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

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

Tuesday, November 12, 2019
5:30 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: July 25, 2019
C: DISPOSITION OF THE FOLLOWING CASES:

1. 904 PECAN (ACCESSORY ONLY)
   CRISTOBAL & IDA GARCIA
   a) Public Hearing to Determine if Structure is Unsafe
   b) Consideration of Orders to Issue

2. 1902 E NORTH
   THE LIGHTHOUSE FOR THE YOUTH AND MEN OF GOD, HECTOR ELIZCENDO, DANTE H GARZA
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

3. 3811 HANSELMAN
   PEFAVIO RUIZ, EPOFANIO RUIZ, EPOZANIO RUIZ JR
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

4. 3711 WILLIE
   MRS JAMES MOORE % EUGENE MOORE
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

5. 1312 SYCAMORE (ACCESSORY ONLY)
   JOSE & ELEONORA SANCHEZ, THE CLUB AT COLONY CREEK, VICTORIA OPTICAL PROF CORP OF TERRY SCHNEIDER
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue
6. 501 N DE LEON (306 E POWER)
JEFFERY & JENNY MOORE
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

7. 1605 N NAVARRO (ACCESSORY ONLY)
TED HSIAO & SHEN CHIA HUI
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

8. 602 E RED RIVER (ACCESSORY ONLY)
RUBEN RAMIREZ, JACOB CUELLAR, ROSENDO CUELLAR, RHONDA A FOWLER
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

9. 4403 HALSEY (ACCESSORY ONLY)
RAY DE LOS SANTOS, LYDIA DE LOS SANTOS
(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue

10. 4905 COUNTRY CLUB DR
WOODROW W JR & GINGER LORANCE
(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
F: ADJOURNMENT

THIS FACILITY IS WHEELCHAIR ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUEST FOR ACCOMODATIONS 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 3:30 p.m.

B: APPROVAL OF MINUTES FROM PREVIOUS MEETING: May 2, 2019

The minutes of the May 2, 2019 meeting were approved after a correction was made.

C: DISPOSITION OF THE FOLLOWING CASES:

1. 1011 & 1013 ASH (HOMES & ACCESSORY STRUCTURE)
   JACOBO V CERVANTES & BEATRICE CERVANTES; BERNICE CERVANTES; BERNICE MALDONADO

Grace Garcia stated 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.

Ms. Garcia 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.

Ms. Garcia stated 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.

Ms. Garcia noted 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.

Ms. Garcia stated 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.

Ms. Garcia stated 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.
Ms. Garcia stated 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 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.

Ms. Garcia stated 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.

a) Public Hearing to Determine if Structure is Unsafe

Ms. Strickland opened the public hearing. No one wished to speak. The public hearing was closed.

b) Consideration of Orders to Issue

Mr. Rayburn made a motion that the building is unsafe. Frank Reyes seconded the motion. The motion carried unanimously.

Mr. Reyes made a motion that all three buildings are more than 50% damaged. Mr. Marshall seconded the motion. The motion carried unanimously.

There will be an automatic demolition.

2. 906 JULIUS

JESUA G GONZALES c/o NORA GONZALES; HUESA GONZALES; RAYMOND GONZALES

Isaac Solis stated that 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 windows. 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, insulation, 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.

The Findings are #1, 2, 5, 7, 9 and 10.

Mr. Solis stated that Code Enforcement recommended the structure be declared unsafe and the Commission issue an order to vacate and demolish.

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing. No one was present to speak. Sherri Strickland closed the public
(b) Consideration of Orders to Issue

Dean Rayburn made a motion that the structure is unsafe. Frank Reyes seconded the motion. The motion carried unanimously.

Mr. Rayburn made a motion that the structure is more than 50% damaged. Victor Marshall seconded the motion. The motion carried unanimously. The structure will be demolished in 30 days.

3. 1607 CARVILLE (MOBILE HOME)
MARK A GARCIA; ANTONIO GARCIA; ATTORNEY GENERAL

Juan Briones stated 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.

Mr. Briones stated 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. There was dilapidated siding on the mobile home exposing the interior to the elements.

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

Mr. Briones stated as of yesterday, July 24, 2019 it appears the property owner is cleaning out the structure and salvaging what they can. A demolition permit has not been obtained as of yet.

Findings of Facts # 1-7, 9, and 10.

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

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing.

Mark Garcia, 3801 Lone Tree, stated that is on his property and was destroyed during the hurricane. He noted what it does not show is that there is another trailer that was placed where that used to be. He noted the trailer on the picture was moved off onto his property and the other one was put in its place. He noted he got the newer trailer in April or May of last year. He stated he has been working on the inside of his new trailer. He stated his intentions are to tear down the old trailer. He stated he is putting the debris into a dumpster where he works. The only thing he is having a problem with is where to get rid of the iron off of the trailer. The Commission explained where and how he could dispose of the iron.

Sherri Strickland closed the public hearing.

(b) Consideration of Orders to Issue

Craig Lauger made a motion that the structure is unsafe. Victor Marshall seconded the motion. The motion carried unanimously.
Craig Lauger made a motion that the structure is more than 50% damaged. Victor Marshall seconded the motion. The motion carried unanimously.

Sherri Strickland stated the manufactured home would have to be removed in 30 days.

4. **1413 BOTTOM ST (INCLUDING ACCESSORY)**  
   PEARL WILLIAMS c/o ALBERT HICKS; ROBERT BANKHEAD

Christian Watts stated that 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.

Mr. Watts stated 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.

Mr. Watts stated 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.

The Findings of Facts are #1,2,4,5,6,7, and 10 for the Main Structure.

The Findings for the Accessory Structure are #1-7, 9, and 10.

Mr. Watts stated that 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.

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing.

Curtis Hicks, P.O. Box 628, Telferner, Texas, stated that was his homestead and he grew up there. He stated both parents are deceased, along with his grandmother, Pearl Williams and the house is in an estate right now. He stated his lawyer was suspended for two years. Mr. Hicks is asking for more time so he can get the legal stuff done. Ms. Strickland asked him what he wanted to do with this property. He stated he wants to save the home, but agrees the accessory structure needs to be demolished. He stated his siblings are okay with it, but legally can he do it. Mr. Marshall noted that the structure is in the flood plain and will have to be raised. Ms. Fulgham stated if the permit is over 50% of the value of the house, then the structure has to be raised above the base flood elevation. Ms. Garcia stated if he can get all of the legalities and the ownership of the property and it has to be demolished; he could use CDBG funds. Mr. Marshall asked if 90 days would be enough time. Mr. Hicks stated yes. Mr. Madrid stated being that this structure is in the flood plain and the condition it is in; the structure will have to be raised. Mr. Hicks noted if we have to do all of that we may have to demolish it.

There being no more comments the Public Hearing was closed.

(b) Consideration of Orders to Issue
Victor Marshall made a motion that the structure was safe. Dean Rayburn seconded the motion. The motion carried unanimously.

Craig Lauger made a motion that the structure was less than 50% damaged. Frank Reyes seconded the motion. The motion carried unanimously.

Craig Lauger made a motion to extend 90 days or vacate and demolish. Dean Rayburn seconded the motion. The motion carried unanimously.

