owed</td>
<td>$2,193.58</td>
</tr>
<tr>
<td>Historic Value</td>
<td>None</td>
</tr>
<tr>
<td>Flood Plain</td>
<td>No</td>
</tr>
<tr>
<td>VCAD Value</td>
<td>$3,440 (HOMESITE VALUE) $1,890 (LAND) TOTAL: $5,330</td>
</tr>
</tbody>
</table>

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and the Commission issue an order to vacate and demolish.
Agenda Item #: C-3

July 25, 21019

CASE: 1900138

1607 CARVILLE

Legal Description: BLK 2, R 7, EAT FARM, LOT 2 T-4, SERIAL #1997, MH LABEL# TXS0571544

Property ID: 46646

Land Use: RESIDENTIAL

Owner(s): MARK A GARCIA; ANTONIO GARCIA; STATE OF TEXAS ATTORNEY GENERAL

Staff Contact: ISAAC SOLIS

LOCATION MAP:
CASE HISTORY:

On January 18, 2019 staff observed a mobile home with an unsecured door, unstable foundation, and a large hole on the south side of the structure.

On June 20, 2019 staff conducted an onsite inspection while posting public hearing notices. We observed weathered and rotted roof covering, floor joists, and wall studs. Dilapidated siding on the mobile home is also exposing interior to the elements.

As of June 24, 2019, there has been no progress in the demolition of the structure.

Findings # 1-7,9, and 10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse
- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle thirds of its base.
- The foundation or their vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting covering of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City's building code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

CASE DETAILS:

- Taxes Owed: $132.76
- Liens Owed: None
- Historic Value: None
- Flood Plain: No
- VCAD Value: Homesite Value: $9,370, Land Value: $2,250, Total: $11,620
STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and the Commission issue an order to vacate and demolish.

PHOTOGRAPHS:
CASE: 1900743

1413 BOTTOM ST (INCLUDING ACCESSORY)

Legal Description: STUBBLEFIELD PORT LOT 6 BLOCK 2
Property ID: 61038
Land Use: RESIDENTIAL
Owner(s): ALBERT HICKS, PEARL WILLIAMS, ROBERT JOSEPH BANKHEAD
Staff Contact: CHRISTIAN WATTS

LOCATION MAP:
CASE HISTORY:

On March 20, 2019, staff observed a small accessory structure on the side of the main home. The accessory structure was missing a front door, had a collapsing roof, and was missing the back wall.

After a closer inspection of the main structure, staff observed the rafters around the house were rotting and deteriorated. Portions of the house siding are in need of replacement and there were several broken windows. The roof had a large hole exposing the interior to the elements.

Notifications were sent to the property owners, but staff has not received any response from them.

As of June 20, 2019, there has been no progress in demo or repair to either the accessory structure or the main structure on this property.

Findings #1,2,4,5,6,7,10 Main Structure to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

Findings #1-7,9,10 Accessory Structure to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls or any vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting coverings of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety or welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City's Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.
**CASE DETAILS:**

- **Taxes Owed:** $41.28
- **Liens Owed:** $0.00
- **Historic Value:** None
- **VCAD Value:** $1,350.00 (LAND) $00.00 (HOMESITE VALUE) TOTAL: $1,350.00
- **Flood Plain:** Yes

**STAFF RECOMMENDATION:**

Code Enforcement recommends both of the structures on the property to be declared unsafe, and for the Commission to issue an order to vacate and demolish the structures.

**PHOTOGRAPHS:**

![Photos of the property at 1413 Bottom St. showing signs of neglect and disrepair.](image-url)
CASE: 1802892

1501 BOTTOM ST

Legal Description: VOGT VALLEY, BLOCK 1, LOT 6
Parcel ID: 64887
Land Use: RESIDENTIAL
Owner(s): ROBERT JOSEPH BANKHEAD, LELA MAE BATES, RONNIE BATES, RALPH HICKS, EARLENE REED, PEARL WILLIAMS; ALBERT HICKS
Staff Contact: CHRISTIAN WATTS

LOCATION MAP:
CASE HISTORY:

On September 4, 2018, staff observed a vacant structure that had a dilapidated roof and unsecured windows. After a closer inspection of the structure, staff observed the roof had deteriorated rafters, deteriorated ceiling joints, and the ceiling was collapsed.

