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

AMENDED

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

Thursday, February 4, 2016
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 22, 2015
C: DISPOSITION OF THE FOLLOWING CASES:

1. 511 S MOODY
   BILLY OLIVER, PLATINUM HOME INVESTMENTS, LLC
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

2. 703 FORREST (705)
   GEORGE VELASQUEZ ETUX, ROSIE YBARRA VELASQUEZ, INTERNAL REVENUE SERVICES, ATTORNEY GENERAL, EXCALIBUR II LLC
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

3. 1605 GOODWIN
   NCS PROPERTIES INC, VOLUNTEERS OF VICTORIA INC (FKA MILLENIUM HOUSING, INC), BAYVIEW LOAN SERVICING LLC
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

4. 1602 ALVIN
   MATTIE TODD d/o MEL M ALLEN, MARGIE GIRDY, JOHNNY MAC TODD
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

5. 203 MARVELLE (INCLUDING ACCESSORIES)
   ARABELA CEDILLO, AREBELA S CEDILLO, LVNV FUNDING LLC, AMANDA AGUIRRE
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue
6. **2402 BRAZOS (ACCESSORY ONLY)**
   KEVIN R GRAHMANN, KEVIN GRAHMANN, CPL EASEMENT, HOUSTON PIPE LINE COMP,
   
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

7. **1805 POLK**
   MICHAEL G RIVERA, NOELIA ANDRADE
   
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

8. **5003 KINNEY (MOBILE HOME ONLY)**
   CHARLES A & JOSEPHINE A MC CLAUGHERTY, CHARLES A MC CLAUGHERTY SR., JOSEPHINE A TAM MC CLAUGHERTY, MIDLAND FUNDING LLC, VICTORIA COUNTY TAX ASSESSOR, EASEMENTS: CPL
   
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue

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**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.

______________________________
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 23, 2015

Mr. Marshall had a correction for the minutes. He noted that his name had been left off for attendance at the July 23 meeting. The minutes were then approved as corrected.

C: DISPOSITION OF THE FOLLOWING CASES:

1. 1605 GOODWIN
   NCS PROPERTIES, NCS PROPERTIES c/o NOEL SMITH
   BAYVIEW FIRST FUNDING LLC

   Mr. Solis stated that on July 23, 2015 this structure was presented for a second time to the Building and Standards Commission, (BSC). The Board declared the structure unsafe and less than 50% damaged. The Board issued an order for the owner to meet with the City Building Official and the Assistant Director of Development Services to define the scope of the existing permit and identify all substandard and unsafe issues of the building within 10 days. The owner was also required to obtain a list of all repairs needed for the structure to meet code. Once the owner obtained the list from the City, the Order also required for a signed copy of the scope and timeline to be submitted to the Board, along with a status update at the next meeting.
Mr. Solis stated on August 4, 2015 Assistant Director Julie Fulgham and Building Official Rick Madrid met with Property Owner Noel Smith. Mr. Smith was presented a City Of Victoria handout for repairs of dilapidated structures. Also discussed were repairs to the following numerous dilapidated housing conditions:

- Repairing dilapidated east wall
- Window Openings not to Code
- Exterior Siding is not weatherproof
- Roof is dilapidated in several areas and is also deteriorated and brittle. Requires re-roof
- Repair/rebuild the washrooms to meet code
- Remove siding and expose exterior studs for inspection from bottom plate to mid wall
- All associated plumbing/wiring within exposed cavities shall be inspected
- Covered areas of west side of building shall be exposed where fire occurred for inspection

Mr. Solis stated on September 14, 2015, Code Enforcement met with the Property Owner Mr. Smith and Building Official Rick Madrid at the property. Very little progress was observed on the repairs that had been made. A few areas of the wall were opened for inspection; due to the consistency of wood rot in the bottom stud plate, Building Official Rick Madrid requested for Mr. Smith to remove approximately thirty six (36) inches above the bottom plate of the entire length of the building. Mr. Smith stated that it has been difficult to find reliable contractors to do the work, but they were able to remove the siding as requested. Building Official Rick Madrid also reiterated to Mr. Smith that overall repair of the structure needs to start from the bottom up. Other areas that would need to be addressed once the rot and studs are addressed are the wash rooms and roof. Mr. Smith inquired if they could replace the rotted portions once the additional area of siding was removed. Building Official Rick Madrid agreed but requested the areas repaired not be covered up until it was inspected and approved.