5.  1501 BOTTOM ST
    ROBERTJOSEPH BANKHEAD; PEARL WILLIAMS; LELA BATES; RONNIE BATES; EARLINE REED; RALPH HICKS; ALBERT HICKS

Christian Watts stated that 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.

Mr. Watts stated 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.

Mr. Watts stated Staff made contact with Bruce Bankhead and advised that he has a contractor hired to start the repairs of the structure next week. He was given the detailed plan packet for the time line of the repairs. As of yesterday, July 24, 2019, the building is currently unsecured and trash is being removed from the structure.

The Finding of Facts are #1,2,4,5,6,7, and 10.

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

There being no questions from the Staff, Sherri Strickland opened the public hearing.

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing.

Alfred Wilson stated he had a written plan as to what they were going to do with the structure. He noted they had contacted a couple of contractors but they have not heard from them. Ms. Strickland asked if he wanted to repair the structure or demo it. He stated he wanted to repair it. Mr. Wilson then handed out the plans for the Commissioners
Julie Fulgham pointed out that this structure is in the flood plain so any work valued over $10,000 will require the structure to be raised. She stated it protects the property owners when they go in and spend a substantial amount of money that the structure is not wiped out in the next flood. Mr. Rayburn stated he does not think the structure will be able to be raised. Mr. Madrid stated there is major structural damage to the structure. Mr. Rayburn stated the foundation would crumble when you tried to lift it. Ms. Strickland asked what the brother’s intended use was. Mr. Wilson stated his brother just wanted to repair the structure because of sentimental reasons.

There being no more comments, the public hearing was closed.

(b) Consideration of Orders to Issue

Dean Rayburn made a motion that the structure was unsafe. Victor Marshall seconded the motion. The motion carried unanimously.

Dean Rayburn made a motion that the structure was more than 50% damaged. Victor Marshall seconded the motion. The motion carried unanimously.

Sherri Strickland stated the structure will need to be demolished in 30 days. Julie Fulgham stated if you have clear title you could apply for CDBG funding.

Christian Watts stated 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.

Mr. Watts stated 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.

The Findings of Facts are # 1-7,9,10.

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

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the Public Hearing. No one was present to speak so the public hearing was closed.

(b) Consideration of Orders to Issue

Mr. Marshall made a motion that the structure is unsafe. Dean Rayburn seconded the motion. The motion carried unanimously.
Mr. Marshall made a motion that the structure is more than 50% damaged. Frank Reyes seconded the motion. The motion carried unanimously. There will be an automatic demolition.

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

Mr. Briones stated 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. He noted while onsite, they spoke to property owner, Mr. Aaron Patel. Mr. Patel stated he was wanting to demolish the structure, but the insurance company had 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 staff 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.

Mr. Briones stated the Findings of the Facts are #1,2,5,7 and 10.

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

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing.

Carla Delpit, Attorney with Panda Law Firm, stated she was representing the owners of the property. Her address is 1 Galleria Tower, 2700 Post Oak, Houston, Texas 77056. Ms. Delpit stated her client does have active claim against his insurance carrier for Hurricane Harvey damage to this property. She noted on June 25, 2019, they actually sent them Pre-suit notice. She stated by law you have to send that 60 days before filing suit. Ms. Delpit stated she has sent them correspondence giving them the opportunity to come out and inspect the property again, prior to our owner taking any action to demolish the property. She noted the insurance company has not initiated to reinspect the structure. She stated her client is waiting for the 60 days to pass and then we will be filing suit. Ms. Delpit stated, however, they are prepared to instruct him to do whatever the Commission requires that he does as far as the property is concerned, as far as making it safe.

Mr. Lauger asked when the claim was filed with the insurance company. Ms. Delpit stated it was filed in 2017. She stated they were not hired until 2019. Mr. Rayburn stated it is a very unsafe structure and it should be barricaded off. Mr. Marshall stated he went by to look at the property and it is just opened.

There being no other comments, the public hearing was closed.

(b) Consideration of Orders to Issue
Craig Lauger made a motion that the structure was unsafe. Frank Reyes seconded the motion. The motion carried unanimously.

Craig Lauger made a motion that the structure is more than 50% damaged. Dean Rayburn seconded the motion. The motion carried unanimously.

After a discussion among BSC Commission, Sherri reopened the public hearing.

Ms. Delpit stated that they do have estimates and documentation of the damage and repair costs. Ms. Strickland asked to secure the property or demo it. Ms. Delpit said to demo it. The public hearing was then closed.

Sherri Strickland stated it would be automatic demolition.

8. 1404 SIEGFRIED
    JOHNYE PAUL DAVIS c/o HEATHER DAVIS

Steven Solis stated that 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.

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

The Findings of Facts are: #2, 9, and 10.

Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to vacate and secure the main structure in 30 days and to issue an order to demolish the rear addition.

Mr. Madrid made a motion to change the staff recommendation to state, “issue an order to repair the rear addition instead of, “demolish the rear addition.”

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing. There being no one present to speak, the public hearing was closed.

(b) Consideration of Orders to Issue

Dean Rayburn made a motion that the structure was unsafe. Frank Reyes seconded the motion. The motion carried unanimously.

Franc Reyes made a motion that the structure was less than 50% damage. Robert Brooks seconded the motion. The motion carried unanimously.
Victor Marshall made a motion to approve staff recommendations including the amended motion to the staff recommendations. Dean Rayburn seconded the motion. The motion carried unanimously.

9. **101 & 103 W WATER and 801 & 803 S MAIN**
   **VICTORIA COUNTY; JASON DEVON GARNER**

Steven Solis stated that 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.

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

Mr. Solis stated that Victoria County has taken ownership through a tax suit and placed on sheriff sale. There were 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.

Mr. Solis stated as of yesterday, July 24, 2019, the structure is still unsecured and has been vandalized. Property has also a posting/notice of tax sale. On July 17, 2019 staff received contact from an interested party Katherine Taylor who advised that they were working with Mr. Garner to purchase the property. We advised of the meeting and gave the detailed plan form.

Steven Solis stated that staff received an office visit from Stephanie Hargrove who was contacting us on Behalf of the interested party Richard Williams. She advised that Mr. Williams was going to be cleaning the property up. She had made a written agreement with the former property owner Mr. Garner to purchase the property but they never filed with the County clerk. He stated staff gave the detailed plan form and also advised that they would be needing to come to the meeting if they plan on paying off the taxes and making repairs.

Findings of Facts are # 1,2,3,5,7, and 10.

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

(a) **Public Hearing to Determine if Structure is Unsafe**

Sherri Strickland opened the public hearing. There being no one who wished to comment, the public hearing was closed.

(b) **Consideration of Orders to Issue**
Dean Rayburn made a motion that both structures were unsafe. Victor Marshall seconded the motion. The motion passed unanimously.

Victor Marshall made a motion that both structures were more than 50% damaged. Mr. Brooks seconded the motion. The motion passed unanimously. There will be an automatic demolition.