On September 5, 2018, staff spoke with a family member of the property owners. He informed staff that the property owners are deceased and stated that Bruce Bankhead is overseeing the estate. Later that day, staff was contacted by Bruce Bankhead and he stated that he would hire someone to secure the broken windows and requested us to call him after 5pm.

On October 30, 2018, the windows were secured but no additional progress was made at that time. Several phone calls to Mr. Bankhead have been made but we have not received any correspondence in return.

As of June 20, 2019, there has been no progress in repair or demolition of the structure.

Findings # 1,2,4,5,6,7,10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

CASE DETAILS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes Owed</td>
<td>$00.00</td>
</tr>
<tr>
<td>Contract Labor Liens</td>
<td>$00.00</td>
</tr>
<tr>
<td>Historic Value</td>
<td>None</td>
</tr>
<tr>
<td>VCAD Value</td>
<td>$1,930.00 (LAND) $19,510.00 (HOMESITE VALUE) TOTAL: $21,440.00</td>
</tr>
<tr>
<td>Flood Plain</td>
<td>Yes</td>
</tr>
</tbody>
</table>
STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe, and for the Commission to issue an order to vacate and demolish the structure

PHOTOGRAPHS:
Agenda Item #: C-6

CASE: 1900141

3905 WILLIE

Legal Description:  BLK 2, R 4, EBT FARM, LOT 3 T-41, ACRES 0.12
Property ID:  20400729
Land Use:  RESIDENTIAL
Owner(s):  PLATINUM HOME INVESTMENTS, GABRIELLE MARIE GARZA, KELLY GARRETT KUCERA, MARDI DWAYNE NEWKIRK
Staff Contact:  CHRISTIAN WATTS

LOCATION MAP:
**CASE HISTORY:**

On January 21, 2019, staff observed a dilapidated and partially collapsed carport. Upon a closer inspection, the roof to the main structure was in disrepair with deteriorated rafters, deteriorated ceiling joints, and in need of complete reconstruction. The exterior walls had deteriorated wood members, cracks, and was listing. The house is also in need of leveling. The interior of the home had several holes in the walls and broken sheetrock throughout the house.

On March 27, 2019, staff informed staff at Platinum Homes, who owns the structure, that the structure will be presented to the BSC if it was not repaired or demolished. A representative of Platinum Homes said they would send someone out to look at the structure. As of June 20, 2019 there has been no progress in demo.

**Findings # 1-7,9,10 to be signed by Chairman:**

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

**CASE DETAILS:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes Owed</td>
<td>$00.00</td>
</tr>
<tr>
<td>Contract Labor Liens Owed</td>
<td>$00.00</td>
</tr>
<tr>
<td>Historic Value</td>
<td>None</td>
</tr>
<tr>
<td>VCAD Value</td>
<td>$360.00 (LAND) $13,500.00 (HOMESITE VALUE) TOTAL: $13,860.00</td>
</tr>
<tr>
<td>Flood Plain</td>
<td>No</td>
</tr>
</tbody>
</table>
STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe, and for the Commission to issue an order to vacate and demolish the structure.

PHOTOGRAPHS:
Case: 1900377

3103 US HWY 59 (TEXAS INN, ACCESSORY STRUCTURE ONLY)

Legal Description: TBN INC SUBD LOT 1 BLOCK 1
Property ID: 134179
Land Use: COMMERCIAL
Owner(s): JAI HANUMAN HOSPITALITY LLC c/o STATE BANK OF TEXAS ATTN: NGOC TRAN, ARVINDBHAI PATEL
Staff Contact: CHRISTIAN WATTS

Location Map:
CASE HISTORY:

On February 18, 2019 staff was contacted by Fire Marshall Tom Legler that a portion of the roof collapsed on an accessory structure at this location in August 2017, due to Hurricane Harvey. On February 20, 2019 staff observed the entire roof was missing, several large windows were broken, and the wall on the north side was damaged and partially missing. The interior of the structure was full of debris and junk. While onsite, we spoke to property owner, Mr. Aaron Patel. Mr. Patel stated he is wanting to demolish the structure, but the insurance company has delayed payment. We explained to him that we would mail him a substandard letter and Mr. Patel stated that he could send the letter to his insurance company in hopes of expediting their process.