On September 25, 2015 Code Enforcement re-inspected the property and observed that additional siding was removed as requested and some minor replacement has taken place in rotted areas.

Mr. Solis stated there is an update. Code Enforcement met onsite with Building Official Rick Madrid and the property owner. Mr. Madrid advised approved plywood covering for approved areas but requested the property owner to call Building Inspections for a Final before placing weather covering and siding. The wash rooms also had repairs being made, and Mr. Madrid observed that the saw blade used to remove the siding from the wash room had cut ¾ into the studs. He also instructed Mr. Smith to replace the studs in units 2 and 3. In addition the cinder block used to support the Unit 2 washroom was not up to Code, and unit 1 washroom appeared to need an additional support. The Building Official also advised the property owner that some sort of ventilation needs to be provided for each washroom, preferably a window. On October 22, 2015, Code Enforcement observed some siding on the front of the structure had been repaired. The number 3 accessory is the only accessory that is needed to be approved for siding. All other accessory had been approved for siding. Staff also observed paint had been added to accessory number 1.

Mr. Solis stated the Findings of Facts are #2,5,6,7,9, and 10. He stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to continue to repair and obtain Certificate of Occupancy for each apartment. If substantial progress is not made by the next Building Standards commission meeting, then charges may be filed in Municipal Court for these code violations.
a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

Noel Smith, PO Box 4953, Victoria, Texas, 77903, presented a list to the commission of the repairs that he had made to the structure and all of the repairs that still needed to be done. He stated he would have the structure completed in 60 days. This letter is made a part of these minutes as “Attachment A”.

Mr. McCoy then closed the Public Hearing.

b) Consideration of Orders to Issue

Mr. Mercer made a motion to accept staff recommendation for repair. Mrs. Thomas seconded the motion. Motion carried.

2. 2006 JECKER

DONNA ODEM-NICHOLS & JOHN NICHOLS

Isaac Solis stated that on June 1, 2015 Donna Odem-Nichols, contacted Code Enforcement to inform staff that she has purchased the property and plans to remodel the structure. On July 23, 2015 this structure was brought before the Building and Standards Commission, (BSC) and an order was placed on the property to pull proper permits and attend the meeting on October 22, 2015 for an update on the repairs. As of September 25, 2015 Code Enforcement observed the following repairs:

- Leveling to the entire structure
- Floor covering
- New studs
- New electrical - Electrical inspection passed on September 18.
- New plumbing lines
- Replaced windows and framing
- Properly secured

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

Mr. Solis stated there was an update. Code Enforcement arrived onsite with property owner Donna Odem-Nichols and Building Official Rick Madrid. Mr. Madrid supplied a document for “Required Exterior Repairs for Condemned Buildings and Dilapidated Structures” and explained that it is a good guide for them to follow as they repair the home. Some concerns with the interior studs were identified and Mrs. Nichols said that she will have her Contractor repair and fix these issues. He noted they also discussed window frames needing additional support in order to be up to code. The outside exterior was also inspected and there was minimal areas with rotted wood. Mrs. Nichols made notes of the areas to be repaired and said that these areas would also be relayed to the Contractor. On October 22, 2015, Code Enforcement observed new siding on the entire home had been completed, and new windows had been installed. All areas the Building Official pointed out are being addressed and/or repaired.

Mr. Solis stated that Code Enforcement recommends the structure to be declared unsafe and for the Commission to issue an order to continue repairs and obtain a Certificate of Occupancy.

(a) Public Hearing to Determine if Structure is Unsafe
Mr. McCoy opened the Public Hearing.

Donna Odem-Nichols, PO Box 5086, Victoria, Texas 77903, stated that Mr. Madrid gave her good instructions on what needed to be done to the home. She stated that she leveled the home, put on a new roof, put insulation on the inside and noted she would have the home complete in 60 days. Ms. Nichols then gave the commission a copy of the repairs she had done to the home. The list of repairs are made a part of these minutes as “Attachment B”.