10. 613 W BRAZOS
JEFFEREY JON MOORE & JENNY REVEL MOORE

Isaac Solis stated that Staff responded 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 had damaged floor joists, cracks and deteriorated sills. The exterior walls had deteriorated wood members, cracks and missing siding. The east side of the occupied apartment had 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.

Mr. Solis stated 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.

Mr. Solis stated as of yesterday some of the siding of th structure has been removed and replaced with new siding. There has also been a couple of supporting beams replaced on the back side of the structure. There are many repairs needed and the structure is still over 50% damaged.

Mr. Solis stated the Findings of Facts are #2,4,7, and 10.

Mr. Solis stated 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.

Ms. Strickland asked if this was one of the properties that has been before the BSC Commission before. Mr. Solis stated no.

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing.

Jeff Moore, 1706 Red River, stated on May 12 a permit was attempted to be pulled and was told that a permit was not needed on the back of the house where the siding was removed. He stated that was in the process of being put back up. Mr. Madrid had also said that if there were any structural needs that needed to be done, to open that up and get a permit, which was done on June 25, 2019. As of June 25, 2019, the entire front of the building the 2 x 10's and the floor joists were picked up, inspected and siding was put back on. Ms. Strickland asked if he was intending to restore this where it would be safe. He stated yes. She stated Mr. Moore had been here before and that he would not get as much slack as everyone else. She asked where his report was in writing. Mr. Moore stated he has already got
the front part inspected, it is a matter of sheetrock on the inside and the vinyl siding. She asked if he had a written plan and he stated no.

Mr. Lauger asked what the wood floor looked like on the inside. Mr. Moore stated that it was hardwood floors. Mr. Lauger asked if the structure was on the ground. Mr. Madrid stated part of the structure is on the ground. Mr. Madrid stated the staff has not been able to do a detailed inspection. He noted that there is a lot that needs to be removed and replaced. Every door and window has damage around it. It is just rotten and deteriorated. He stated he has replaced the entire front beam and most of the rear beam. Ms. Strickland asked Mr. Moore which unit was occupied. He stated Unit 2 is occupied.

Ms. Strickland asked Mr. Moore what he wanted to do. She stated since he did not have a plan, she wanted to know what he wanted to do. He stated he wanted to go in, take off the door frames, take off the window frames and replace those and put vinyl siding across the bottom 4’ down all the way across the back of the building and the front of the building. He wanted to put on new doors and eventually take the tin roof off and put another style roof on the structure. Ms. Strickland asked Mr. Moore if he felt this property was safe for people to live in. Mr. Moore stated yes. Mr. Marshall asked how long this would take. Mr. Moore stated he wanted to finish the outside first before he got a permit to do the roof. Mr. Madrid stated you cannot put siding over damaged rotten material. The rotten material needs to be taken off and the damaged rotten material needs to be removed completely and inspected and approved and then you can put your siding on. Mr. Lauger asked Mr. Moore how much it would cost to repair the structure. Mr. Moore stated $4000. Mr. Lauger stated no way. Mr. Rayburn stated to Mr. Moore is he was going to do things that needed to be inspected, then those things need to be inspected before they are covered up.

John Clegg, 3377 Lower Mission Valley Road, stated he has a Jeffrey Moore house across the street from him which are on De Leon. He stated he would like to support the staff with what they are doing. He then presented pictures of the homes he was speaking of. Mr. Clegg stated he has been trying for 20 years to take care of this house on De Leon. This home is across the street from Power Avenue. He stated they have people coming to Victoria for weddings and public events. He stated so anything that happens on DeLeon Street he is interested in. He stated for 20 years this house comes up for action. Mr. Moore goes over there and will spend a few dollars and put in a few repairs and try to make good. He stated that house has been like that. He stated there is debris inside and that house is falling down and if it comes up, which it will, it will be the same story. He will come before the Commission and try to convince you that he is going to be good and he will not be good. He encouraged the Commission to demolish every single house that comes up that has his name on it. He stated he is not repairing them. Mr. Clegg noted that this house on DeLeon is a place where vagrants and druggies live. They are in and out of that house. The house has got broken windows. Ms. Strickland asked if he has reported this house to staff. He stated he has reported it numerous times.

Julie Fulgham stated that when staff looks at the totality of all of the properties on our list that need to come before the Commission, we take the worst ones first. She stated unfortunately we have a lot worse. Mr. Clegg stated this home needs to be added to the list.

There being no more comments, the public hearing was closed.

(b) Consideration of Orders to Issue

Frank Reyes made a motion that the building is unsafe. Dean Rayburn seconded the motion. The motion carried unanimously.

Craig Lauger made a motion that the structure is more than 50%. Dean Rayburn seconded the motion. The motion carried unanimously.

Sherri Strickland re-opened the public hearing.
Mr. Moore stated he started re-leveling the house on June 25.

Sherri Strickland closed the public hearing.

Mr. Rayburn made a motion to agree with staff recommendation and that the structure is more than 50% damaged. Frank Reyes seconded the motion. Motion carried unanimously. Ms. Strickland stated there is a person living in the unit. Grace Garcia stated he has 30 days to get the tenant out and to demolish. She stated if not the City will do it.

11. 601 S VINE
    GILBERT M JONES c/o LARRY TAYLOR

Grace Garcia stated that 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.

Ms. Garcia stated 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.

Accessory Structure Findings #1-10.

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

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing. There was no one present to speak, so the public hearing was closed.

(b) Consideration of Orders to Issue

Victor Marshall made a motion that both of the structures were unsafe. Dean Rayburn seconded the motion. The motion carried unanimously.

Victor Marshall made a motion that both of the structures were more than 50% damaged. Frank Reyes seconded the motion. The motion carried unanimously.

Mr. Rayburn made a motion to go along with the staff recommendations which were to vacate and demolish. Victor Marshall seconded the motion. The motion carried unanimously.

12. 1107 S DE LEON
Isaac Solis stated that on July 24, 2018, this structure was presented to the Building Standards Commission for the second time. The Commission 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.

Mr. Solis stated that 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.

Mr. Solis stated 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.

Mr. Solis stated 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 are #1,2,5,7,9 and 10.

Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to vacate and demolish the structure.

There were no questions of staff.

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing.

Hector DeLeon, 1206 Bottom Rd., stated they have already put almost a new roof on the house. The reason that they stopped is because at one point he was told that he could fix only so much of that house without having to get a permit. Then he was told he needed permits. Ms. Strickland asked him what he wanted to do to the house. Mr. DeLeon stated he wanted to repair it. He stated he has put $4000 into the house. He stated new facia Commissions were put on it. He stated he was told that he needed to get an engineer so he could find out how much he needed to raise the house. He stated he just wants to know what the City is going to require in order for him to continue repairing the house. Ms. Strickland asked Mr. DeLeon if he had paperwork for when the house was raised before. He stated yes.

Ms. Strickland asked what did the Commission tell him to do on July 24, 2018 and did you do it. Mr. DeLeon stated he did as much as he could. She asked if he did what staff asked him to do. Mr. Solis stated he was given 90 days to repair the structure along with requiring progress reports to be made to staff. No progress reports were made to the staff. Ms. Strickland asked if the repairs were done that he was asked to do. Mr. Madrid stated he did not complete the repairs. Mr. DeLeon stated he cannot do the repairs in 90 days. Mr. Brooks asked him how much time he needed. He stated at least a year to do everything right.

