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

BUILDING AND STANDARD COMMISSION
700 MAIN CENTER Suite 204 (CONFERENCE ROOM UPSTAIRS)

Tuesday, January 27, 2015
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 October 23, 2014

C: DISPOSITION OF THE FOLLOWING CASES:

1. 403 S VINE
   RICHARD JOSEPH GALLARDO & ELSA MARIE KUHN
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consider Issuing an Order to Secure and Repair.

2. 705 S WILLIAM
   MARIE MILLER LLC
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consider Issuing an Order to Demolish.

3. 1607 E GOODWIN
   MILDRED GILLAR ESTATE (ESTATE)
c/o LESE CHARBULA
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consider Issuing an Order to Demolish.

4. 208 1/2 EKSTRUM & 206 EKSTRUM
   JOSEPHINE REYES & PATRICIA R CANTU
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consider Issuing an Order to Demolish.

5. 2506 OZARK
   TRINIDAD P GARCIA
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consider Issuing an Order to Demolish.
D: ITEMS FROM BUILDING AND STANDARDS COMMISSION

E: ITEMS FROM STAFF

F: ADJOURNMENT

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

[Signature]
SCARLET SWOBODA, CITY SECRETARY
A: CALL TO ORDER

The meeting was called to order at 5:30 p.m.

B: APPROVAL OF MINUTES FROM PREVIOUS MEETING July 24, 2014

The minutes of the July 24, 2014 meeting were approved as delivered.

C: DISPOSITION OF THE FOLLOWING CASES:

1. 3412 CALLIS
   ALICE J LIAS

Steven Solis stated Code Enforcement observed a home that was recently vacated by a resident who complained about substandard conditions. Upon inspection we observed rotted and deteriorated framing that caused the home to sink and become unleveled. The leveling issues to the home caused the framing for the windows and doors to be improperly secured and in some cases broken. Multiple conversation and notices were sent to the property owner and several attempts to meet for onsite inspections were also given but were to no avail.

Mr. Solis stated they have only received word from the property owner that there is a construction company willing to do the work. As of October 7, there have been no permits pulled for repair or demolition. He stated the Findings of the Facts are #1,2,3,4,5,6,7,8,9, and 10.

Mr. Solis stated Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to keep the structure vacated until structure is properly secured, permits are pulled for repairs, work is inspected and permits are passed and finalized to receive a certificate of occupancy.

Mr. Solis stated as of today there is an unsecured window and no progress in repairs.
Alice Lias, 5235 Clubview Drive, Dallas, Texas, stated she had work done on the house in 2011 and 2012. She asked them how they determined the house was unsafe. Mr. Briones stated the house is unsafe because of the amount of rot that is underneath on the piers and the house is shifting, that is why the siding is falling off of it. He also stated the roof is deteriorating as well. Mr. McCoy asked how long it would take her to do what the staff recommends. She stated as soon as she gets a contract from the person who is going to do the repairs, she will pull a permit. Mr. McCoy stated from the commission’s standpoint the maximum that we can allow you is up to 90 days. He stated if you wanted more than 90 days, you would have had to come tonight with a detailed plan and time schedule in writing to us. Mr. McCoy stated this commission can only allow you, under the rules, 90 days. He stated to Ms. Lias that she would have to secure the property within 30 days. He noted securing the property is making sure the doors are locked, and make sure that people cannot enter the structure. He noted then you can pull a permit. Mr. McCoy stated once the permit is pulled, you are in the process of repairing the home and then the time lapses are what the permit allows you to do.

(b) Consider Issuing an Order to Secure and Repair.

Mr. Cade made a motion that the structure is unsafe. Mr. Hinojosa seconded the motion. Motion carried.

Ms. Thomas made a motion that the structure is less than 50% damage. Mr. Marshall seconded the motion. Motion carried.

Mr. Cade made a motion to secure the building within 30 days and pull a permit for the work to be done. Mr. Marshall seconded the motion. Motion carried.