Mr. McCoy closed the Public Hearing.

(b) Consideration of Orders to Issue

Mr. Mercer made a motion to extend staff recommendation to continue repairs. Mr. Marshall seconded the motion. Motion carried.

3. 3708 N MAIN (STORAGE BLDG ONLY)
   KIMBERLY BUCKERT BERTRAND ET AL, MICHAEL DAVID BUCKERT, ARTHUR G. PARKER, JR.
   KERRY LOCKESTEDT, CARMEN I. LOCKSTEDT

Ms. Garcia stated on April 16, 2015 while inspecting other violations of high grass, weeds, junk, trash, brush, and bees at this property, Code Enforcement observed a hole on the west side of the storage building, which is behind the main residence at this location. The owner listed on the Victoria County Appraisal District lives in Lafayette, Louisiana and has attempted to work with Code Enforcement to comply; however, she is having legal issues regarding the home.

Ms. Garcia stated that Code Enforcement met on site with the owner's father, David Buckert on September 25, 2015. We observed that the storage building does have extensive damage on the west side of the structure. It appears that a tree may have fallen on the structure and a majority of the west wall has collapsed. The storage building also has an attached covered carport / porch area that also has extensive deterioration of the fascia and soffit. Mr. Buckert agreed that the structure needs to be demolished and the entire property abated. He stated that he would contact his children and get back in contact with Code Enforcement. Mr. Buckert contacted Code Enforcement the afternoon of September 25, 2015. He informed staff that he spoke with his children and they advised him to let the City take the necessary actions needed to abate everything on this property and assess the bills to the property. Due to the legal issues between the tenant residing in the main home and other heirs, the property owners cannot afford fees.

Ms. Garcia reported Code Enforcement staff received information from the Victoria County tax attorney clerk, that the suit filed for back taxes had recently been removed because someone paid the taxes. Code Enforcement is in the process of issuing abatement work orders for mowing, cleaning, and bee removal on this property.

Grace Garcia stated there was an update. She reported that Code Enforcement staff received a call from the brother in law Kerry Lockstedt stating that he wasn't making the meeting tonight but wanted to update us on their progress. He stated that they plan on repairing the structure and that they've received bids from two contractors and was quoted around $6000 to repair. His expectation is 35-40 days to complete the repairs of the structure.
The Findings of Facts #1, 2, 3, 4, 5, 6, 7, and 10. Ms. Garcia stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to repair or demolish the structure.

Mrs. Thomas stated the whole structure did not look good. Mr. Marshall noted that he had also seen the structure and it looked bad.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the Public Hearing. No one was present to speak on the above property. Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue

Ms. Strickland made a motion that the structure is unsafe. Mrs. Thomas seconded the motion. Motion carried.

Ms. Strickland made a motion that the structure is more than 50% damaged. Mrs. Thomas seconded the motion. Motion carried. There will be an automatic demolition.

4. 904 S WILLIAM
JOSEFINA JAIME LOREDO & MARIA ALICIA JAIME LOREDO

Ms. Garcia stated that the structure had been demolished.

5. 1014 JULIUS
BERENICE MALDONADO

Steven Solis stated that on August 11, 2015 Code Enforcement observed the structure had broken windows and unsecured doors. Staff also observed deterioration to the exterior wood members, floor boards, and window frames. The floors were unleveled and there is broken sheet rock due to vandalism. Staff attempted to make contact through various methods of correspondence, but there has been no contact made from the property owner. As of October 22, 2015 there has been no progress made on securing the structure.

The Findings of the Facts are #2, 4, 7, 9, and 10.

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

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the Public Hearing. No one was present to speak. Mr. McCoy closed the Public Hearing.

(b) Consideration of Orders to Issue

Ms. Strickland asked if anyone drove by and checked the structure. Mr. Marshall stated he drove by the structure and stated it could be repaired. Ms. Thomas stated the structure did not look good. Mr.
Mercer stated the supporting members of the structure or 25% or more damaged due to deterioration. He stated on a $17,000 house just to level it would be $8,000.