Rosa DeLeon, 1206 Bottom Rd., stated they moved to Arizona and were unaware of notices sent to us. She noted when they returned they had someone come and clean the property. She stated one of the biggest issues with the house is that the windows were broken and stated someone was living there. She stated they would Commission the house and before they knew it the Commissions were taken down. She stated they have police reports of the stuff
that was going on but they were not told about it. She stated they have trouble with people breaking in and illegal dumping. They want to keep the property and repair it. She stated they have notified an engineer to come out, but he has not come out yet, but the house is being worked on. Mr. DeLeon explained that they had already gotten electrical inspections and they had an electrician that was going to come out, but Inspections told them to stop the work. Mr. Brooks asked what did the staff tell you that needed to be done before you could get a permit. Mr. DeLeon stated he was told he had to get a permit to Re-roof. Mr. Madrid stated an electrical permit was issued and Mr. DeLeon stated he was going to patch the roof. Mr. Madrid stated he did a lot more than just patch the roof. Mr. Madrid stopped the work and stated he needed to get permits for the work that he intended to do. Mr. Madrid stated he met with several people and walked around the site and explained what needed to be done. He also explained to Mr. DeLeon that if you do spend more than 50% you will have to elevate the structure to meet flood plain requirements. He then noted that they gutted the house, which he then knew they had exceeded the 50%. He stated he has explained to Mr. DeLeon twice or more that he needs to come to the permit office, visit with them about the flood plain requirements and the permit requirements.

Julie Fulgham stated we need to know what the elevation is. She stated once the staff knows what the elevation is, that will answer a lot of questions. Mr. DeLeon explained to the Commission how much the house was raised after the Flood of 1998. Ms. Fulgham stated that the requirements have changed since 1998. Mr. Rayburn stated that structures need to be raised much higher than they used to be.

Ms. Strickland asked Mr. DeLeon if the Commission gives him another 90 days could he do all of the repairs. Mr. DeLeon stated no, due to lack of money.

Mr. Rayburn stated he did not see the repairs happening in a year, due to the amount of work, materials and funds.

Ms. Strickland asked what needed to be done. Ms. Fulgham stated that staff believes that there is 50% of the value needs to be put back into it based off of what work needs to be done and so whether determining whether it is to be raised or not we need to find out what the elevation is at. She stated if it is going to be 50% or under 50% the CAD has it appraised at $20,000. She stated there is more than $10,000 that needs to be put into the home. Mr. DeLeon stated the structure would need more than $10,000 put into it.

The public hearing was then closed.

(b) Consideration of Orders to Issue

Dean Rayburn made a motion that the structure was unsafe. Frank Reyes seconded the motion. The motion carried unanimously.

Ms. Fulgham then explained the difference between the value of work being put into the structure can vary greatly; and the flood plain values are different from the value of what yall are looking at for demo. She stated if the Commission were to declare the structure unsafe, but it is not more than 50% of the current value, then the committee could place those conditions.

Mr. Reyes made a motion that the structure is less than 50% unsafe. Mr. Rayburn seconded the motion. The motion carried unanimously.

Mr. Rayburn made a motion to give Mr. DeLeon 30 days to secure the property immediately, and turn in the engineer elevation certificate. He stated if this is not done in 30 days will be an automatic demolition. Mr. Rayburn amended the motion to secure the property immediately and has 30 days to get the engineer elevation certificate to staff and also to submit a plan for repairs in 60 days or the structure gets demolished. Mr. Brooks seconded the motion. The motion carried unanimously.
Steven Solis stated the property was presented to the Building Standard Commission on July 26, 2018. The Commission 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.”

Mr. Solis stated on September 20, 2018, staff followed up with the order to repair in sixty days. Staff 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.

Mr. Solis stated on 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.

Steven Solis stated 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 that the structure would be presented at the next Building Standard Commissions 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.

Mr. Solis stated 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.

The Findings of Facts#2 and 7.
Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to repair.

Sherri Strickland stated Mr. Jenkins has been before the Commission before.

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing.

Chris Jenkins, 2501 Lone Tree #30, stated he was the occupant of this property. He stated he has had a hard time getting back on his feet since his mom had passed. He stated he had a new job and he does not get his first check until tomorrow. He stated there is no electricity due to the damage of the electrical pole. Mr. Lauger asked you are living in a trailer park and the landlord does not keep the power to you. Mr. Jenkins stated the landlord pays for the water and he pays the electricity. He stated when he was evicted from the trailer his main water line was damaged and someone basically twisted off the pipe and caused it to leak. He stated he called a plumber and they put a temporary patch over it. He stated he called the plumber to see how much it would cost to repair the water line and he stated it has been three weeks and they have not gotten back to him. Mr. Lauger asked if he was living in the trailer house with no water or electricity. Mr. Jenkins stated yes. Mr. Rayburn asked if Mr. Jenkins owned the trailer and leased the spot. He stated his mom owned it and it was supposed to be passed on to him. He stated it is under his family name and they were leasing the lot. Ms. Strickland asked what his plan was to repair the manufactured home. Chris Jenkins stated he wants to finish repairing the siding and get it secured and then get the electricity turned on. Ms. Strickland asked what the time frame would be. He stated 30 days would be more than ample time.

Steven Gutzman, 16945 Northchase Drive, Houston, Texas 77060, stated that Chris Jenkins does not own the manufactured home. He does not have any proof that he owns the mobile home. He stated when they purchased the property 8 to 9 years ago his parents were still both alive and that was who the lease agreement was with. One of the things they did when they bought the property is that the leases went to a month to month basis. He stated they wanted to make clear to everybody that was living there was that there was just going to be if you do not follow the rules you will be asked to leave. He stated in the 9 years that they have owned the property most of the people have graduated on to outside of the mobile home park to another residence and then have decided to rent out their mobile home. He did not know Chris Jenkins even existed for a very long time. He stated the emergency contact for Wesley and Barbara Jenkins was a lady named Alicia Marr who is their daughter. He stated after the hurricane hit, it was 30 days before he could get to Victoria. He stated when he is going down all 43 lots and visit with everybody, that was the first time he had seen Chris Jenkins. He noticed a third of this home was damaged. He then noted that Ms. Jenkins passed away shortly after the hurricane. He stated that Chris Jenkins does not own the mobile home and he cannot show ownership of the mobile home. Mr. Lauger asked Mr. Gutzman if he could prove that Mr. Jenkins does not own the mobile home. He stated Mr. Jenkins thinks he inherited the property. Mr. Lauger stated we are here to figure out what this Commission needs to do. He stated this Commission will decide if the mobile home is safe or unsafe.

Ms. Fulgham stated this information would have been helpful for the Commission to have whenever this first came before the Commission. She noted at this point, the work on the structure in our recommendation has progressed where it is no longer an unsafe structure. She stated two years ago it was an unsafe structure and that is why today we have a different recommendation than we had two years ago. She noted today, the Commission is going to decide if the structure is safe or unsafe. She stated if the vote is unsafe, then the structure would have to be demolished. If the structure is not demolished in 30 days, the City would do the demolition and then the lien would be placed on the property because ultimately the property owner is responsible for safe or unsafe structures on their property. She stated unless we were to receive direction from the City Manager Office to not try to recover the cost.