On June 24, 2019 we received an email from Sushil Patel with State Bank of Texas that they received our Public Hearing Notice. The email stated that they have an active claim and are unable to demolish because of the pending claim and litigation with the insurance carrier.

As of June 24, 2019, there has been no progress in the demolition of the structure.

Findings # 1, 2,5,7,9 and 10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse
- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The non-supporting covering of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s building code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

CASE DETAILS:

Taxes Owed: N/A
Liens Owed: None
Historic Value: None
Flood Plain: No

VCAD Value: Homesite Value: $781,230  LAND Value: $60,980 Total: $842,210

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and the Commission issue an order to vacate and demolish.
PHOTOGRAPHS:

3103 U.S. HWY
(ACCESSORY ONLY)

3103 U.S. HWY 59
(ACCESSORY ONLY CONT...)
CASE: 1900921

1404 SIEGFRIED

Legal Description: GREENS, BLOCK 13, LOT 2
Property ID: 49491
Land Use: RESIDENTIAL
Owner(s): JOHNYE PAUL DAVIS c/o HEATHER DAVIS
Staff Contact: STEVEN SOLIS

LOCATION MAP:
CASE HISTORY:

Staff responded to complaints about the property for environmental violations and observed potential vagrant activity. Every window of the structure and the front door are unsecured. The roof has missing shingles, deteriorated rafters, water damaged roof covering and holes. The roof rafters on the addition are deteriorated and in need of replacing. The inside of the structure has several rooms that have missing or broken sheet rock and exposed electrical. The covered patio in the back of the structure has rafters, eves and overhangs that are deteriorated.

The property owner has not been responsive and the property has been contracted for clean up, junk and trash removal a total of 5 times since January of 2018.

Findings of Facts # 2, 9, and 10 to be signed by Chairman:

- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The Structure does not have adequate light, ventilation, or sanitation facilities as required by the City's Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

CASE DETAILS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes Owed</td>
<td>$1,666.30</td>
</tr>
<tr>
<td>Contract Labor Liens Owed</td>
<td>$4805.36</td>
</tr>
<tr>
<td>Historic Value</td>
<td>None</td>
</tr>
<tr>
<td>Vcad Value</td>
<td>(LAND) $1,510 (HOMESITE VALUE) TOTAL: $49,990</td>
</tr>
<tr>
<td>Flood Plain</td>
<td>Yes</td>
</tr>
</tbody>
</table>

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to vacate and secure the main structure in thirty days and to issue an order to demolish the rear addition.
PHOTOGRAPHS:

1404 SIEGFRIED

1404 SIEGFRIED (CONT...)
101 & 103 W WATER (801 & 803 S MAIN)

Legal Description: VICTORIA RESUB LOT 4R BLOCK 107
Property ID: 81966
Land Use: RESIDENTIAL
Owner(s): GARNER, JASON DEVON; VICTORIA COUNTY
Staff Contact: STEVEN SOLIS
CASE HISTORY:

Code Enforcement staff was working the property for multiple junk piles and observed an unsecured structure. The main structure, facing W. Water and addressed as 101 & 103, had exposed fire damage on the southwest corner. We also observed damaged asbestos siding, exposed walls, and loose plaster. All windows were broken or not in working order. The roof had holes, fire damage to the rafters, deteriorated roof covering, deteriorated overhangs, and was sagging. The interior of the structure had signs of vandalism, fire damaged walls, vagrant activity, broken sheet rock, exposed wiring, and holes in the wall.

The roof of 801 & 803 S. Main had deteriorated overhangs and roof covering. We were unable to enter unit 803 S. Main due to a tenant. However, we were able to walk the interior of 801 S. Main and observed broken sheet rock, exposed wiring, junk, trash and holes in walls.