Ms. Thomas expressed the concern if the owner could bring it up to code when they owe $1,418.52 in taxes.

Ms. Fulgham asked if there were utilities to the house. Mr. Briones stated the utilities had been cut off. Mr. Marshall stated if you just secured the house, you would not be helping the issue at all. He stated the house will just sit there.

Mr. Mercer made a motion that the building was unsafe. Ms. Thomas seconded the motion. Motion carried.

Ms. Strickland made a motion that the structure was more than 50% damaged. Ms. Thomas seconded the motion. Motion carried.

Mr. McCoy stated that is an automatic demolition.

Ms. Garcia stated on August 18, 2015 Code Enforcement received a call from a concerned citizen reporting that the storage building at this location should be torn down because there are vagrants squatting on site. It was reported that the siding was pulled off by the vagrants to gain entry to the home. Upon inspection, Code Enforcement observed that no entry to the buildings had been made, but the carport attached to the storage building has major deterioration on the roof covering. There are holes on the roof, which clearly show water damage and wood rot. There are some areas on the roof that have completely rotted and are missing. The post to the carport and bracing remain sturdy, but there is water damage on some rafters, the fascia and soffit. Development Services provided record that a permit had been obtained in 1999 by the homestead owner to construct a 14 X 24, (336 sq ft) carport. The county tax attorney clerk confirmed that this property is under a tax suit and that there will be no problem if the structure is demolished as they will still be able to move forward with the suit.

Ms. Garcia stated the Findings of Facts are #2 and 7.

Ms. Garcia stated that Code Enforcement recommends the carport structure be declared unsafe and for the Commission to issue an order to repair or demolish.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. No one was present to speak. Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue

Ms. Strickland made a motion that the structure is unsafe. Mr. Mercer seconded the motion. Motion carried.

Ms. Strickland made a motion that the structure is more than 50% damaged. Mr. Hinojosa seconded the motion. Motion carried.
D: ITEMS FROM BUILDING AND STANDARDS COMMISSION

Mr. McCoy asked if there was any kind of mechanism that once a structure is brought up and declared unsafe and issues are brought out, does the City share that information with the appraisal district. Ms. Champion stated no. Ms. Fulgham stated that the orders are filed at the Courthouse and noted the tax office should check those records. Mr. McCoy stated if the information could be shared that would be a nice gesture. Ms. Fulgham stated that they could email the final orders to the tax office.

E: ITEMS FROM STAFF

Grace Garcia asked the BSC members if they wanted to be reinstated for the next term. The members all agreed that they wanted to be reinstated.

Ms. Garcia also noted that Linda Champion was retiring. Mr. McCoy thanked Ms. Champion for all of her sound advice. Ms. Champion stated she has enjoyed her time with the City.

F: ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

Approved: _________________________________________
Rawley McCoy, Chairman

Approved: _________________________________________
Jared Mayfield, Secretary
Director of Development Services
CASE 1503654

511 S MOODY

Legal Description: VICTORIA TIF 12500 E 1/2 OF S 1/2 OFLOT 1 BLOCK 63 1/2
PID #: 62828

Land Use: COMMERCIAL

Owner(s): BILLY OLIVER

Staff Contact: RICK MADRID, BUILDING OFFICIAL

LOCATION MAP:
CASE HISTORY:

On November 6, 2015 Code Enforcement conducted an inspection of this structure at the request of Building Official Rick Madrid. We observed some holes on exterior walls and portions of brittle stucco. We were unable to enter the interior of the structure.

On December 12, 2015 Code Enforcement received the Inspection worksheet from Bldg Official Rick Madrid, containing the following inspection notes:

- 9/30/14 the building was proposed to be used as a Storage/Office bldg. Building Official Rick Madrid met with owner Billy Oliver and discussed the condition of the bldg. It was explained to Mr. Oliver that the he would need to repair the exterior walls because they show deterioration thru the studs and the wall crumbles with hand pressure. Mr. Oliver was instructed by the Building Official to expose exterior walls 2-3ft high to determine repairs. Also noted were roof leaks at the building junction. A six month timeline was given to accomplish repairs. Since that meeting all attempts to contact the owner have failed and no progress has been made.
- January 14, 2016, Code Enforcement arrived on site and posted the Public Hearing Notice and Red tag notice on site. The structure has been painted and has signs of being occupied. Advertising signs for ABCO Roofing & Construction are posted on the building and the structure was painted.