Ms. Strickland asked Mr. Gutzman if he felt the structure was safe. He stated no.
John Clegg stated he owns several mobile home parks. Mr. Clegg stated he would show Mr. Gutzman how you make one of those go away. He stated it takes about 90 days from start to finish.

Sherri Strickland then closed the public hearing.

(b) Consideration of Orders to Issue

Craig Lauger made a motion that the structure was unsafe. Victor Marshall seconded the motion. The motion carried unanimously.

Mr. Marshall made a motion that the structure is less than 50% damaged. Craig Lauger seconded the motion. The motion carried unanimously.

Mr. Lauger made a motion to give the tenant 30 days to repair the manufactured home, to City Standards. He stated if not done to City Standard then the structure would need to be vacated then demolished. Mr. Brooks seconded the motion. The motion carried unanimously.

14. 3702 N MAIN (ALL UNITS) 
PREVIM PROPERTIES LLC; STEFKA PROPERTY MANAGEMENT, LLC; FRANK J. STEFKA

Juan Briones stated that 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.

Mr. Briones stated that 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

Mr. Briones noted that 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.

Mr. Briones stated that 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.

Unit B Findings # 1-4,6,7, and 10.

Unit C Findings # 1-7,9, and 10.

Unit D Findings # 1-7, and 10.

Unit E Findings # 1-7,9, and 10.

Mr. Briones stated that Code Enforcement recommends the structures be declared unsafe, and the Commission issue an order to vacate and demolish.

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing. No one was present to speak and the public hearing was closed.

(b) Consideration of Orders to Issue

Frank Reyes made a motion that the structures were unsafe. Dean Rayburn seconded the motion. Motion carried unanimously.
Dean Rayburn made a motion that the structures were more than 50% damaged. Victor Marshall seconded the motion. The motion carried unanimously.

Mr. Marshall made a motion to go with Staff recommendations to vacate and demolish. Dean Rayburn seconded the motion. The motion carried unanimously.

15. 1011 N DE LEON
JEFFERY MOORE; JENNY REVEL MOORE

Grace Garcia stated that 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.

Ms. Garcia stated 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.

Ms. Garcia stated as of yesterday, July 24, 2019, several windows and a back door were improperly installed. The roof on the rear addition also has deteriorated shingles and decking. No proper inspections have been made or requested.

Finding of Facts # 2,7,8, and 10.

Grace Garcia stated staff recommends the Commission to issue an order for the structure to be declared unsafe and issue an order to vacate and demolish.

Mr. Lauger asked if anyone has lived there since 2013. Mr. Madrid stated no. Mr. Lauger asked if there was power to the home. Mr. Moore stated the structure has water and electricity.

(a) Public Hearing to Determine if Structure is Unsafe

Sherri Strickland opened the public hearing.

Jeff Moore, 1706 Red River, stated the structure originally had a flat roof in the front which caused water leaks so a pitched roof was put on. The second story also had a new roof put on it. The stair case was completely demolished and a new stair case put up. The structure has two windows that are broken, but no one can get in. The face plates of the electrical box were put back on. Mr. Lauger asked why has this been coming back since 2013. Mr. Moore stated it is used for storage. Mr. Lauger asked what is stored in there. Mr. Moore stated furniture and building equipment.

Ms. Strickland asked if anything has been done since 2013. Mr. Madrid stated he inspected the structure several times. He noted it started out okay and they went around the front of the house and did a lot of replacing studs, replacing the roof and rafters, sheetrock on the inside and did a lot wiring and then went back into the back area where
the bathroom is at and starting working some in there. Mr. Madrid stated they also put the new roof on the front half but not the back half. He stated after a while the work stops and then we do not get calls for inspections and the structure just stays that way which has been that way for a long time. He stated when we were there last week the part that was repaired looks like it leaked and the insulation was hanging. He stated the roof is not preventing water from coming in.

Ms. Strickland asked Mr. Moore if he had a written plan. He stated no. Mr. Lauger asked Mr. Moore for an oral plan of what he plans to do with the structure. Mr. Moore stated the back section of the structure in the lower left hand corner, is a cinder block room that the rafters need to be taken off so that section of the roof will have to be taken off and new rafters put before a roof is put on. He stated he is continuing putting plywood up so no one can get in. Mr. Moore stated he plans to eventually get rid of all of the items on the inside. He stated new siding has been put on the first story. Mr. Lauger stated for the last seven years this structure has sat there vacant, no one living in it and storing stuff for apartments. Mr. Moore stated that the electrical was all replaced. Mr. Reyes asked if his intent was to repair it and rent it out. Mr. Moore stated yes. Mr. Reyes asked what time frame he was looking at. Mr. Moore never stated a time frame.

John Clegg, 3377 Lower Mission Valley Road, stated this house is down the street from his property. He stated the plan for this is, there is no plan. He stated Mr. Moore will repair the property just enough to get somebody who is in poor condition financially and the structure will not have any of the proper safety things that you and I would expect. He noted Mr. Moore keeps the utilities on because he knows if he gets the utilities turned off that the Building Inspections Department will not turn it back on. He stated that is the game he plays and it will continue on and on until the staff cracks down on him. He stated he would like to support staff on their recommendations.

Sherri Strickland closed the public hearing.

(b) Consideration of Orders to Issue

Mr. Reyes stated he would like to abstain from voting since this structure was behind his business.

Mr. Lauger made a motion that the structure is unsafe. Dean Rayburn seconded the motion. The motion carried.

Dean Rayburn made a motion that the structure is more than 50% damaged. Craig Lauger seconded the motion. Mr. Lauger expressed his concerns about Mr. Moore’s responsibility to make the property safe or livable. Allison Lacey stated he would have to make it where the property is safe under the code.

Mr. Marshall noted if Mr. Moore would have brought forth a plan showing what he was going to do that was needed to bring the structure up to Code where people could live in the structure safely. He stated he would have no problem. He states what the Commission has been told now and what needs to be done, he stated it is more than 50%.

Sherri Strickland opened the public hearing so Mr. Moore could speak. Mr. Moore stated in 2013 inspections were done on the inside of the structure including the wiring. It was insulated and okay. The sheetrock was started, but the structure was being used as storage. He stated the unsafe part of it was the staircase, which was removed and put back. Mr. Lauger stated since 2013 Mr. Moore has done just enough to get by. Nothing has been done to this structure since 2013. He stated to Mr. Moore that he has all of these properties and they are all in disrepair. Mr. Reyes wanted to know what was recommended the last time this came before BSC. Ms. Garcia stated that nothing was completed. She stated the property was not ordered to be demolished, therefore it has to come back before the BSC Commission. Ms. Strickland then closed the public hearing.
The final vote was three votes for demolition. Two of the members did not want demolition and one person abstained.

Ms. Strickland explained that the structure has to be demolished 30 days after what this Commission just told you. She stated if the City demolishes the structure there will be a lien put on the property.

D: ITEMS FROM BUILDING AND STANDARDS COMMISSION – None.