According to the previous case history, the structure caught fire in February of 2012 and the property owner secured the structure shortly after.

The Victoria County has taken ownership through a tax suit and placed on sheriff sale. There was no interested buyers so it will go back to resale. As of June 26, 2019, there has been no progress on securing, repairs, or active permits.

Findings # 1,2,3,5,7, and 10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The non-supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

CASE DETAILS:

Taxes Owed: $5,464.97
Contract Labor Liens Owed: $1843.38
Historic Value: None
VCAD Value: (LAND) $4,490 (HOMESITE VALUE) $36,220 TOTAL: $40,710
Flood Plain: No
STAFF RECOMMENDATION:

Code Enforcement recommends the structure(s) be declared unsafe and for the Commission to issue an order to vacate and demolish.

PHOTOGRAPHS:

101-103 WATER (801-803 S MAIN)

CONT....
101-103 WATER (801-803 S MAIN)
CONT....

101-103 WATER (801-803 S MAIN)
CONT....
101-103 WATER (801-803 S MAIN)
CONT....
Agenda Item #: C-10  
CASE: 1901063  

613 W BRAZOS (ALL UNITS)

Legal Description:  VICTORIA HEIGHTS LOT 7 BLOCK 5  
Parcel ID:  16496  
Land Use:  RESIDENTIAL  
Owner(s):  JEFFEREY JON MOORE; JENNY REVEL MOORE  
Staff Contact:  STEVEN SOLIS  

LOCATION MAP:
CASE HISTORY:

Staff was responding to a report of a delapidated structure with junk, trash and high grass. We observed the vacant apartment units 1 and 3 were unsecured. There was major structural damage to supporting floor beams and walls. The foundation has damaged floor joists, cracks and deteriorated sills. The exterior walls have deteriorated wood members, cracks and missing siding. The east side of the occupied apartment has a portion of the exterior siding removed and has exposed studs and plywood.

The door framing on all three apartments are deteriorated and needs replacement. There are gaps from under the doors that’s causing the door to be improperly secured. The windows are showing signs of water damage to the trim, window sills, and framing. The roof is showing signs of rotten overhangs, joists, and rafters.

The middle apartment was occupied and we were able to speak with the tenant. She advised that she was without running water and that the third apartment had a leak and was causing issues with the plumbing to the rest of the structure. She advised that there was some electrical issues inside the apartment but she didn’t grant permission to enter the structure. As of June 25, 2019 there has been no permits pulled for the repairs or alterations.

Findings of Facts # 2, 4, 7, and 10 to be signed by Chairman:

- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare

CASE DETAILS:

Taxes Owed: None
Contract Labor Liens Owed: None
Historic Value: None
VCAD Value: (LAND) $3,340 (HOMESITE VALUE) $14,700 TOTAL: $18,040
Flood Plain: No

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to vacate all units and issue an order to demolish.
PHOTOGRAPHS:

613 W BRAZOS (UNIT 1&3)

613 W BRAZOS (UNIT 1&3) CONT...
Agenda Item #: C-11

CASE: 1901078

601 S VINE (INCLUDING ACCESSORY)

Legal Description: VICTORIA, BLOCK 48, LOT 4, SN#: TXFLX12A82843FD11, HUD#: RAD1163911
Property ID: 62733
Land Use: COMMERCIAL
Owner(s): GILBERT M JONES c/o LARRY TAYLOR
Staff Contact: STEVEN SOLIS

LOCATION MAP:
CASE HISTORY:

On April 16, 2019 staff observed the mobile home on this property was vandalized with several broken windows and the front door was unsecured. The interior of the structure was full of junk and scattered trash. The exterior siding appeared to be vandalized and peeled back in some areas. The front and back porch had rotted wood on the landing and roofs of each porch. Under the mobile home the insulation was torn and falling as well as more trash and junk underneath. The accessory structure was also filled with junk, trash, and debris and partially collapsing.

Multiple work orders have been issued to clean this property resulting in $11,543.26 in liens owed to the City.

As of June 24, 2019, there has been no progress in the demolition of the structures.

Main Structure Findings #2,5,7,8,9,10 to be signed by Chairman:

- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The non-supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The Structure or any part thereof has inadequate means of egress as required by the City's Building Code Plumbing Code.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City's Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

Accessory Structure Findings #1-10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls or any vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting coverings of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety or welfare.
- The Structure or any part thereof has inadequate means of egress as required by the City's Building Code Plumbing Code.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City's Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.
CASE DETAILS:

Taxes Owed: $1,545.39
Liens Owed: $11,543.26
Historic Value: None
Flood Plain: Yes

VCAD Value: Homesite Value: $10,500  LAND Value: $2,350 Total: $12,850

STAFF RECOMMENDATION:

Code Enforcement recommends the structures be declared unsafe and the Commission issue an order to vacate and demolish.

PHOTOGRAPHS:

601 S. VINE (INCLUDING ACCESSORIES)
601 S. VINE (INCLUDING ACCESSORIES)

601 S. VINE (INCLUDING ACCESSORIES)
CASE: 1801055

1107 S DE LEON

Legal Description: LOT 4, BLOCK 1, SOUTH END ADDITION
PID: 60673
Land Use: RESIDENTIAL
Owner(s): HECTOR JAVIER DE LEON
Staff Contact: ISAAC SOLIS
CASE HISTORY:

On July 24, 2018, this structure was presented to the Building Standards Commission board for the second time. The board declared the structure is less than 50% damaged and issued an order that no more than 90 days be granted to make repairs, along with requiring progress reports to be made to staff.

On January 31, 2019, Staff observed the back door and several windows removed leaving the structure unsecured and exposed to the elements. Broken sheet rock and other materials removed from the interior of the home were piled in back of the home. Staff also observed 80 percent of the roof had been replaced.

On June 20, 2019, there has not been any progress on securing the structure. The environmental violations of broken sheetrock and debris remain on site.

On June 27, 2019, staff received a report from the property owner stating he plans to demolish the structure and place a mobile home on site.

Findings of Facts #1,2,5,7,9 and 10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The non-supporting coverings of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City's Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

CASE DETAILS:

- Taxes Owed: $2,474.12
- Liens Owed: $5,920.77
- Historic Value: None
- VCAD Value: $1,620.00 (LAND VALUE) $16,420.00 (HOMESITE VALUE) TOTAL $18,040.00
- Flood Plain: Yes

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to vacate and demolish the structure.
PHOTOGRAPHS:

1107 S DE LEON

1107 S DE LEON (CONT...)
Agenda Item #: C-13

CASE: 1801062

2501 LONE TREE #30

Legal Description: FARM LOT 1, BLOCK 1 RANGE 5 TRACT 9 EAST ABOVE TOWN
PART OF A 10.5787 AC TR
PARADISE ESTATES M/H PARK, SPACE 30, SERIAL #TXFL1AF220310815,
LABEL #TEX0352185

Property ID: 46386

Mobile Home
Property ID: 91007

Land Use: RESIDENTIAL

Owner(s): WESLEY & BARBARA JENKINS ESTATE (HOME OWNER) AND LONE TREE
HOLDINGS LLC (PROPERTY OWNER)

Staff Contact: STEVEN SOLIS

LOCATION MAP:
CASE HISTORY:

The property was presented to the Building Standard Commission on July 26, 2018. The board declared the structure unsafe and issued an order to “secure the structure in thirty (30) days and repair the unsafe structure in sixty (60) days. If securing or repair are not completed, then demolish the structure.”

On September 20, 2018, staff followed up with the order to repair in sixty days. We observed minimal progress on the demolition of the damaged section of the trailer. There was debris and junk that was cleared from the back of the home to start the repairs. We spoke with Mr. Jenkins and he gave us the expectation that he has been out of work for weeks and is starting a job next week. He stated once he is paid he will be able to buy the materials for the repairs. We advised the allotted time for the work had expired, and we would be obtaining bids for the demolition of the structure.

October 12, 2018, staff met with the tenant Christopher Jenkins—one of the property owners of the mobile home, and the City Building official. We walked to the back of the structure and observed there had been no progress on the demolition of the damaged portion of the structure. We advised Mr. Jenkins to demolish the dilapidated portion of the trailer, (approx. a 10 x 12 square foot area), and install a new outside wall with proper framing, studs and exterior siding—and to either remove the roof portion over the 10 x 12 area, or finish it out as a porch area. The rest of the structure is in a habitable condition. Mr. Jenkins gave the expectation that he would have the exterior envelope properly secured and that the dilapidated portion would be demolished.

On December 18, 2018, the Building Official met with the property owner, and viewed substantial progress on the wall framing, window installation and clean up. Mr. Jenkins also advised that there was still siding that needed to be installed. There was additional progress on the removal of the dilapidated back portion of the trailer at the time of the inspection. Staff performed a follow up inspection eight days later and the damaged portion was completely removed.

The Building Official visited the location to follow up on the progress, and the tenant explained that the owner of the mobile home park issued him an eviction notice. The tenant stated he will not be finishing the work since he had been evicted. The Building Official informed Mr. Jenkins stated that the structure will be presented at the next Building Standard Commissioners meeting.

During a follow up inspection conducted by the Building Official prior to the July BSC meeting, the owner/tenant Christopher Jenkins stated that he went to court for the eviction notice. He informed that the judge ruled in his favor and that he was legally occupying the structure. The Building Official explained to Mr. Jenkins that he needed to complete the repairs as ordered by the BSC. Mr. Jenkins stated he could have the siding finished and the porch repaired within a couple of weeks.

Since the dilapidated portion of the trailer was removed—and substantial progress on the repairs of the exterior envelope of the occupied portion of the structure has been made; the demolition order has not been executed.

Findings of Facts # 2 and 7 to be signed by Chairman:

- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
CASE DETAILS:

Taxes Owed: $00.00
Contract Labor Liens Owed: $00.00
Historic Value: None
VCAD Value: $N/A (LAND) $4,140.00 (HOMESITE VALUE) TOTAL: $4,140.00
Flood Plain: No

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to repair.

PHOTOGRAPHS:
2501 LONE TREE (MOBILE HOME #30) (CONT...)

2501 LONE TREE (MOBILE HOME #30) (9/20/2018) – REMOVED PORTION
Agenda Item #: C-14

CASE: 1802964

3702 N MAIN (ALL UNITS)

Legal Description: BLK 4, R 2, EAT FARM, LOT 1 T-14, ACRES .396
Property ID: 46082
Land Use: RESIDENTIAL
Owner(s): PREVIM PROPERTIES LLC
Staff Contact: JUAN BRIONES

LOCATION MAP:
On September 11, 2018 staff observed several units on this multi-family property with dilapidated carport areas and foundation issues. Units A, B, D, and E showed signs of their foundations shifting and rear of structures are sitting in the ground, causing the carport areas to sag and beginning to detach from main structures. Units C, D, and E were vacant and units A and B had tenants.

On December 17, 2018 staff received an office visit from the tenant of unit A. The tenant stated they were moving out but wanted us to inspect the interior of the unit before they leave. Upon the inspection of unit A, the tenant of unit B requested us to inspect her unit also. The following are the deficiencies that were found in each unit.

Unit A
- Found to have more than 50% damage to the roof, siding, floors and foundation, needs complete leveling
- Roof would require complete reconstruction and carport is dilapidated
- Electrical and plumbing needs to be brought up to code

Unit B
- Found to have more than 50% damage to the roof, siding, floors and foundation, needs complete leveling
- Roof would require complete reconstruction and carport is dilapidated
- Electrical and plumbing needs to be brought up to code

Unit C
- Interior sheetrock in need of replacement, signs of leaks in ceiling area due to sagging insulation.
- Some leveling needed.

Unit D
- Found to have more than 50% damage to the roof, siding, floors and foundation, needs complete leveling
- Roof would require complete reconstruction and carport is dilapidated
- Electrical and plumbing needs to be brought up to code

Unit E
- Found to have more than 50% damage to the roof, siding, floors and foundation, needs complete leveling
- Roof would require complete reconstruction and carport is dilapidated
- Electrical and plumbing needs to be brought up to code

On January 7, 2019 we received information that the property changed ownership from Stefka Property Management to Previm Properties. On February 13, 2019 we were notified that contractor BJ Davis had pulled a demolition permit for the structures at this location.

On April 20, 2019 we spoke with Dr. Verma, representative of Previm Properties, concerning this property and Dr. Verma stated BJ Davis was not going to be able to demolish the structures and requested a list of demolition contractors. We emailed a list of demolition contractors within the City, as requested. As of June 24, 2019 all units are vacant, unsecured, and no progress in the demolition of the structures.
Unit A Findings # 1-4,6,7, and 10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse
- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle thirds of its base.
- The foundation or their vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s building code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

Unit B Findings # 1-4,6,7, and 10 to be signed by Chairman

- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The non-supporting covering of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s building code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

Unit C Findings # 1-7,9, and 10 to be signed by Chairman

- The building, structure or any part thereof is liable to partially or fully collapse
- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle thirds of its base.
- The foundation or their vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting covering of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s building code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.
Unit D Findings # 1-7, and 10 to be signed by Chairman

- The building, structure or any part thereof is liable to partially or fully collapse
- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle thirds of its base.
- The foundation or their vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting covering of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s building code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

Unit E Findings # 1-7, 9, and 10 to be signed by Chairman

- The building, structure or any part thereof is liable to partially or fully collapse
- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle thirds of its base.
- The foundation or their vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting covering of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s building code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

CASE DETAILS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes Owed</td>
<td>$132.76</td>
</tr>
<tr>
<td>Liens Owed</td>
<td>None</td>
</tr>
<tr>
<td>Historic Value</td>
<td>None</td>
</tr>
<tr>
<td>Flood Plain</td>
<td>No</td>
</tr>
<tr>
<td>VCAD Value</td>
<td>Homesite Value: $37,700  LAND Value: $17,250 Total: $54,950</td>
</tr>
</tbody>
</table>
STAFF RECOMMENDATION:

Code Enforcement recommends the structure(s) be declared unsafe, and the Commission issue an order to vacate and demolish.

PHOTOGRAPHS:
Case: 1802713

1011 N DE LEON

Legal Description: BUHLER ADDN LOT 12 BLOCK B
PID# 41601

Land Use: RESIDENTIAL

Owner(s): JEFF MOORE

Staff Contact: GRACE GARCIA

LOCATION MAP:
CASE HISTORY:

This structure was presented to the Building and Standard Commission (BSC) on April 25, 2013. The BSC declared the building less than fifty percent damaged and issued an order to secure the structure within thirty days; including the outside staircase for the second story and issued an order to repair the structure within ninety days. Although the property owner obtained remodel permits and had some repairs inspected and approved by the Building Inspection Department, the owner did not complete the repairs and the Permits and Inspection Department closed permits due to expiration of the permits.

Again, on November 15, 2018, Code Enforcement presented the structure to the BSC. The BSC declared the structure unsafe, less than 50% damaged, ordered the removal of the staircase within 7 days, and ordered to secure and repair the structure within 60 days. To date, the majority of the structure is in dilapidated condition. The owner acquired a repair permit on November 15, 2018 and has made repairs to portions of the structure, although some repairs that were made are failing due to water damage from roof leaks. Existing walls show signs of deteriorated wall studs in and around window and door openings. Lack of siding or improper repairs of siding is allowing the exterior elements to further damage the structure. Windows are broken and not operable. The electrical service is in unsafe condition. Plumbing is inoperable and does not meet plumbing codes.

Findings #2, 7, 8, and 10 to be signed by Chairman:

- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The structure or any part thereof has been damaged by fire, water earthquake, wind vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare

CASE DETAILS:

Taxes Owed: $00.00
Liens Owed: $00.00
Historic Value: None
Flood Plain: No
VCAD Value: $2,250 (LAND) $14,930 (NON-HOMESITE VALUE) TOTAL: $17,180

STAFF RECOMMENDATION:

Staff recommends for the Commission to issue an order for the structure to be declared unsafe and issue an order to vacate and demolish.
1011 N DE LEON (CONT.)