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

- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated.
- Has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s Building Code and Plumbing Code.

CASE DETAILS:

Taxes Owed: $245.12
Historic Value: None
VCAD Value: $4,800 (LAND) $5,170 (HOMESITE VALUE) TOTAL:$9,970
STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to repair the structure as previously outlined by the Building Official.

PHOTOGRAPHS:
511 S MOODY (CONT.)
CASE

703 E FORREST (705)

Legal Description: VICTORIA E 84’ OF LOT 8 BLOCK 219
PID #: 63921
Land Use: RESIDENTIAL
Owner(s): GEORGE VELASQUEZ ETUX
Staff Contact: ISAAC SOLIS CODE ENFORCEMENT OFFICER
CASE HISTORY:

On October 30, 2015 Code Enforcement observed the deteriorated roof in need of complete replacement. Deteriorated rafters are especially visible on the side of the home including the interior ceilings which are also water damaged due to lack of roof covering. Holes in the roof has caused weather damage to the fascia and there are also broken and unsecured windows.

On December 12, 2015 we received an office visit from the property owner, Mr. Velasquez. He stated that Contractor Jose Leal would be going by to look at the structure to give an estimate for the repairs.

On January 15, 2016 we received another office visit from the property owner Mr. Velasquez. He was inquiring if there is anything he can do on this structure to avoid it from being torn down. Mr. Velasquez was provided a Building and Standard Commission, (BSC) Detailed Plan packet to fill out for all the repairs that need to be performed to the structure. It was explained to Mr. Velasquez that the envelope of the structure needs to be repaired/secured from all elements and then the inside can be repaired as long as proper permits are obtained. It was also explained that if he needs more than 90 days to repair the structure, he must provide a detailed plan to the board members.

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

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The non supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated
- The structure or any part thereof has been damaged by fire, water earthquake, wind vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure 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: $0.00
Historic Value: None
VCAD Value: $2,350 (LAND) $36,080 (HOMESITE VALUE) TOTAL:$38,430

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.
CASE 1403338

1605 E GOODWIN (Apartment Complex)

Legal Description: BROWNSON LOT 5 BLOCK 13
PID #: 41353
Land Use: RESIDENTIAL
Owner(s): NCS PROPERTIES INC
Staff Contact: ISAAC SOLIS, CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

On July 23, 2015 this structure was presented for a second time to the Building and Standards Commission, (BSC). The Board declared the structure unsafe and less than 50% damaged. The Board issued an order for the owner to meet with the City Building Official and the Assistant Director of Development Services to define the scope of the existing permit and identify all the substandard and unsafe issues of the building within 10 days. The owner was to also obtain a list of all repairs needed for the structure to meet code. Once the owner obtained the list from the City, the Order also required for a signed copy of the scope and timeline be submitted to the board, along with a status update at the next meeting.

On August 4, 2015 Assistant Director Julie Fulgham and Building Official Rick Madrid met with Property Owner Noel Smith. Mr. Smith was presented a City Of Victoria handout for repairs of dilapidated structures. Also discussed were repairs to the numerous dilapidated housing conditions.

On October 22, 2015 this structure was presented for a third time to the Building and Standards Commission. The Board accepted Staff recommendation of the structure to be declared unsafe and for the Commission to issue an order to continue to repair and return to the next BSC Meeting.

On January 14, 2016 Code Enforcement observed repairs to wash rooms and siding has been completed, but there has been no progress in repairing the roof.

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

- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The non supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

CASE DETAILS:

<table>
<thead>
<tr>
<th>Taxes Owed:</th>
<th>$0.00</th>
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<tbody>
<tr>
<td>Historic Value:</td>
<td>None</td>
</tr>
<tr>
<td>VCAD Value:</td>
<td>Land site Value $5,670, Home site Value $38,540 = $44,210</td>
</tr>
</tbody>
</table>
On 12/8/14 A Sub Standard letter was mailed regular and certified to the Property Owner.