E: ITEMS FROM STAFF – OPEN MEETINGS ACT CERTIFICATION REQUIREMENTS

Grace Garcia reminded the Commission to complete the Open Meetings Act Certification.

F: ADJOURNMENT

There being no more comments, the meeting was adjourned at 6:15 p.m.

Approved: ____________________________________________________

Sherri Strickland, Chairman

Approved: ____________________________________________________

Julie Fulgham, Director of Development Services
CASE: 1900861

904 PECAN (ACCESSORY ONLY)

Legal Description: JOHN E KING ADDN, BLOCK 8, LOT 11
Property ID: 52488
Land Use: RESIDENTIAL
Owner(s): CRISTOBAL & IDA GARCIA
Staff Contact: CHRISTIAN WATTS, CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

On March 28, 2019, staff received a phone call from a concerned citizen stating there was a shed in the back of the property that was leaning and falling apart.

Upon inspection of the accessory structure, staff observed heavy deterioration along the bottom of the exterior/interior walls. Deteriorated rafters were visible along the roof edge. The structure was also leaning heavily to one side and appeared unstable.

Notifications were sent to the property owners and contact was made with Mr. Garcia while on site. Staff explained to Mr. Garcia that our office was getting complaints about his accessory structure and that he would need to bring it up to code or demolish it. Mr. Garcia said that he wants to repair it but does not have the financial means to purchase the materials at this time. Mr. Garcia also stated that he and his wife are disabled so he would need to find someone to help him repair it.

As of October 15, 2019, there has been no progress in demo or repair to the accessory structure on this property.

Findings #1,2,3,4,6,8,9,10 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 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 inadequate means of egress required by the City’s Building 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: $00.00

Liens Owed: $ 00.00

Historic Value: None

VCAD Value: $4,320.00 (LAND) $00.00 (HOMESITE VALUE) TOTAL: $4,820.00

Flood Plain: No
STAFF RECOMMENDATION:

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

PHOTOGRAPHS:
Agenda Item #: C-2

CASE: 1902916

1902 E NORTH

Legal Description: BLK 1, R 4, EAT FARM, LOT 1 T-20, ACRES 1.3166
PID #: 144690

Land Use: COMMERCIAL

Owner(s): THE LIGHTHOUSE FOR THE YOUTH AND MEN OF GOD, DANTE H. GARZA

Staff Contact: STEVEN SOLIS, SENIOR CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

On September 18, 2019, staff received a call from dispatch that Victoria Police was responding to a call at this location. They were concerned that the inside of the structure was dangerous and portions could potentially collapse. According to notations from Police, the back door of the structure was open and they searched the building. They further explained that there was potential hiding places due to a large portion of the floor caved in. There was also a report of potential entry into the building and that vehicles were seen at the location.

Code Enforcement staff performed an inspection and observed the back door on the north side of the structure was unsecured and open. The door framing appears to have forced entry damage and is not able to be closed. The screws on the boarded windows appeared to be removed and the windows were unsecured. The back of the structure has graffiti of hate speech, gang affiliation signs, and remarks about law enforcement. The main electrical service entrance cable to the building has been disconnected and removed entirely from the power pole and the main service panel and subpanels have been dismantled and destroyed.

We observed that the roof has major damage. Portions of the roof have caved in and other portions are in near collapse. The structural supports of the roof (walls, floor beams) are deteriorated and collapsing and, in effect, pulling down the roof structure. Portions of the exterior brick veneer wall on the south side of the building are leaning outward not true and plumb, these walls are approximately 1 – 1 ½” on a 4-foot hand level out of plumb, due from outward pressure from the collapsing roof. There was deteriorated soffits and fascia around the entire structure from extensive water damage. The roof trusses, framing and decking show signs of water damage and there was visible water dripping inside from the roof, unknown source – possibly ponding rain water on the roof.

Numerous interior walls were severely damaged, and some demolition has been done. The floor system was in severe unsafe condition, not allowing a safe full entry and inspection. The floor is deteriorated and possibly collapsing on its own weight.

The interior had debris, cardboard boxes, clothes, broken pieces of sheet rock, and mattresses scattered throughout the structure. The interior of the structure contained a wide area of graffiti.

We received information from the Community Develop Block Grant (CDBG) Coordinator stating that she spoke with the property owner, a director from The Lighthouse for the Youth and Men of God, Homer Escalante. She further explained they qualified for assistance through CDBG to have the structure demolished.

Findings of Facts # 1 2,3,4,5,6,7,9 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 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 coverings of walls, ceilings, roofs 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 has inadequate means of egress as required by the City’s Building 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: $0

Liens Owed: $0

Historic Value: Historic structure

VCAD Value: Home-site $5,000  Land $67,670  Total $72,670

Flood Plain: No

**STAFF RECOMMENDATION:**

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

**PHOTOGRAPHS:**
CASE: 1902656

3811 HANSELMAN RD

Legal Description: RUIZ SUBD LOT 1 BLOCK 1
PID #: 131382

Land Use: RESIDENTIAL

Owner(s): PEFANIO RUIZ

Staff Contact: ISAAC SOLIS, CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

On August 29, 2019 staff observed a structure with broken windows, damaged and missing wood siding, deteriorated roof covering, holes in the roof, deteriorated and rotted rafters, decking, and fascia. The foundation piers are shifting causing the structure to become unleveled and the front and sides of the structure to bow out.

The front door frame was deteriorated and in need of repair causing the front door to be unsecured. On the interior of the structure rotted roof decking and ceiling joists were visible due to the ceiling covering collapsing in some areas. The Interior walls and floor coverings were also been damaged due to being exposed to the elements.

On September 13, 2019, meet with property owner Pefanio Ruiz and his son Carlos. They informed us they are aware that the structure is in need of demolition, however, they do not have enough for the cost.

On October 15, 2019 staff observed no progress on the demolition or the securing of the structure.

Findings of Facts # 1,2,3,4,5,6,7,8, 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 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 coverings of walls, ceilings, roofs 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 has inadequate means of egress as required by the City's Building 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: $897.18
Liens Owed: None
Historic Value: None
VCAD Value: Home Value: $31,470.00 Land Value: $4,990.00 Total: $36,460.00
Flood Plain: No

STAFF RECOMMENDATION:

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

3811 HANSELMAN

3811 HANSELMAN (CONT...)
Agenda Item #: C-4

CASE: 1900181

3711 WILLIE

Legal Description: CALLIS #2 LOT 43
Property ID: 41787
Land Use: RESIDENTIAL
Owner(s): MRS. JAMES MOORE, EUGENE MOORE
Staff Contact: CHRISTIAN WATTS, CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

On January 21, 2019, Development Services made an inspection of this structure to see if any progress had been made since this structure was hit by hurricane Harvey in 2017. The home has visible deterioration and rot along all walls. The walls also have holes, broken sheetrock and water damage. The roof needs complete reconstruction and is sagging. The foundation needs leveling, has deteriorated sills and damaged floor joists. The front porch is leaning and unstable. The inside flooring has water damage and deteriorated wood members.