2. 1204 ALCOA
THOMAS R TODD

Isaac Solis stated that on July 21, 2014, Code Enforcement observed an unsecured structure. Upon entering the home, we noticed several holes on the ceiling, junk and trash in every room. There appeared to be water damage and mold on the interior of the home. The floor was not visible, due to the junk and trash items in every room. The exterior roof has deterioration and damage to the rafters. The overhang eaves are in need of repair on all sides of the structure. There is an active bee colony that filled an entire wall on the north east corner of the structure. The property has continued to be in violation with high grass and weeds. The structure continues to invite vandalism, rodents and unsanitary living conditions. The Findings of the Facts are #1,2,3,4,5,6,7,8,9, and 10.

Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to secure and repair. Ms. Garcia stated as of today October 23, 2014 the property has been cleaned and secured but no progress in repairs.

(a) Public Hearing to Determine if Structure is Unsafe

Thomas Todd, 504 Sherwood, Victoria, Texas, stated he would like a copy of the report that was just read. Ms. Garcia stated she would get him a copy. He stated he appreciated the Code Enforcement Office they have always been very kind and helpful. He stated he used to keep the house up, but since he has had a heart attack and last November a stroke, he cannot take the heat anymore. He stated he has to depend on his son to help keep the property up. He then presented pictures to the committee of improvements he has made. He stated over the last four weeks he and his family have been going through the house taking the items that they wanted. He stated he has a lady that wants to buy the house and make a rent house out of it. He noted all of the windows and doors are secure. Mr. McCoy asked Mr. Todd if he could have the repairs done in 30 days. Mr. Todd stated he has two part time jobs and he is not sure. He stated the person who wants to purchase the property has a contractor and they are ready to go. Mr. McCoy stated to Mr. Todd that he could not defer the repairs to her. Mr. Todd would have to repair the property. Ms. Campos stated if Mr. Todd sells the property the order would transfer to the new owner.
Mr. Todd stated if he was given 90 days, he could get something going.

(b) Consider Issuing an Order to secure and repair

Mr. Marshall made a motion to declare the structure unsafe. Ms. Thomas seconded the motion. Motion carried.

Mr. Marshall made a motion that the structure was less than 50% damaged. Mr. Cade seconded the motion. Motion carried.

Mr. Hinojosa made a motion to give the property owner 90 days to repair the property. Mr. Marshall seconded the motion. Motion carried.

3. 1008 PARK AVE
JOSE LEAL

Mr. Gildon stated that on April 8, 2014 Code Enforcement observed weeds, high grass, junk and trash on site. Code Enforcement also observed broken windows on the north side of the structure facing Park St. The door facing the east side of the home was broken and the door on the west side was also unsecure and does not close properly. On April 9, 2014 Code Enforcement contacted the owner Mr. Jose Leal by phone and informed him of the substandard condition of the home and environmental violations on site. Mr. Leal stated that he was planning on moving the tenants out and would repair the windows, doors, and start remodeling the inside of the home. On July 2, 2014 Code Enforcement performed an additional inspection of the structure and upon entry of the home, observed that the kitchen and living area are combined / open concept. The counter tops, drawers and shelves are broken or missing, and the plumbing, (faucets and sinks), were not working. The entire northeast side of the kitchen area is sunken into the ground and the ceiling is bowing. Electrical plugs and outlets throughout the home are missing their face plates, are loose, and do not work properly; fixtures in the ceiling were also missing. When entering the restroom, there was a foul sewage smell and we were informed that there is no running water in the home. The bedroom on the southeast side of the home has broken windows that do not open or close properly. Holes and broken sheetrock were observed in the two bedrooms. The entire pier and beam foundation needs leveling. Holes, cracks, and water damage on the exterior and interior walls, floors, and ceilings need repairing. Mr. Gildon stated the sagging roof, deteriorated rafters, overhang, and roof covering also needed to be repaired. As of July 21, 2014, the property owner secured the windows and doors to the structure and also mowed and cleaned the property. As of October 7, 2014 no permit(s) for the repairs has been obtained. Mr. Gildon stated today they received a visit from the property owner and stated he was going to attend today’s meeting. The property owner has a detailed plan of what he wanted to do to the home. The Findings of Facts are #1,2,3,4,5,6,7,8,9, and 10.

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

(a) Public Hearing to Determine if Structure is Unsafe

Jose Leal, 701 Solar Drive, Victoria, Texas, 77904, stated that particular house got into that condition because he could not get his renters out. He stated he had to take them to court. He stated they did not pay the water bill; therefore they did not have water. He stated they were without water for several months. His main concern is to rebuild that particular property. He stated the kitchen cabinets were destroyed by the tenants so they removed all of them. He stated that they have to reconstruct the entire structure. He stated he has a contractor that can do that. He noted it would be done in stages, starting with the leveling of the house. They would then work on walls, windows and everything else the house needs. He stated it would be repaired to new structure condition. Mr. Leal then gave a copy of his plans to the committee to view. He stated if he finds more wrong with the structure and it is more costly to repair he will get back with the staff and let them know the home needs to be demolished. He stated at this point the main beams in the house are still usable. He stated he could get the house done in three months. Mr. McCoy stated if you choose to demolish the property you do not have to get permission from the commission. You would just need a permit.
(b) Consider Issuing an Order to Demolish

Ms. Thomas made a motion to declare the structure unsafe. Mr. Cade seconded the motion. Motion carried.

Mr. Hinojosa made a motion that the structure was less than 50% damaged. Mr. Marshall seconded the motion. Motion carried.

Mr. Cade made a motion to secure the property within 30 days and grant 90 days to make the necessary repairs. Mr. Marshall seconded the motion. Motion carried.

4. 1706 N CAMERON
MILDRED GARLEY

Mr. Briones stated that on July 8, 2014 we received an office visit from Fire Marshal Tom Legler informing that the structure was severely damaged by a house fire. He stated that the structure was a total loss and that approximately 60-70% of the roof was missing. Code Enforcement performed an inspection and observed the property had fire damage in every room and the entire back portion of the house is exposed. We met onsite with a family member of the property Lillian and we walked the property and we discussed the process to demolish the structure using the Community Development Block Grant (CDBG). Mr. Briones noted that he gave the contact information for Darlah Sims and explained that they would need to meet requirements for the CDBG funds to be used on their home.

Mr. Briones stated on September 2, 2014 we received an office from CDBG coordinator stating that the deceased property owner’s daughter has contacted her and has met criteria for the funds to be used for the demolition of the structure. However they're awaiting the signature of the second sister Pamela.

As of October 7, 2014 CDBG coordinator is still awaiting the final signature of the sister. He stated the Findings of Facts are #1,2,3,4,5,6,7,8,9, and 10. Mr. Briones stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

Mr. Briones stated as of today there has been no progress.

(a) Public Hearing to Determine if Structure is Unsafe- No one was present to speak.

(b) Consider Issuing an Order to Demolish.

Mr. Hinojosa made a motion to declare the structure unsafe. Mr. Cade seconded the motion. Motion carried.

Mr. Hinojosa made a motion that the structure is more that 50% damage. Ms Thomas seconded the motion. Motion carried. The structure will be demolished.

5. 4702 LINGO LN (INCLUDING ACCESSORIES)
LIZZIE SMITH c/o NELLIE BAREFIELD

Mr. Steven Solis stated that on May 6th, 2014 we observed vandalism had taken place on the property. All windows were broken and the front door was wide open. The interior of the structure had been ransacked; all the sheetrock had been broken off all interior walls, and all the contents of the home had been thrown about.

On June 3rd, 2014 we contracted the structure to be fully secured, 15 windows and the front door were secured.
He stated on July 1st, 2014 we observed that vandalism had again taken place. Some of the contents from
the inside of the home were thrown in the back yard. The front door and a back window had been unsecured and
one of the accessory structures was also unsecured.

Mr. Solis stated on July 3rd, 2014 due to the continual vandalism and activity we placed several game
Cameras onsite. Another work order was issued for the securing of the front door, back window, and accessory
structure.

Mr. Solis stated on July 22nd, 2014 the recently secured window had again been vandalized and more items
from the interior had been thrown in the back yard. Another work order was issued for the securing of the window.
We reviewed the photos from the game cameras and caught the vandals on camera. We contacted Victoria Police
Department that we had caught the vandals on camera and inquired what could be done. We were informed that
since the City does not own the property and there is no responsive owner there is no way to press charges.

Mr. Solis stated as Of October 23, 2014 there has been no progress. The Findings of Fact are #2, 5, 7, and
10. He stated Code Enforcement recommended the structure be declared unsafe and for the Commission to issue
an order to demolish due to the vagrant activity and condition of the property.

(a) Public Hearing to Determine if Structure is Unsafe—There was no one present to speak.

(b) Consider Issuing an Order to Demolish.

Mr. Marshall made a motion to declare the structure unsafe. Mr. Cade seconded the motion. Motion
carried.

Ms. Thomas made a motion that the structure is more than 50% damaged. Mr. Marshall seconded the
motion. Motion carried. The structure will be demolished.

6. 403 LASTRO
JOSEPHINE URIAS-LIFE ESTATE % SOILO URIAS JR

Isaac Solis stated that Code Enforcement observed an unsecured, vacant structure with large amounts of
deterioration to the siding, framing, roof, window sills & window frames. The leveling issues to the home have caused
multiple broken and/or improperly secured windows, and unleveled door frames and window frames. We observed
missing light fixtures, switches and face plates leaving exposed wiring in every room. The bathroom has fixtures in
disrepair; the walls in the bathroom and throughout structure have cracks and water damage. Flooring is unleveled
due to the rotted framing and a foul stench was present in the home due to apparent vagrant activity. Code
Enforcement has observed firsthand this property being used over the years by squatters and vagrants. The property
has also been reported by neighbors for various types of criminal activity.

Mr. Solis stated notices have been posted on site, the property has been notified and there is now a permit
pulled for repairs. It appears that some repairs have been attempted but large amounts of junk, trash and debris are
now piled and scattered outside in the yard and the grass and weeds are also overgrown. The Findings of Facts are
#2, 3, 4, 6, 8, 9, and 10.

Mr. Solis stated as of today October 23, 2014, no repairs have been made; the front door and 9 windows
remain unsecured.

Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and the Commission
issue an order to secure within 3 days to prevent further vagrant activity and demolish.

(a) Public Hearing to Determine if Structure is Unsafe—No one was present to speak
Mr. Hinojosa stated he spoke to a gentleman and he said if he had a permit he would not have to come to a meeting. Ms. Garcia stated that is not correct. She noted they would still have to come to the meeting.

Mr. Gildon stated that they did pull a permit. They tore out all of the sheetrock, but there was a lot of junk out there. Mr. Gildon stated that the staff pulled three work orders for the three lots that the owner has and hauled off like two to three loads.

(b) Consider Issuing an Order to Repair.

Ms. Thomas made a motion that the structure is unsafe. Mr. Hinojosa seconded the motion. Motion carried.

Mr. Hinojosa made a motion that the structure is less than 50% damage. Ms. Thomas seconded the motion. Motion carried.

Ms. Thomas made a motion to secure the building within 10 days and if the structures is not secure within 10 days the building can be demolished; and the work is not done to repair the building within 30 days the structure will be demolished. Mr. Cade seconded the motion. Motion carried.

7. 403 1/2 LASTRO

JOSEPHINE URIAS -LIFE ESTATE c/o SOILO URIAS JR

Mr. Gildon stated that on November 14, 2013 Code Enforcement observed a home in substandard condition. While onsite, we observed plumbing issues, junk, trash and broken windows. On December 3, 2013 we met on site with the tenant discussed the repairs that were being done. He stated that the plumbing, electrical, siding and leveling were going to be fixed. We were advised that before they moved in there was vagrant activity and damage to the home.

Mr. Gildon stated on February 25, 2014 we took the property to the Building Standards Commission. The structure was ordered to be repaired in 30 days and the proper permits for the repairs were to be obtained. Code enforcement received information from the tenant that he was making progress on the repairs but would not be finishing the project due to family conflict. He stated staff spoke with the property owner and have advised of the securing and the repairs needed to bring the structure up to minimal housing code. As of September 30, 2014 there has been minimal progress on the repairs and the structure is still improperly secured.

Mr. Gildon stated Findings of Facts are # 1,2,4,6,8, and 9. Mr. Gildon stated that Code Enforcement recommends the structure be declared unsafe and the Commission issue an order to demolish.

Mr. Gildon stated as of today October 23, 2014 there is no progress in repairs.

(a) Public Hearing to Determine if Structure is Unsafe-No one was present to speak

(b) Consider Issuing an Order to Demolish.

Mr. Hinojosa made a motion to declare the building unsafe. Ms. Thomas seconded the motion. Motion carried.

Ms. Thomas made a motion that the structure is more than 50% damage. Mr. Marshall seconded the motion. The structure will be demolished.

D: ITEMS FROM BUILDING AND STANDARDS COMMISSION

Ms. Garcia passed out a memo for next fiscal year BSC meetings. Ms. Garcia stated there is also a vacancy
on the BSC committee and asked the committee if they would know of anyone who may like to serve on this commission.

Thomas Gwosdz apologized for being late to the meeting. He stated because the Planning Commission was moved to a different date and time he had to attend that meeting also today. He is impressed by the professionalism of this committee. He stated this is the hardest commission of any service in the City. He stated the people the committee deals with are in real serious situations and at a risk of losing their homes and structures and property. He commended the staff and committee for their good work.

Mr. Gwosdz stated he had one piece of legal advice for the commission. He stated the committee looks around and if there is no one present to speak, there is no public hearing. He stated the way the statute is written, “After a public hearing is held the commission may”. He stated it is important that we go ahead and say, “I am opening the public hearing, is there anyone who would like to speak on the subject, if not I am going to close the public hearing”. So we can get into the record that there was a public hearing.

Mr. McCoy stated in the last few weeks we lost a long time member of this commission, Billy Settles. He stated this commission expresses great gratitude for his years of service to this hardest commission in the City. He served with great dignity and was chairman of this committee for a long time. Mr. McCoy stated he feels honored to fill his shoes. Ms. Garcia stated before Mr. Settles passed he was presented with a plaque for his service on the commission.

Mr. Marshall asked if the staff could drop a packet off to his house before the BSC meeting. Ms. Garcia stated the staff would drop a packet off at his house.

E: ITEMS FROM STAFF

Ms. Garcia complimented her staff for the great job they do.

F: ADJOURNMENT

The meeting was adjourned at 6:55 p.m.

Approved: ____________________________________________________

Rawley McCoy, Chairman

Approved: ________________________________________________

Jared Mayfield, Secretary
Director of Development Services
CASE: 1403091

403 S VINE

Legal Description: VICTORIA PT OF LOT 4 BLOCK 50
PID #: 62757

Land Use: Single-Family Residential

Owner(s): RICHARD JOSEPH GALLARDO & ELSA MARIE KUEHN

Staff Contact: Juan Briones, Code Enforcement Officer II

LOCATION MAP:
CASE HISTORY:

Code Enforcement observed deterioration on the wood siding, shifting foundation, leaning piers and missing floor boards. Upon further inspection we also observed deteriorating roof, front porch overhang, window frames and window panes. The front door was unsecured and upon entry we observed exposed wiring, holes in the walls and ceiling, weak floor boards and water damage to the ceiling. We made contact with the property owner and advised of the state of the structure. As of January 8, 2015 there has been no progress on the securing, repairs or demolition.

Findings of Facts # 1,2,3,4,7, 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 foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof has inadequate means of egress as required by the City’s Building Code
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.
- The structure invites vandalism, vagrant activity, and has become blight to the neighborhood and a nuisance/ danger to the public health, safety, and welfare.

CASE DETAILS:

Taxes Owed: $491.97

Historic Value: None.

VCAD Value: $18,350.00 (Home site Value); $1,510.00 (Land)
STAFF RECOMMENDATION:

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

PHOTOGRAPHS:
CASE: 1402808

705 S WILLIAM (ACCESSORY ONLY)

Legal Description: VICTORIA PT OF LOT 4 & N 5.6’ OF LOT 1 BLOCK 137
PID #: 76508

Land Use: Single-Family Residential

Owner(s): MARIE MILLER LLC

Staff Contact: Steven J. Solis, Code Enforcement Officer II

LOCATION MAP:
CASE HISTORY:

Code Enforcement observed the accessory structure that is being used as storage facility in the back of the property. Upon further inspection we observed deteriorated exterior siding, broken windows and walls and foundation shifting due to a portion of the roof collapsing. There was also vines and weeds growing all over the west side and part of the east side of the garage portion of the structure. The inside of the garage area had portions of the interior wall deteriorated due to water damage broken windows collapsing ceiling and improper load on the support beams. We were able to make contact with the property owner Marie Miller and she stated that she wanted to salvage the building and use it for storage. As of January 8, 2015 there has been no progress on the repairs or demolition.

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

- The Building structure or any part thereof is liable to partially or fully collapse
- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof has inadequate means of egress as required by the City’s Building Code
- The structure invites vandalism, vagrant activity, and has become blight to the neighborhood and a nuisance/ danger to the public health, safety, and welfare.

CASE DETAILS:

Taxes Owed: $998.33

Historic Value: None.

VCAD Value: $38,430.00 (Home site Value); $1,870.00 (Land)
STAFF RECOMMENDATION:

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

PHOTOGRAPHS:
CASE: 1402228

1607 E GOODWIN (BURNT)

Legal Description: BROWNSON - LOT 3 & LOT 4 BLOCK 13
PID #: 41352

Land Use: Single-Family Residential

Owner(s): MILDRED GILLAR (ESTATE) % LESA CHARBULA

Staff Contact: Isaac Solis  Code Enforcement Inspector

LOCATION MAP:
CASE HISTORY:

Code Enforcement observed a home was damaged by a house fire. The fire appeared to have started in the kitchen area on the west side of the home and traveled to every room of the house. The west side of the home has a large portion of the house exposed and unsecured. The back door was open and unsecured in the south side of the home. We were able to make contact with the property owner and they advised that they had intentions of knocking the home down but the fire investigator advised to refrain from doing so since they suspected arson. We gave the contact information for the fire department and as of January 8, 2015 there has been no permits pulled and no progress on the repairs or demolition.

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 covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof 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 is substandard, dilapidated, and otherwise unfit for human habitation.
- 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.
- The structure invites vandalism, vagrant activity, and has become blight to the neighborhood and a nuisance/ danger to the public health, safety, and welfare.

CASE DETAILS:

Taxes Owed: None

Historic Value: None.

VCAD Value: $8,180.00 (Home site Value); $11,250.00 (Land)
STAFF RECOMMENDATION:

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

PHOTOGRAPHS:
Case: 1403414

208.5 Ekstrum

Legal Description: EAST SIDE LOT 6 BLOCK 4
PID #: 45612

Land Use: Single-Family Residential

Owner(s): JOSEPHINE REYES

Staff Contact: Isaac Solis Code Enforcement Inspector
CASE HISTORY:

Code Enforcement observed an unsecured mobile home in complete disrepair. The foundation has shifted due to leveling issues and there is severe water damage to the roof. There are broken windows and deteriorated siding. The entire mobile home has junk and trash filled inside. According to our mapping system the home is partially on the adjacent property listed as 206 Ekstrum. We made contact with the property owners daughter Pat and she stated that they had plans to demolish the trailer home. We gave the contact information for the development center and advised of the permits needed for demolishing the home. As of January 8, 2015 there has been no permits obtained, progress on the repairs or the demolition 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 covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof 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 is substandard, dilapidated, and otherwise unfit for human habitation.
- 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.
- The structure invites vandalism, vagrant activity, and has become blight to the neighborhood and a nuisance/ danger to the public health, safety, and welfare.

CASE DETAILS:

Taxes Owed: $4.25
Historic Value: None.
VCAD Value: $10,350.00 (Home site Value); $490.00 (Land)
STAFF RECOMMENDATION:

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

PHOTOGRAPHS:

208.5 EKSTRUM AND 206 EKSTRUM (MOBILE HOME)
208.5 EKSTRUM AND 206 EKSTRUM
(MOBILE HOME)
Agenda Item #: C-4

CASE: 1403414

206 EKSTRUM

Legal Description:

EAST SIDE LOT 6 BLOCK 4
PID #: 45612

Land Use:

Single-Family Residential

Owner(s):

JOSEPHINE REYES

Staff Contact:

Isaac Solis Code Enforcement Inspector

LOCATION MAP:
CASE HISTORY:

Code Enforcement observed an unsecured mobile home in complete disrepair. The foundation has shifted due to leveling issues and there is severe water damage to the roof. There are broken windows and deteriorated siding. The entire mobile home has junk and trash filled inside. According to our mapping system the home is partially on the adjacent property listed as 206 Ekstrum. We made contact with the property owners daughter Pat and she stated that they had plans to demolish the trailer home. We gave the contact information for the development center and advised of the permits needed for demolishing the home. As of January 8, 2015 there has been no permits obtained, progress on the repairs or the demolition 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 covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated. The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof 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 is substandard, dilapidated, and otherwise unfit for human habitation.
- 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.
- The structure invites vandalism, vagrant activity, and has become blight to the neighborhood and a nuisance/ danger to the public health, safety, and welfare.

CASE DETAILS:

<table>
<thead>
<tr>
<th>Taxes Owed:</th>
<th>$237.78</th>
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<td>Historic Value:</td>
<td>None.</td>
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<tr>
<td>VCAD Value:</td>
<td>NA (Home site Value); $980.00 (Land)</td>
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</tbody>
</table>
STAFF RECOMMENDATION:

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

PHOTOGRAPHS:

208.5 EKSTRUM AND 206 EKSTRUM
(MOBILE HOME)
Agenda Item #: C-5

CASE: 1403111

2506 OZARK (ACCESSORY ONLY)

Legal Description: PUTNEY-MOORE LOT 27 & LOT 28 BLOCK K
PID #: 58545
Land Use: Single-Family Residential
Owner(s): TRINIDAD P GARCIA
Staff Contact: Isaac Solis Code Enforcement Inspector

LOCATION MAP:
CASE HISTORY:

Code Enforcement observed a dilapidated structure in complete disrepair. There was portions of the roof that were missing and the entire structure was leaning due to possible foundation problems. We were unable to gain access to the building to perform an inspection on the inside of the property. We were able to make contact with the property owner's son and advised of the condition of the home. He informed us that he had intentions on demolishing the structure. As of January 8, 2015 there have been no permits, repairs or progress on demolishing.

Findings of Facts # 1,2, and 3 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.

CASE DETAILS:

Taxes Owed: None

Historic Value: None.

VCAD Value: $22,680 (Home site Value); $3,020.00 (Land)

STAFF RECOMMENDATION:

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