On 3/20/15 Public Hearing Notices were mailed and posted for the 4/23/15 BSC Meeting.

On 4/24/15 BSC Order Notices were mailed and posted.

On 6/19/15 Permit for General Repairs was pulled by Property Owner-Expires 9/17/15.

On 6/29/15 Public Hearing Notices were mailed and posted for the 7/23/15 BSC Meeting.

On 7/24/15 BSC Order Notices Mailed and Posted.


On 9/14/15 Onsite inspection with Code Enforcement Officer Juan Briones, Building Official Rick Madrid and Property Owner Noel Smith.

On 1/14/16 repairs to washroom and siding has been completed, re-roof needs to be completed.

**STAFF RECOMMENDATION:**

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to complete roof repair and return to the next BSC meeting.

**PHOTOGRAPHS:**

![Image of the structure with captions: 1605 Goodwin (Unit 1) September 25, 2015]
1605 GOODWIN

1605 GOODWIN (cont.)
Agenda Item #: C-4

CASE

1602 E ALVIN

Legal Description: SLOTNICK LOT 14 & PT OF LOT 15 BLOCK 6 1 OF 2
PID #: 60649

Land Use: RESIDENTIAL

Owner(s): TODD MATTIE c/o MEL M ALLEN

Staff Contact: ISAAC SOLIS CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

On June 4, 2015 Code Enforcement observed yellow caution tape around the structure. Smoke and fire damage is visible to the front siding of home directly under the fascia of the roof. We walked around to the back side of the home facing S Laurent and observed heavy fire damaged. We determined this was the possible point of origin of fire. All windows and doors have been secured.

On May 5, 2015, we received the Fire report, the following are excerpts from the report:
- Victoria Fire Department arrived to find a single story, single family dwelling with fire and smoke at the rear of the building.
- The fire created its own vent hole in the rear of the structure.
- The dining room is listed as the area of fire origin.
- Heat source, item first ignited, type of material first ignited, and factor contributing to ignition are all listed as undetermined.

As of January 14, 2016 there has been no progress.

Findings of Facts # 1,2,5,7,8, 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.
- The non supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated
- The structure or any part thereof has been damaged by fire, water earthquake, wind vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- 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: $0.00

Historic Value: None

VCAD Value: $2,350 (LAND) $36,080 (HOMESITE VALUE) TOTAL:$38,430

STAFF RECOMMENDATION:

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

1602 ALVIN

1602 ALVIN (CONT.)
CASE: 1401299

203 MARVELLE (INCLUDING ACCESSORIES)

Legal Description: EAST SIDE LOT 10 BLOCK 8
PID #: 45668
Land Use: Residential
Owner(s): ARABELA S CEDILLO
Staff Contact: Juan Briones, Senior Code Enforcement Officer

LOCATION MAP:
On November 16, 2015, Code Enforcement observed deteriorated front paneling on the home. The foundation has signs of shifting and there is damage on the roof at the rear and south side of the home. The exterior envelope of the structure needs repair where the siding, window trims, porches, sills, and girder (beam) are deteriorated and possibly termite infested. There are accessory structures on site which also have foundation, roof, and siding deterioration. Due to legal issues listed below, the structure has not been repaired and the property is not being maintained.

- The appraised value of this property in 2014 was $17,670 (Homesite Value); $980 (Land)=$18,650; but the current value is now assessed at $40,530 (Homesite Value); $980 (Land)=$41,510.
- The building was declared unsafe and an order was issued to Secure and obtain proper permits within fourteen (14) calendar days (August 7, 2014). The structure was secured within fourteen days but no permits obtained.
- The property owner's granddaughter, Lisa Rodriguez, was present at the meeting and informed she retained a lawyer to have the title switched into her and her husband's name and would then began repairs.
- August 8, 2014, Code Enforcement received a call from Mr. Rodriguez informing there is another heir (cousin), and he is refusing to sign the property transfer

**Findings of Facts** # 1,4,5, 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 foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting coverings of walls, ceilings, roofs or floors are 50% or more damaged
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used
- The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City's Building Code and Plumbing Code. The structure 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: $3,577.01