Staff made contact on site with Edward Moore on August 4, 2019. He stated they were purchasing the FEMA trailer and now that they are making payments, they were looking to demolish the old house. Staff explained they may be eligible for assistance through the Community Development Block Program and gave them contact information. On September 24, 2019, a substandard letter was mailed to the property owner, but we have not received any response.

As of October 15, 2019, there has been no progress on the demolition of the structure.

Findings # 2,5,7,9 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 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: $181.12
- Liens Owed: None
- Historic Value: None
- VCAD Value: Home site Value: $5,740.00  LAND Value: $1,620.00 Total: $7,360.00
- Flood Plain: No

STAFF RECOMMENDATION:

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

3711 WILLIE (CONT...)

3711 WILLIE
CASE: 1803022

1312 SYCAMORE (ACCESSORY ONLY)

Legal Description: STUBBLEFIELD PORT LOT 12 BLOCK 1
PID #: 61030
Land Use: RESIDENTIAL
Owner(s): JOSE & ELEONORA SANCHEZ
Staff Contact: CHRISTIAN WATTS, CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

On September 13, 2018, staff observed a dilapidated accessory structure. The accessory structure has substantial deterioration on the wood siding, studs, foundation, and ceiling joist. The south sidewall is separating from the stud, causing the wall to collapse and the structure to lean. The deteriorated studs and ceiling joist have made the roof unstable. Vegetation has seized a majority of the east side wall and the accessory structure is unsecured.

On September 17, 2018, staff received an office visit from property owner, Mr. Jose Sanchez. He informed staff that he plans to demolish the accessory structure due to the damage it sustained during the hurricane.

On October 16, 2019, staff received an office visit from Mr. Joe Sanchez, and he said that he saw the red tag and wanted to know what needed to be done. We explained to him the accessory structure needed to be demolished and that he might be able to get assistance through the Community Development Block Grant (CDBG) program. We also informed Mr. Sanchez that while we were onsite we noticed that the main home had a couple of areas that need repair. He said that he really does not want to have to pour any more money into the structures. Staff advised him to talk to the CDBG coordinator and they may be able to demolish all the structures on the property if that is what they would like to do. The CDBG Coordinator later contacted us and informed us that Mr. Sanchez wants to move forward with demolishing all 3 structures that are on the property.

Findings of Facts # 1, 2, 4, 5, 6, 8, 9, and 10 to be signed by Chairman:

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- The non-supporting coverings of walls, ceilings, roofs 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 inadequate means of egress as required by the City's Building 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: $409.47
Liens Owed: None
Historic Value: None
VCAD Value: Home site Value: $15,290 Land Value: $1,350.00 Total Value: $16,640.00
Flood Plain: Yes

Agenda Item #: C-5  Pg. 2
STAFF RECOMMENDATION:

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

PHOTOGRAPHS:
Agenda Item #: C-6

CASE: 1902335

501 N DE LEON (306 E POWER)

Legal Description: VICTORIA PT OF LOT 1 BLOCK 163
Parcel ID: 63504
Land Use: RESIDENTIAL
Owner(s): JEFFERY & JENNY MOORE
Staff Contact: JUAN BRIONES, SENIOR CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

Staff responded to a report of dilapidated and substandard structures with junk, trash, and high grass. The property has 2 structures on it addressed as 501 N De Leon and 306 E Power.

We observed the structure at 501 N De Leon (Quadraplex) has extensive exterior structural damage that includes the following:

- Deteriorated floor beams, floor joists, wall studs
- Deteriorated and rotted rafter ends, decking, fascia, and soffits
- Deteriorated, damaged, misapplied and missing siding
- Deteriorated and damaged window sills/window frames/door frames
- Building material not installed properly or as per industry standard
- Broken inoperable windows
- Openings and penetrations in the exterior walls are not weatherproof
- Second story porch guardrails in deteriorated condition
- Missing dead fronts and blanks in electrical sub panels, unsupported electrical conduits from panels
- Improperly installed non-metallic sheathed electrical wiring
- Unsupported and improperly installed plumbing for drains and vent piping
- Active bee hive on the northeast corner of the eaves and siding

The interior of 501 N De Leon (all units) has extensive interior damage and we observed the following:

- Ceiling covering is damaged and collapsing in some rooms
- Damaged and deteriorating ceiling joists
- Damaged floor covering and decking, spongy floors, holes in floor
- Damaged sheetrock/wall covering
- Missing electrical fixtures, switches, plugs and unsafe wiring conditions
- Unsafe interior stair handrails/guardrails

NOTE: The deterioration of the building is noticeable behind the finished building material. As the damaged material is accessed, removed and replaced, additional deterioration is present when the walls, floors and ceilings are open and exposed. ALL deteriorated material must be removed and replaced.

The structure at 306 E Power (duplex) has exterior structural damage that includes the following:

- Deteriorated and rotted roof decking, roof covering, fascia, rafter ends and soffits
- Porch not supported/framed properly
- Deteriorated, damaged, and missing siding
- Deteriorated and damaged window sills/window frames/door frames
- Structure in need of leveling

One unit at 306 E Power was occupied and we were able to speak with the tenant. She advised that she was without running water and electricity. She allowed us to enter her unit and we viewed the following:

- Ceiling covering is damaged in some spots
- Damaged floor covering, and near the bathroom a portion of the floor had been previously removed and has been covered with cardboard
- Damaged sheetrock/wall covering
- Caulking/spray foam being used in place of molding/trim around flooring and cabinets
- Inadequate sanitation/kitchen facilities
- Windows do not function for intended use
- There is an unsecured 2-story apartment attached to the rear of the structure. The inside of this structure has unfinished framing and does not have a finished stair to the second floor. The addition is constructed with an offset/overhang that is supported on the existing duplex roof. The construction is not complete or finished and not weatherproofed allowing the unfinished building to be open and exposed to the elements

501 N De Leon-Findings # 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 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 has inadequate means of egress as required by the City’s Building Code.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s Building 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.

306 E Power-Findings # 2, 3, 5, 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 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.
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- 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:**

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<tr>
<th>Category</th>
<th>Amount</th>
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<tr>
<td>Taxes Owed</td>
<td>$2,300.52</td>
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<tr>
<td>Contract Labor Liens Owed</td>
<td>None</td>
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<tr>
<td>Historic Value</td>
<td>NA</td>
</tr>
<tr>
<td>VCAD Value</td>
<td>(LAND) $13,280 (HOMESITE VALUE) $80,210 TOTAL: $93,490</td>
</tr>
<tr>
<td>Flood Plain</td>
<td>No</td>
</tr>
</tbody>
</table>
STAFF RECOMMENDATION:

Code Enforcement recommends the structures, as addressed as 501 N De Leon and 306 E Power, be declared unsafe and for the Commission to issue an order to vacate all units and issue an order to demolish.

PHOTOGRAPHS:
Agenda Item #: C-7

CASE: 1902534

1605 N NAVARRO (ACCESSORY ONLY)

Legal Description: JESSEL PT OF LOT 4 BLOCK 61
PID #: 51976

Land Use: RESIDENTIAL

Owner(s): TED HSIAO & SHEN CHIA HUI

Staff Contact: GRACE GARCIA, CODE ENFORCEMENT SUPERVISOR

LOCATION MAP:
CASE HISTORY:

Staff received a report of a dilapidated structure at this site and upon the initial inspection on August 27, 2019, we observed that the accessory structure on the north side of the main structure had signs of deterioration, but was covered with uncultivated vegetation and we were unable to see the extent of the damages.