Historic Value: None

VCAD Value: $40,530 (Home site Value); $980 (Land) = $41,510

STAFF RECOMMENDATION:

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

PHOTOGRAPHS:
CASE

2402 E BRAZOS (ACCESSORY STRUCTURE ONLY)

Legal Description:       BOULEVARD LOT 23 BLOCK E
                        PID #: 40580
Land Use:                RESIDENTIAL
Owner(s):                KEVIN R GRAHMANN
Staff Contact:           JUAN BRIONES CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

On March 26, 2015 Code Enforcement observed a accessory structure in the back yard with no roof covering and rotting beams and joists.

On January 5, 2016 we received a phone call from property owner Kevin Grahmann and Mr. Grahmann stated he will have the accessory structure demolished.

As of January 15, 2016 there has been no progress.

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

- The structure or any part thereof is liable to partially or fully collapse
- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The 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: $1,599.54
Historic Value: None
VCAD Value: $6,000 (LAND) $59,060 (HOMESITE VALUE) TOTAL:$65,060

STAFF RECOMMENDATION:

Code Enforcement recommends the accessory structure be declared unsafe and for the Commission to issue an order to demolish.
CASE: 1503525

1805 POLK

Legal Description: J R TRICE LOT 3 BLOCK 9
PID #: 62482
Land Use: RESIDENTIAL
Owner(s): MICHAEL G RIVERA
Staff Contact: Steven J. Solis, Code Enforcement Officer II

LOCATION MAP:
CASE HISTORY:

On October 15, 2016, Code Enforcement observed that the structure has major fire damage. The fire damage appears to be more than 50% of the interior of the home. The roof of the garage is severely damaged and the structure is unsecured. On December 3, 2015, Code Enforcement observed all but the roof, which is covered by a tarp, has been secured. A permit is posted on the window for remodel and repair which expires October 24, 2016.

On January 14, 2016, There has not been any repairs to the structure.

Findings of Facts # 1, 2, 5, 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.
- The non supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated.
- The structure or any part thereof has been damaged by fire, water earthquake, wind vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- 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: $1646.78 (before January 31, 2016)

Historic Value: None

VCAD Value: $10,130 (LAND) $56,070 (HOMESITE VALUE) TOTAL: $66,200

STAFF RECOMMENDATION:

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

5003 KINNEY (MOBILE HOME ONLY)

Legal Description: BLK 5, R 2, EAT FARM, LOT 3 T-19, ACRES 1.32
PID #: 46179
Land Use: RESIDENTIAL
Owner(s): CHARLES A & JOSEPHINE A MC CLAUGHERTY
Staff Contact: Steven J. Solis, Code Enforcement Officer II

LOCATION MAP:
CASE HISTORY:

Code Enforcement was contacted by the Victoria Fire Marshall Tom Legler advising of a large fire to the main structure on this property. We met with the Victoria Fire Department (VFD) and observed the main structure was engulfed in flames and a travel trailer was severely damaged by the fire. The fire had spread through every room in the main structure and the travel trailer was fire damaged beyond repair.

While inspecting the property we were advised of the mobile home that was being occupied by the property owner and his wife. After speaking with the Fire Marshall he stated that when he went into the mobile home to access the structure, he found it unfit for habituation. He stated that the floors are unstable and that he had to maneuver walking around to avoid falling through the floor. We spoke with the property owner onsite and advised that with the amount of fire damage, junk, trash and feces in the remaining structure we do not recommend they occupy it.

On December 28, 2016, Code Enforcement was informed, that Axis demolition was going to be assisting him with the demolition of the burnt structures. The property owner and Axis were informed that the mobile home structure would need to be demolished as well.

As of January 15, 2016 the fire damaged structure and travel trailer have been demolished and the debris has been removed. However, the sub-standard mobile home remains on site.

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 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 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: $238.23

Historic Value: None

VCAD Value: $14,260 (LAND) $11,610 (HOMESITE VALUE) TOTAL: $25,870

STAFF RECOMMENDATION:

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

PHOTOGRAPHS:
5003 KINNEY (mobile home)

5003 KINNEY (mobile home)