Code Enforcement mailed a notice to the property owner who made contact with staff on October 10, 2019. An appointment was set up to meet on October 11, 2019, at 1:00 p.m. On that date, the owner and staff observed that the accessory/garage structure does have extensive damage. The structure is leaning where main supports have failed. There is deteriorated wood siding due to neglect, weather, and termite damage. The composition roof also has structural members that have failed and has holes, rot, and deterioration. The owner informed staff that they are in the process of selling the property to someone who has placed earnest money to a title company and has plans to demolish the home and accessory structure. We provided her with a detailed plan and advised she attend the Building and Standards Commission’s Public Hearing meeting and to bring the plan or any information that may be pertinent for the Commission.

We also informed the property owner that if the property does sell, that any Order issued by the Commission transfers with the property and the owner would be responsible for carrying out the orders. We advised the owner that if for any reason the sale of the property does not go through, that they will be responsible to comply. The owner agreed that the structure needs to be demolished and requested the date and time of the Public Hearing. We provided a business card with the information and informed the property owner of the date and time and reminded them that this information will also be included on the public hearing notices which will be mailed on Monday, October 14, 2019.

On Monday, October 14, 2019, staff posted the Public Hearing notice including a red tag.

Findings of Facts # 1,2,3,4,5,6,7,8, 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 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 coverings of walls, ceilings, roofs 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.
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- 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: $2,374.87

Historic Value: None
Flood Plain: No
Liens: None
Landsite Value: $26,500 Home Site Value: $70,010

VCAD Value: $96,510

STAFF RECOMMENDATION:

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

PHOTOGRAPHS:
Agenda Item #: C-8

CASE: 1902570

602 E RED RIVER (ACCESSORY ONLY)

Legal Description: QUEEN CITY LOT 1 BLOCK 5
PID #: 59221

Land Use: RESIDENTIAL

Owner(s): RUBEN RAMIREZ, JACOB CUELLAR, ROSENDO CUELLAR, RHONDA A. FOWLER

Staff Contact: GRACE GARCIA, CODE ENFORCEMENT SUPERVISOR

LOCATION MAP:
CASE HISTORY:

On August 14, 2019, Code Enforcement observed an accessory structure on the northeast side of the property, behind the main home that is leaning and listing. The structure has missing wood siding especially on the east side and the metal roof is collapsing. The structure is full of debris/wood boards and miscellaneous items that is keeping the accessory from falling.

On October 14, 2019, while staff arrived on site to post the Public Hearing notice and red tag; we spoke with the property owner. The owner informed that he knows that the structure is bad because Hurricane Harvey caused a lot of damage. He stated that he has applied with the hurricane recovery program and recently turned in the last of the papers they requested and informed him that he is very close to getting a new home constructed. He stated that they advised him not to do anything on his property because they will clear everything off before they start the construction.

We provided him with the Public Hearing notice and advised him to attend the meeting and bring any documents from the recovery group plans and timeline. He may also contact the Community Development Block Grant (CDBG) Coordinator and apply for the program that provides funding for demolition at no cost to the property owner if the applicant qualifies with all requirements.

Findings of Facts # 1,2,3,4,5,6,7,8, 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 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.
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<td>Taxes Owed</td>
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<td>Contract Labor Liens</td>
<td>None</td>
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<tr>
<td>Owed</td>
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<td>Historic Value</td>
<td>NA</td>
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<td>VCAD Value</td>
<td>(LAND) $13,280 (HOMESITE VALUE) $80,210 TOTAL: $93,490</td>
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<tr>
<td>Flood Plain</td>
<td>No</td>
</tr>
</tbody>
</table>
STAFF RECOMMENDATION:

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

PHOTOGRAPHS:
CASE: 1902201

4403 HALSEY(ACCESSORY ONLY)

Legal Description: J R TRICE LOT 18 BLOCK 3
Parcel ID: 62432
Land Use: RESIDENTIAL
Owner(s): RAY DE LOS SANTOS
Staff Contact: JUAN BRIONES, SENIOR CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

On January 29, 2019 staff observed the garage accessory structure in the rear of the property leaning and a dilapidated portion of roof that has partially collapsed.

Staff was contacted by Josie De Los Santos, and she informed staff the property belonged to her father but he passed away in 2013 and the property is divided among her and her brothers. She informed staff that they would be talking as a family to come up with a plan to address the structure.

On October 14, 2019 we spoke with David De Los Santos and he said that the family had plans to get the structure demolished but were trying to come up with the funds to do so.

On October 16, 2019 staff again spoke with Josie De Los Santos to inform her that the property is in the area that qualifies for the Community Development Block Grant program and informed her of the necessary steps that would need to be completed so they can potentially qualify for the assistance.

Findings # 2, 6, 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 has improperly distributed loads upon structural members or they have insufficient strength to be reasonable safe for the purpose used.
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CASE DETAILS:

Taxes Owed: $2,402.87

Contract Labor Liens Owed: None

Historic Value: NA

VCAD Value: (LAND) $10,130 (HOMESITE VALUE) $86,350 TOTAL: $96,480

Flood Plain: No
STAFF RECOMMENDATION:
Code Enforcement recommends the accessory structure be declared unsafe and for the Commission to issue an order to vacate and issue an order to demolish.

PHOTOGRAPHS:
4905 COUNTRY CLUB DR

Legal Description: BLK 5, R 2, EAT FARM, LOT 3 T-32, ACRES .2
PID #: 46174

Land Use: RESIDENTIAL

Owner(s): WOODROW W JR & GINGER LORANCE

Staff Contact: JUAN BRIONES, SENIOR CODE ENFORCEMENT OFFICER
CASE HISTORY:

On March 12, 2019, staff observed a structure with broken windows, deteriorated roof covering, holes in the roof, and the interior of the structure is being exposed to the elements.

On March 18, 2019, staff received a phone call from property owner Ginger Lorance. The property owner informed staff that her husband recently passed away and was uncertain on how to proceed. Staff explained we could mail her (Mrs. Lorance) a list of demo contractors to acquire bids for demolition. The letter containing the list of demo contractors was mailed to Mrs. Lorance on March 29, 2019.

On October 15, 2019, staff observed no progress on the demolition of structure and a more detailed inspection was conducted. There was deteriorated and missing wood siding, roof shingles, rafters, and ceiling joist. Each windowsill and header was deteriorated and in need of complete repair. The roof is more than 50% damaged, and staff has not received any additional contact from the property owner.

Findings of Facts # 1,2,3,4,5,6,7,8, 9 and 10 to be signed by Chairman:

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- 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 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: $622.07

Liens Owed: None
Historic Value: None
VCAD Value: Home Value: $13,090.00 Land Value: $12,190.00 Total: $25,280
Flood Plain: No
STAFF RECOMMENDATION:
Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to vacate the property and issue an order to demolish.

PHOTOGRAPHS: