



# Building and Standards Commission



City of Terrell  
**Building and Standards Commission**  
Thursday, May 19, 2016 ~ 5:30  
City Hall ~ Council Chambers  
201 E. Nash, Terrell, TX 75160

**AGENDA**

**Larry Riggins – Chairman**  
**Chris Simpson**  
**Stephen Austin**  
**Michael Lowe**

**Ricky Jordan – Vice Chairman**  
**Cary Harwell**  
**Robert Brown**

1. **Call to order.**
2. **Discuss and Consider approval of minutes of the Building and Standards Commission meeting of February 4, 2016.**

**NEW BUSINESS**

**123 Damon, Laroe & James, Block 389B Lot 3**

3. **Item a:** Conduct a public hearing regarding the condition of the subject property  
**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**302 N. Virginia, Terrell Original, Block 60 Lot 3B**

4. **Item a:** Conduct a public hearing regarding the condition of the subject property  
**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**304 N. Virginia, Terrell Original, Block 60 Lots 2G & 3A**

5. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**112 San Jacinto, Terrell Rev, Block 426A Lot 2**

6. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**908 San Jacinto, Gordon 2<sup>nd</sup>, Block A Lot 17**

7. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**917 N. Virginia, Terrell Rev, Block 528 Lot 2C**

8. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8**

9. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**909 Lawrence, Warren, Block 5 Lot 4**

10. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**403 N Park, Warren, Block 11 Lot 17**

11. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**801 W. High, Western, Block 115 Lot 1A**

12. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**800 W. Grove, Western, Block 122 Lot 1A**

13. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**703 W. Grove, Western, Block 94, Lots 2-3**

14. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**609 W. Grove, Western, Block 92 Lots 1F, 1E & 1D**

15. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**507 Boone, Dewberry 3<sup>rd</sup>, Block 2 Lot 6**

16. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**510 New Hope, Breezy Hill, Block H Lot 172**

17. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**601 St. Luke, Breezy Hill, Block A Lot 24**

18. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**1303 S. Medora, Kennedy Heights, Block B Lot 2**

19. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**1118 S. Medora, Phagan, Block 4 Lots 45 & 46**

20. **Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**305 Henderson, Stallings 3<sup>rd</sup> & 4<sup>th</sup>, Block 18 Lot 10**

**21. Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**706 S. Catherine, Moore & Nash, Block 89 Lot 3A**

**22. Item a:** Conduct a public hearing regarding the condition of the subject property

**Item b:** Discuss and consider if the property described above is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

**23.** Staff Report.

**24.** Hear Remarks From Visitors

**EXECUTIVE SESSION**

**25.** Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to Discuss the following:

1. Section 551.071 - Consultation with Attorney - Pending or Contemplated Litigation.

**26.** Reconvene into Regular Session and Consider Action, if any, on Items Discussed in Executive Session

**27.** Adjourn.

**POSTED AT CITY HALL BULLETIN BOARD – Monday, May 16, 2016 at 11:00 a.m.**

ATTEST:

  
John Rounsavall, City Secretary



Commission reserves the right to adjourn into Executive Session to seek Legal Counsel on a matter which the Canon of Legal Ethics demands to preserve the Attorney-Client privilege pursuant to Section 551.07(2) of the Texas Government Code.

City of Terrell  
**Building and Standards Commission**  
Thursday, February 4, 2016 ~ 5:30 p.m.  
City Hall ~ Council Chambers  
201 East Nash  
Terrell, TX 75160

**Minutes**

**Present:** Chris Simpson, Ricky Jordan, Robert Brown, Michael Lowe, Larry Riggin, Stephen P. Austin and Cary Harwell

**Staff:** Steve Rogers, Bobby Phillips, Mike Sims, Greg Shumpert, Ricky Mendez, Elvia Mier and Gina Dominguez

**1. Call to order.**

*Chris Simpson, Acting Chairman, called the Building and Standards Commission meeting to order at 5:34 p.m.*

**2. Welcome and swear in new Board Member**

*New Board Member Cary Harwell was sworn in to Commission by Greg Shumpert, City Attorney*

**3. Discuss and consider appointment of new Chairman and Vice-Chairman.**

*Michael Lowe made and Cary Harwell seconded a motion to approve Larry Riggin for Chairman. **The motion carried unanimously.***

*Robert Brown made and Chris Simpson seconded a motion to approve Ricky Jordan for Vice-Chairman. **The motion carried unanimously.***

**4. Discuss and consider approval of minutes of the Building and Standards Commission meeting of September 29, 2015.**

*Robert Brown made and Stephen P. Austin seconded a motion to approve minutes of September 29, 2015 meeting of the Building and Standards Commission. **The motion carried unanimously***

**OLD BUSINESS**

- 5. Conduct a public hearing regarding the Condition of the following properties and Conduct a hearing to deliberate and determine if a property is substandard and determine what action if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code.**

**A. 107 Chappel - Lot 4, Block B, Spray 5**

*Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare.*

*Owner of property Cherry Lapraday- Call Investment Corporation and Gentrel White were present to represent and speak for the Property*

*Chris Simpson made and Stephen P. Austin seconded a motion to declare the structure(s) dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare.*

***Motion 1- Order carried unanimously.***

*Larry Riggin made and Chris Simpson seconded a motion to order the owner(s) of the property to comply with the conditions as stated in Exhibit A (BSC Order) with the following stipulations: the orders must comply within ninety (90) days of the publication of the order and if they fail to do so they will be subject to civil penalties in the amount of \$1000 per day.*

***Motion 2 - Order carried unanimously.***

**B. 817 N. Virginia - Lot 8 Block 527 Anthony place**

*Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. Staff personnel suggested a Denial of any further extensions.*

*Owners of property Vernon and Judith Carey were present to represent and speak for the Property*

***Order from September 29, 2015 meeting stands.***

**C. 606 West End- Lot 16 PT Block 3 Newton & Howell**

*Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. Staff personnel suggested a Denial of any further extensions.*

*Owner of property Johnnie Holmes was present to represent and speak for the Property*

***Order from September 29, 2015 meeting stands.***

#### **D. 311 Tenth Street - Lot 1A-4A Replat Block 2 Terrell Terrace**

*Bobby Phillips reported to the commission that the property no longer violates the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the structure is no longer dilapidated, substandard or unfit for human habitation or a hazard to the public health, safety and welfare. Staff personnel Request a Dismissal order from the Building and Standards Commission be approved.*

*No one was present to speak for the Property.*

*Ricky Jordan made and Larry Riggins seconded a motion that the proceedings regarding this property be dismissed.*

***Motion 2 - Order carried unanimously.***

#### **E. 1125 N. Frances - Lot 11 Block 1 Griffith & Griffith**

*Bobby Phillips reported to the commission that the property no longer violates the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the structure is no longer dilapidated, substandard or unfit for human habitation or a hazard to the public health, safety and welfare. Staff personnel Request a Dismissal order from the Building and Standards Commission be approved.*

*No one was present to speak for the Property*

*Stephen P. Austin made and Robert Brown seconded a motion that the proceedings regarding this property be dismissed.*

***Motion 2 - Order carried unanimously.***

#### **F. 907 S. Frances - Lot 1D & 3PT Block 183 & 184 Irvine**

*Bobby Phillips reported to the commission that the property no longer violates the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the structure is no longer dilapidated, substandard or unfit for human habitation or a hazard to the public health, safety and welfare. Staff personnel Request a Dismissal order from the Building and Standards Commission be approved.*

*No one was present to speak for the Property*

*Ricky Jordan made and Stephen P. Austin seconded a motion that the proceedings regarding this property be dismissed.*

***Motion 2 - Order carried unanimously.***

## NEW BUSINESS

6. **Conduct a public hearing regarding the Condition of the following properties and Conduct a hearing to deliberate and determine if a property is substandard and determine what action if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code.**

### **A. 1134 S Hwy 34 - Lot 1 Cooper Addition**

*Bobby Phillips reported to the commission that the property no longer violates the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the structure is no longer dilapidated, substandard or unfit for human habitation or a hazard to the public health, safety and welfare. Staff personnel Request a Dismissal order from the Building and Standards Commission be approved.*

*No one was present to speak for the Property*

*Stephen P. Austin made and Ricky Jordan seconded a motion that the proceedings regarding this property be dismissed.*

***Motion 2 - Order carried unanimously.***

### **B. 1706 S Hwy 34 - Lot 1PT & 2PT Christopher**

*Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare.*

*No one was present to represent and speak for the Property.*

*Larry Riggin made and Cary Harwell seconded a motion to declare the structure(s) dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare.*

***Motion 1- Order carried unanimously.***

*Ricky Jordan made and Stephen Austin seconded a motion to order the owner(s) of the property to comply with the conditions as stated in Exhibit A (BSC Order) with the following stipulations: the orders must comply within ninety (90) days of the publication of the order and if they fail to do so they will be subject to civil penalties in the amount of \$1000 per day.*

***Motion 2 - Order carried unanimously.***

### **C. 1800 N Frances - Tract 1 Gene Kelly Subdivision**

*Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare.*

*No one was present to represent and speak for the Property.*

*Robert Brown made and Larry Riggin seconded a motion to declare the structure(s) dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare.*

***Motion 1- Order carried unanimously.***

*Robert Brown made and Michael Lowe seconded a motion to order the owner(s) of the property to comply with the conditions as stated in Exhibit A (BSC Order) with the following stipulations: the orders must comply within ninety (90) days of the publication of the order and if they fail to do so they will be subject to civil penalties in the amount of \$1000 per day.*

***Motion 2 - Order carried unanimously.***

### **D. 1800 N Frances - 2.856 Acre Tract - Gene Kelly Subdivision**

*Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare.*

*No one was present to represent and speak for the Property*

*Larry Riggin made and Cary Harwell seconded a motion to declare the structure(s) dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare.*

***Motion 1- Order carried unanimously.***

*Larry Riggin made and Stephen P. Austin seconded a motion to order the owner(s) of the property to comply with the conditions as stated in Exhibit A (BSC Order) with the following stipulations: the orders must comply within ninety (90) days of the publication of the order and if they fail to do so they will be subject to civil penalties in the amount of \$1000 per day.*

***Motion 2 - Order carried unanimously.***

**E. 812 Griffith Ave - 0.8708 Acre Lot 3 Block 600 - Revised Town**

*Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare.*

*Troy Drollinger from the Carpenter Group Inc was present and spoke in regards to the Property.*

*Carey Harwell made and Ricky Jordan seconded a motion to declare the structure(s) dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare.*

***Motion 1- Order carried unanimously.***

*Cary Harwell made and Michael Lowe seconded a motion to order the owner(s) of the property to comply with the conditions as stated in Exhibit A (BSC Order) with the following stipulations: the orders must comply within ninety (90) days of the publication of the order and if they fail to do so they will be subject to civil penalties in the amount of \$1000 per day.*

***Motion 2 - Order carried unanimously.***

**7. No Staff Report was given**

**8. Hear Remarks from Visitors.**

Katie Smith and Ollie Cessin spoke in regards to 107 Chappel. Unfit to live in. Has to be taken down and rebuilt. Has been used for Drug Dealings.

**9. No Executive Session occurred.**

**10. Adjourn.**

Meeting adjourned at 6:40 p.m.

Approved as presented:

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Larry Riggin, Chairman



# Item 1.



# 123 Damon Laroe & James, Block 389B Lot 3

Property Owner: Timothy Garcia

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure



# DANGEROUS BUILDING CHECKLIST

Address: 123 Damon

Legal Description: LAROE & JAMES BLOCK 389B LOT 3

Property Owner: GARCIA TIMOTHY

Date Initial

4-11 BP Identify structure as dangerous. (Building Assessment Form) Add photos to file.

5-2 BP Check for permits. Add copy to file, if current. Last issued permit: N/A

5-2 BP Structure Occupied. Y  (Owner or vagrants)

5-2 BP Utilities Active. Y  (Gas/Electric) Acct Active - meter pulled

5-2 BP Water Active. Y  Last active date: 4-12-16

Finalize Agenda - approved by Director.

Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

Date Mailed: \_\_\_\_\_

5-7-16 BP Post "Dangerous Building" placard thirty <sup>15</sup> (30) days prior to meeting. Add photo to file.

Date Placard Posted: 5-7-16

5/5/16 GD Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: 5/7/16

5/6/16 GD Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

Date Mailed: 5/6/16

5-7-16 BP Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16

5/13/16 GD Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.

5/13/16 GD Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.

Within 24 hours prior to meeting, Building Official visually verifies status of structure.

Conduct hearing with the Building and Standards Commission. Date of Hearing: \_\_\_\_\_

Prepare and have Chairman sign BSC Orders.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 123 Darnor Lot: 3 Block: 389

Subdivision: Laroe & James

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? No

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? NO

Additional Conditions/Comments: Numerous broken windows, large amount of mold, weak, wet & buckled floor, roof leaks have caused deterioration of structural members, inadequate HVAC, electric meter pulled due to life/safety hazards

Inspected by: B Phillips

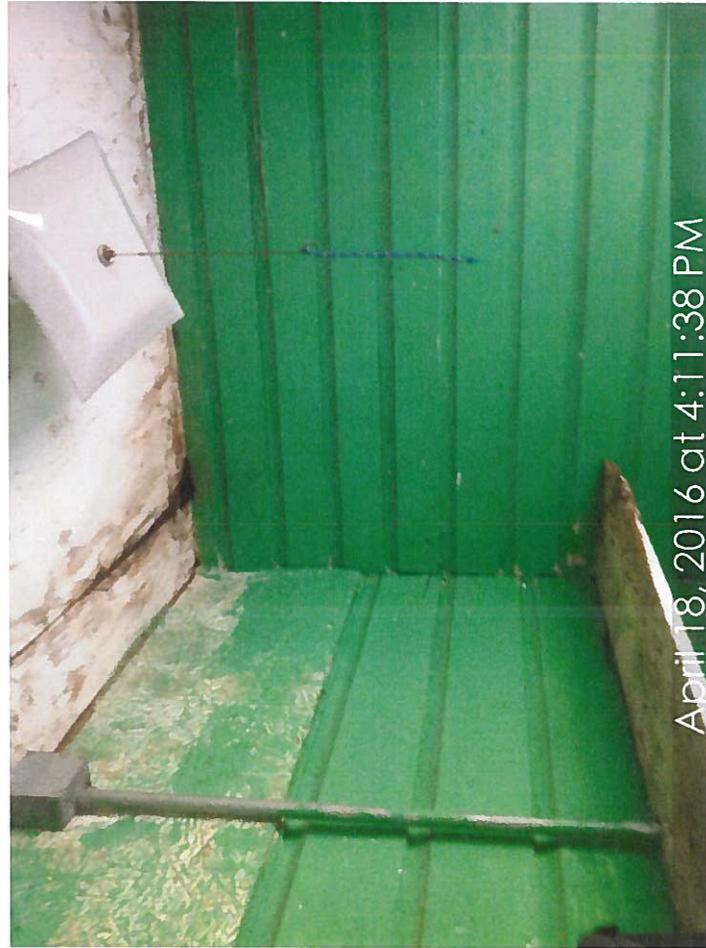
Date: 4-11-16

123 Damon

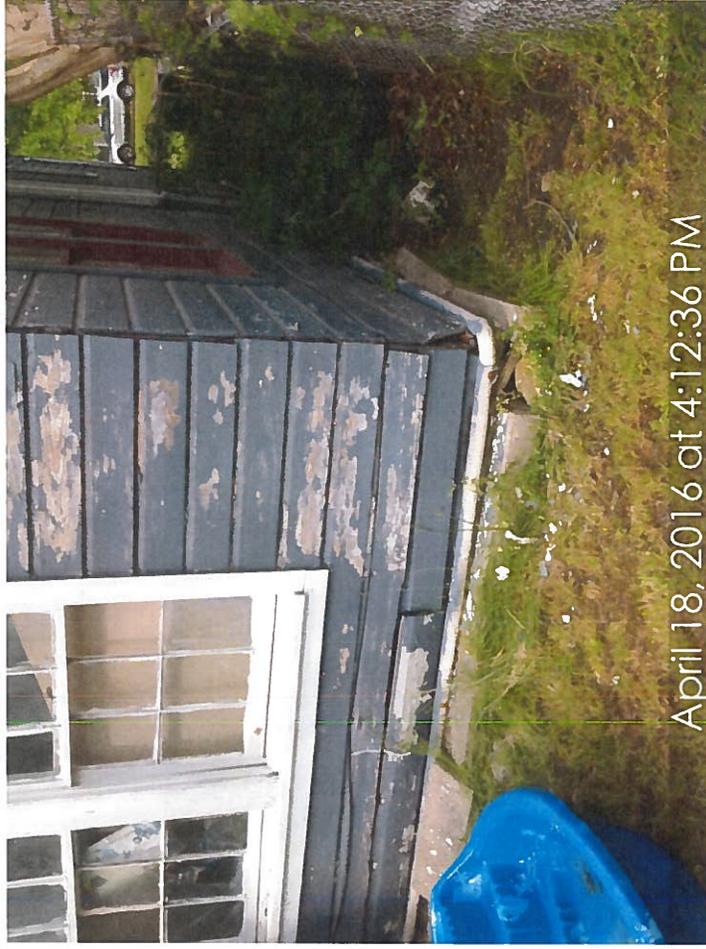
Laroe & James , Block 389B Lot 3



123 Damon, Laroe & James , Block 389B Lot 3

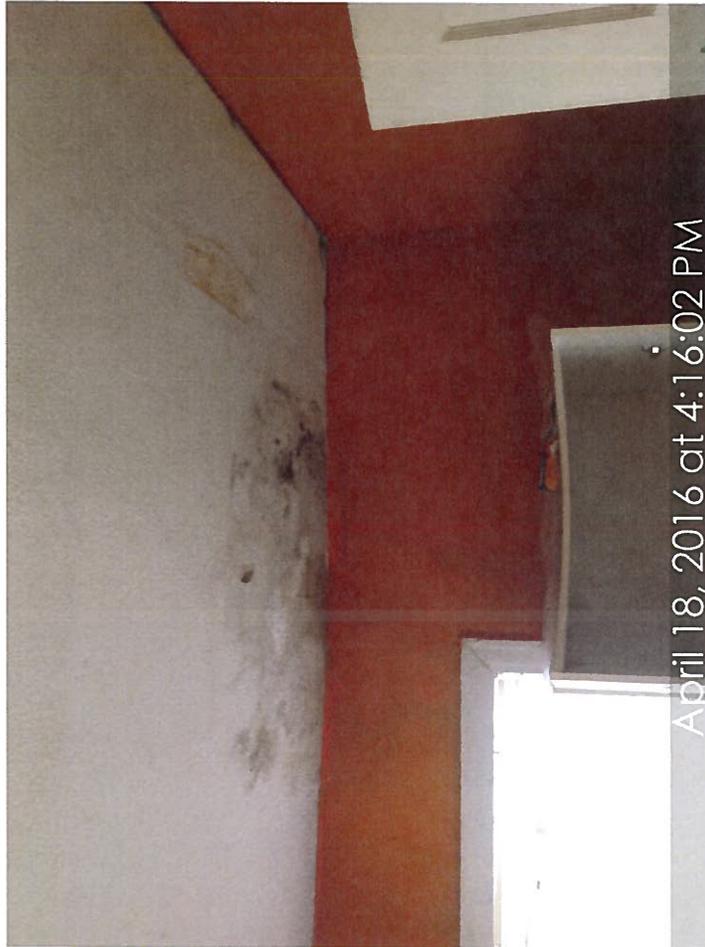


April 18, 2016 at 4:11:38 PM

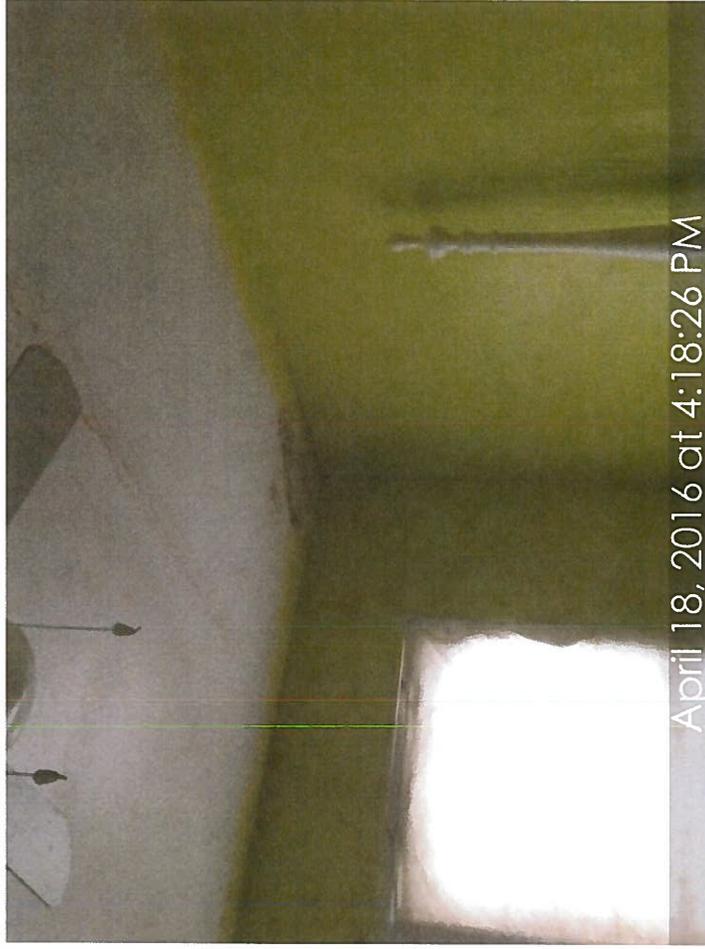


April 18, 2016 at 4:12:36 PM

123 Damon, Laroe & James , Block 389B Lot 3



April 18, 2016 at 4:16:02 PM



April 18, 2016 at 4:18:26 PM

123 Damon, Laroe & James , Block 389B Lot 3



123 Damon, Laroe & James , Block 389B Lot 3



123 Damon, Laroe & James , Block 389B Lot 3



# Item 2.



# 302 N Virginia Terrell Original Block 60 Lot 3B

Property Owner: Vargas Real Estate Inc

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure



# DANGEROUS BUILDING CHECKLIST

Address: 302 N. Virginia

Legal Description: Terrill Original Block 60 Lot 3B

Property Owner: Vargas Real Estate Inc

Date Initial

3-24 BP

Identify structure as dangerous. (Building Assessment Form) Add photos to file.

4/20/16 GO

Check for permits. Add copy to file, if current. Last <sup>requested</sup> issued permit: 4/20/14

5-2 BP

Structure Occupied. Y  (Owner or vagrants)

5-2 BP

Utilities Active. Y  (Gas/Electric) 11-20-07

5-2 BP

Water Active. Y  Last active date: 11-15-07

Finalize Agenda - approved by Director.

3/24/16 GO

Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

Date Mailed: 3/24/16

Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.

Date Placard Posted: \_\_\_\_\_

5/15/16 GO

Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: 5/17/16

5/6/16 GO

Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

Date Mailed: 5/6/16

5-7 BP

Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16

5/13/16 GO

Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.

5/13/16 GO

Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.

Within 24 hours prior to meeting, Building Official visually verifies status of structure.

Conduct hearing with the Building and Standards Commission. Date of Hearing: \_\_\_\_\_

Prepare and have Chairman sign BSC Orders.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 302 N. Virginia Lot: 3B Block: 60

Subdivision: Terrell Original

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? \_\_\_\_\_

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Inspected by: B Phillips

Date: 3-24-16  
5-5-16

302 N. Virginia

Terrell Original, Block 60 Lot 3B



March 23, 2016 at 9:20:06 AM



March 23, 2016 at 9:20:32 AM

302 N. Virginia, Terrell Original, Block 60 Lot 3B



302 N. Virginia, Terrell Original, Block 60 Lot 3B



# Item 3.



# 304 N Virginia Terrell Original Block 60 Lots 2G & 3A

Property Owner: Vargas Real Estate Inc

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure



# DANGEROUS BUILDING CHECKLIST

**Address:** 304 W. Virginia  
**Legal Description:** Terrell Original Block 60 Lots 26 + 3A  
**Property Owner:** Vargas Real Estate Inc

**Date Initial**

- 3-24 BP **Identify structure** as dangerous. (Building Assessment Form) Add photos to file.
- 4/20/16 GP Check for permits. Add copy to file, if current. *Last issued permit:* \_\_\_\_\_
- 3-24 BP Structure Occupied. Y  (Owner or vagrants)
- 5-2 BP Utilities Active. Y  (Gas/Electric) 4-14-2009
- BP 5-2 Water Active. Y  *Last active date:* 11-15-07
- \_\_\_\_\_ **Finalize Agenda** - approved by Director.
- 3/24/14 GP **Mail Courtesy Letter** thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)  
*Date Mailed:* 3/24/16
- \_\_\_\_\_ Post **"Dangerous Building"** placard thirty <sup>15</sup>(30) days prior to meeting. Add photo to file.  
*Date Placard Posted:* \_\_\_\_\_
- 5/5/16 GP **Newspaper Notice.** Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). *Publication Date:* 5/7/16
- 5/6/16 GP **Mail Notices.** Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).  
*Date Mailed:* 5/6/16
- 5-7 BP **Posting of Notice.** On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. *Date Posted:* 5-7-16
- 5/13/16 GP Prepare and mail **Packets** to committee members seven (7) days prior to meeting, send packet to web.
- 5/13/16 GP **Post agenda**, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.
- \_\_\_\_\_ Within 24 hours prior to meeting, Building Official visually **verifies status** of structure.
- \_\_\_\_\_ **Conduct hearing** with the Building and Standards Commission. *Date of Hearing:* \_\_\_\_\_
- \_\_\_\_\_ Prepare and have Chairman sign **BSC Orders**.
- \_\_\_\_\_ Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
- \_\_\_\_\_ Within ten (10) days, run **"Notice of Order(s) of the Commission"** ad in newspaper (clock starts when order is published).
- \_\_\_\_\_ After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
- \_\_\_\_\_ If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a **"Notice of Substantial Compliance"** is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 304 N. Virginia Lot: 26+3A Block: 60

Subdivision: Terrill Original

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Inspected by: B Phillips

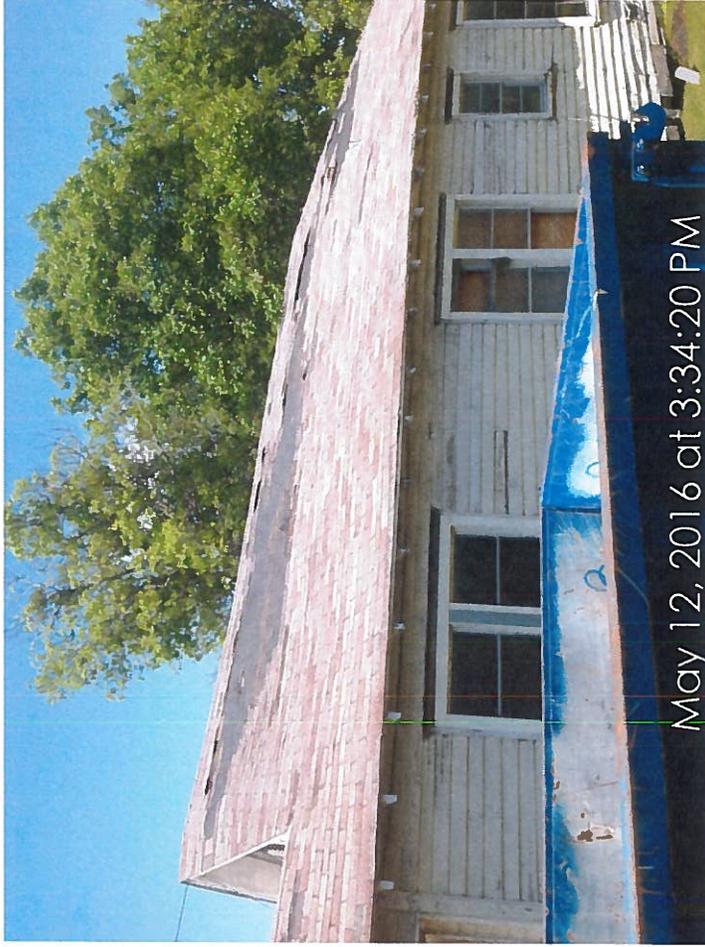
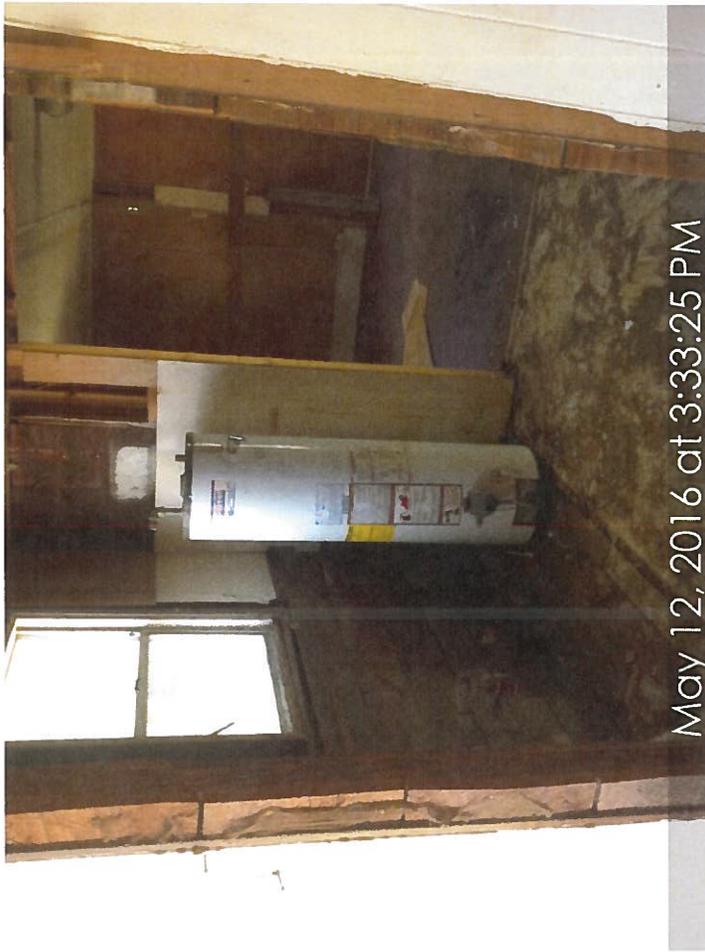
Date: 3-24-16

304 N. Virginia

Terrell Original, Block 60 Lots 2G & 3A



304 N. Virginia, Terrell Original, Block 60 Lots 2G & 3A



304 N. Virginia, Terrell Original, Block 60 Lots 2G & 3A

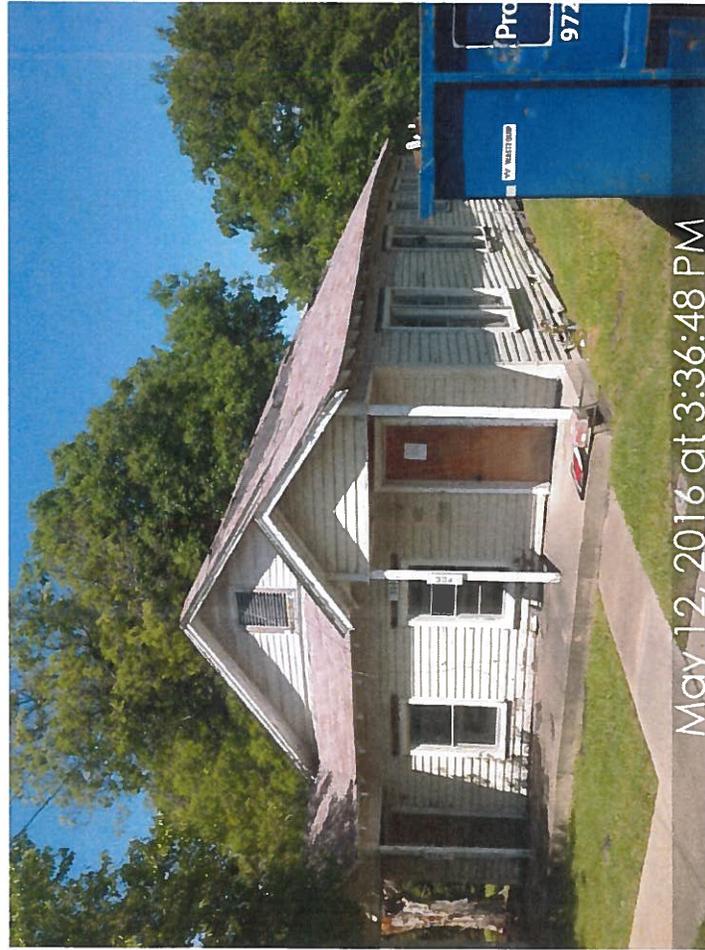


May 12, 2016 at 3:35:04 PM



May 12, 2016 at 3:35:52 PM

304 N. Virginia, Terrell Original, Block 60 Lots 2G & 3A



304 N. Virginia, Terrell Original, Block 60 Lots 2G & 3A



# Item 4.

# 112 San Jacinto Terrell Rev Block 426A Lot 2

Property Owner: Lanne R Houchin

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

# DANGEROUS BUILDING CHECKLIST

**Address:** 112 San Jacinto  
**Legal Description:** Tenell Rev Block 426A Lot 2  
**Property Owner:** Lance R. Houchin

Date	Initial	
<u>3-24-16</u>	<u>BP</u>	<b>Identify structure</b> as dangerous. (Building Assessment Form) Add photos to file.
<u>4/24/16</u>	<u>GD</u>	Check for permits. Add copy to file, if current. <i>Last issued permit:</i> <u>9/29/15</u>
<u>3-24</u>	<u>BP</u>	Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)
<u>5-2</u>	<u>BP</u>	Utilities Active. Y <input type="radio"/> N (Gas/Electric) - <u>2-10-16 T-pole</u>
<u>5-2-16</u>	<u>BP</u>	Water Active. Y <input checked="" type="radio"/> <i>Last active date:</i> <u>10-15-14</u>
_____	_____	<b>Finalize Agenda</b> - approved by Director.
<u>3/24/16</u>	<u>GD</u>	<b>Mail Courtesy Letter</b> thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005) <i>Date Mailed:</i> <u>3/24/16</u>
<u>3-1-16</u>	<u>BP</u>	Post <b>"Dangerous Building"</b> placard thirty (30) days prior to meeting. Add photo to file. <i>Date Placard Posted:</i> <u>3-1-16</u>
<u>5/5/16</u>	<u>GD</u>	<b>Newspaper Notice.</b> Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>5/7/16</u>
<u>5/6/16</u>	<u>GD</u>	<b>Mail Notices.</b> Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested). <i>Date Mailed:</i> <u>5/6/16</u>
<u>5-7</u>	<u>BP</u>	<b>Posting of Notice.</b> On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> <u>5-7-16</u>
<u>5/13/16</u>	<u>GD</u>	Prepare and mail <b>Packets</b> to committee members seven (7) days prior to meeting, send packet to web.
<u>5/12/16</u>	<u>GD</u>	<b>Post agenda</b> , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.
_____	_____	Within 24 hours prior to meeting, Building Official visually <b>verifies status</b> of structure.
_____	_____	<b>Conduct hearing</b> with the Building and Standards Commission. <i>Date of Hearing:</i> _____
_____	_____	Prepare and have Chairman sign <b>BSC Orders</b> .
_____	_____	Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
_____	_____	Within ten (10) days, run <b>"Notice of Order(s) of the Commission"</b> ad in newspaper (clock starts when order is published).
_____	_____	After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
_____	_____	If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a <b>"Notice of Substantial Compliance"</b> is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 112 San Jacinto Lot: 2 Block: 420A

Subdivision: Terrell Rev

Are there interior walls or other vertical structural members that 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? NO

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? NO

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? No

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: VACANT since Sept 2014. Damage to roof  
Substantial Amount of rotted wood on exterior. Property secured by COT  
in Januy 2016 to stop habitation by VAGRANTS, Renodel permit issued August 2015.  
No work started. permit Revoked January 2016

Inspected by: B Phillips

Date: 3-24-16

112 San Jacinto

Terrell Rev, Block 426A Lot 2

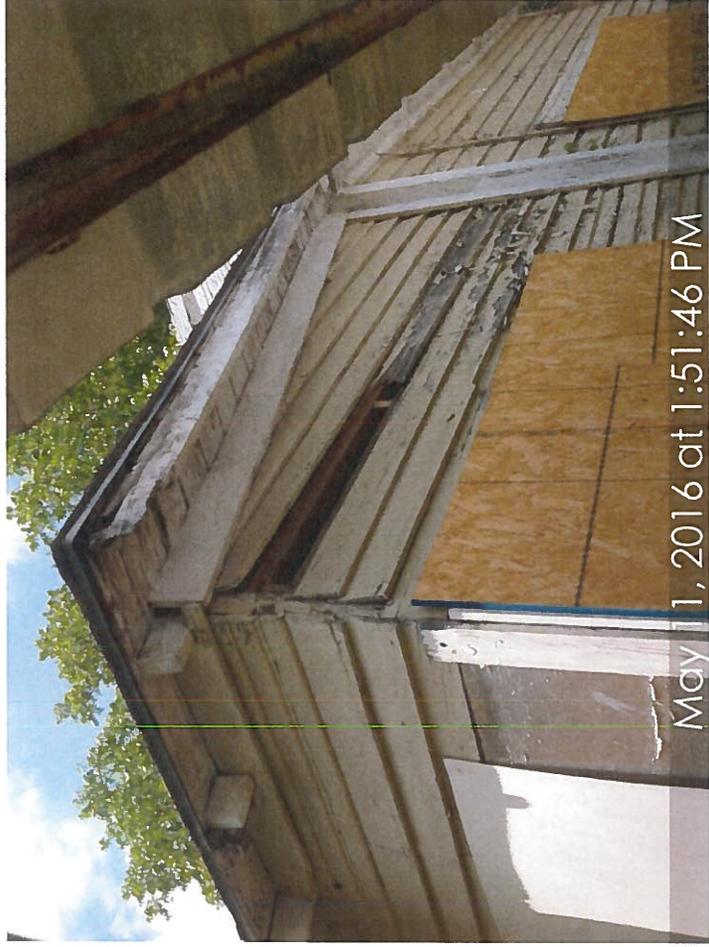


March 23, 2016 at 9:23:26 AM

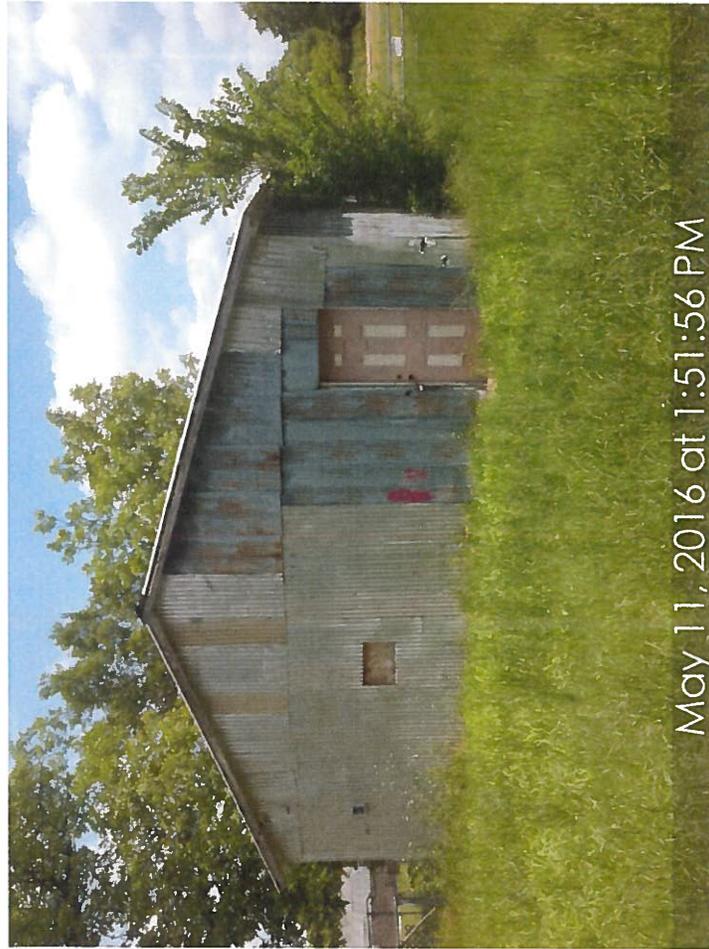


May 11, 2016 at 1:51:11 PM

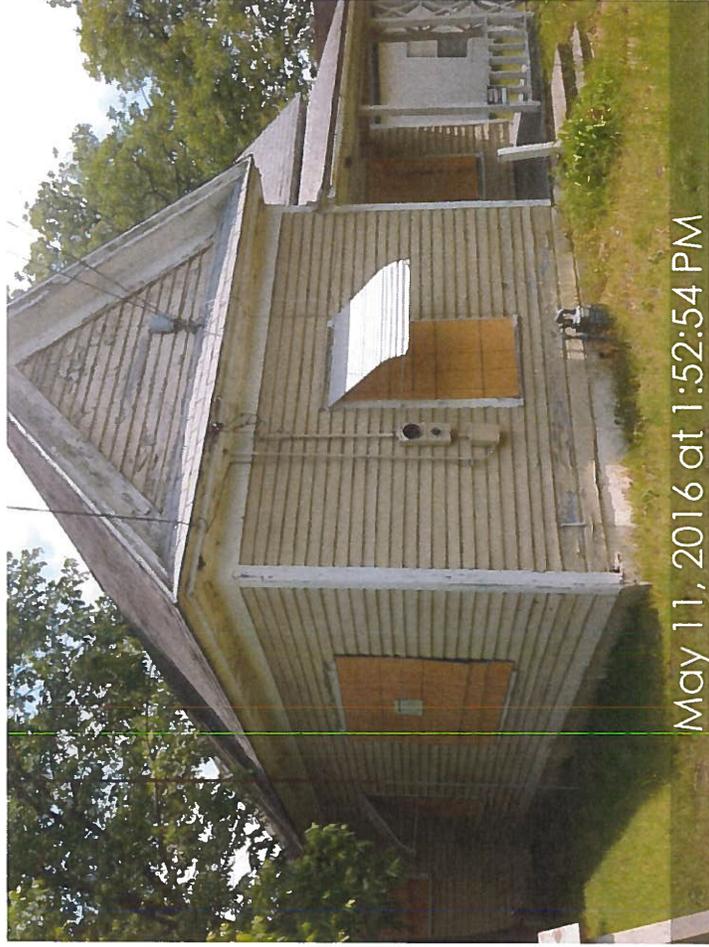
112 San Jacinto, Terrell Rev, Block 426A Lot 2



112 San Jacinto, Terrell Rev, Block 426A Lot 2

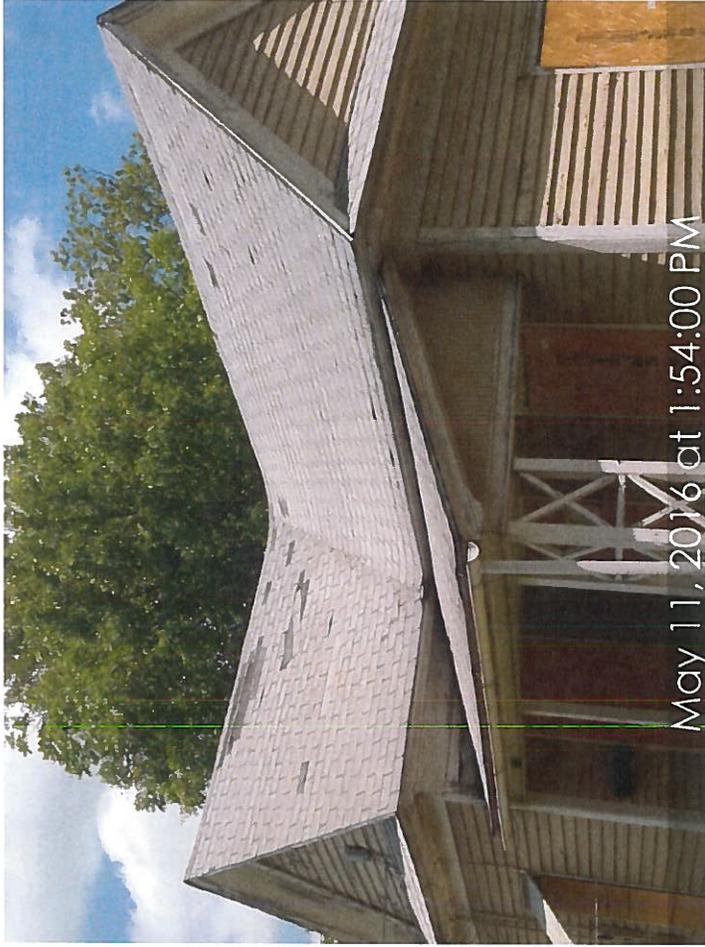


May 11, 2016 at 1:51:56 PM



May 11, 2016 at 1:52:54 PM

112 San Jacinto, Terrell Rev, Block 426A Lot 2



112 San Jacinto, Terrell Rev, Block 426A Lot 2



Item 5.



**908 San Jacinto**  
Gordon 2nd  
Block A Lot 17



Property Owner: Luis Leon

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

# DANGEROUS BUILDING CHECKLIST

Address: 908 San Jacinto  
 Legal Description: Gordon 2nd Block A lot 17  
 Property Owner: Luis Leon

Date	Initial	
<u>3-24</u>	<u>BP</u>	Identify structure as dangerous. (Building Assessment Form) Add photos to file.
<u>4/26/16</u>	<u>GI</u>	Check for permits. Add copy to file, if current. Last issued permit: <u>4/10/15</u>
<u>3-24</u>	<u>BP</u>	Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)
<u>5-2</u>	<u>BP</u>	Utilities Active. Y N (Gas/Electric) <u>8-15-13</u>
<u>5-2</u>	<u>BP</u>	Water Active. Y <input checked="" type="radio"/> Last active date: <u>3-15-08</u>
_____	_____	Finalize Agenda - approved by Director.
<u>3/24/16</u>	<u>GD</u>	Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005) Date Mailed: <u>3/24/16</u>
<u>5-3-16</u>	<u>BP</u>	Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file. Date Placard Posted: <u>5-3-16</u>
<u>5/5/16</u>	<u>GD</u>	Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/7/16</u>
<u>5/6/16</u>	<u>GD</u>	Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested). Date Mailed: <u>5/6/16</u>
<u>5-7</u>	<u>BP</u>	Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-16</u>
<u>5/13/16</u>	<u>GD</u>	Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.
<u>5/13/16</u>	<u>GI</u>	Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. Within 24 hours prior to meeting, Building Official visually verifies status of structure.
_____	_____	Conduct hearing with the Building and Standards Commission. Date of Hearing: _____
_____	_____	Prepare and have Chairman sign BSC Orders.
_____	_____	Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
_____	_____	Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
_____	_____	After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
_____	_____	If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 908 San Jacinto Lot: 17 Block: A

Subdivision: Gordon 2nd

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Major deterioration of structural members in foundation, walls & roof. Remodel project has been abandoned 1 year. No shingles on roof for over 1 year.

Inspected by: B Phillips

Date: 3-24-16

908 San Jacinto

Gordon 2<sup>nd</sup>, Block A Lot 17



908 San Jacinto, Gordon 2nd, Block A Lot 17



March 23, 2016 at 9:26:25 AM



May 11, 2016 at 1:56:25 PM

908 San Jacinto, Gordon 2nd, Block A Lot 17

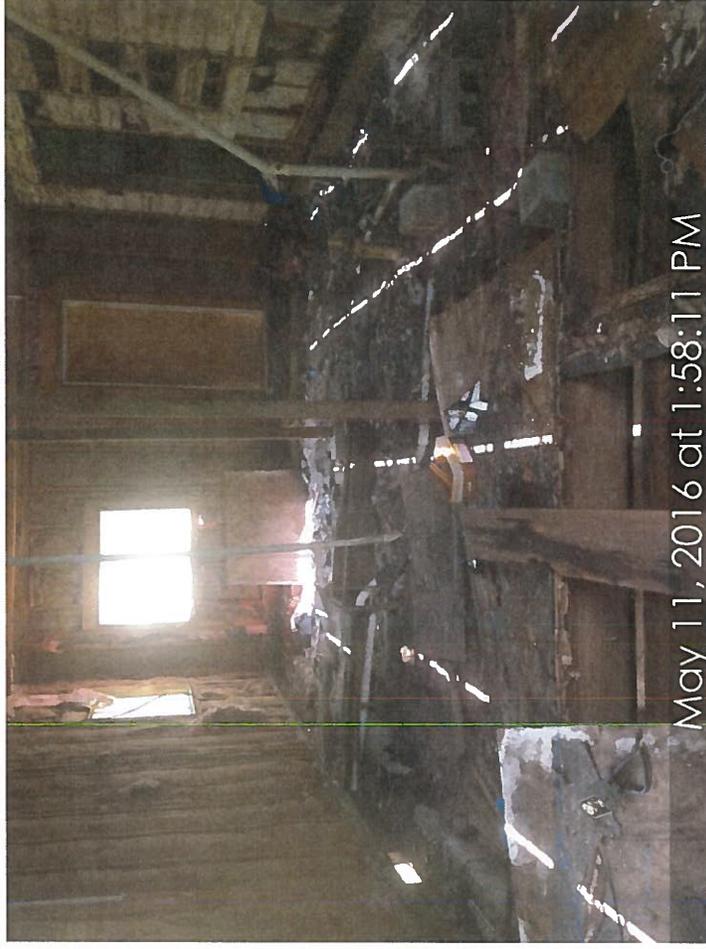


May 11, 2016 at 1:56:35 PM

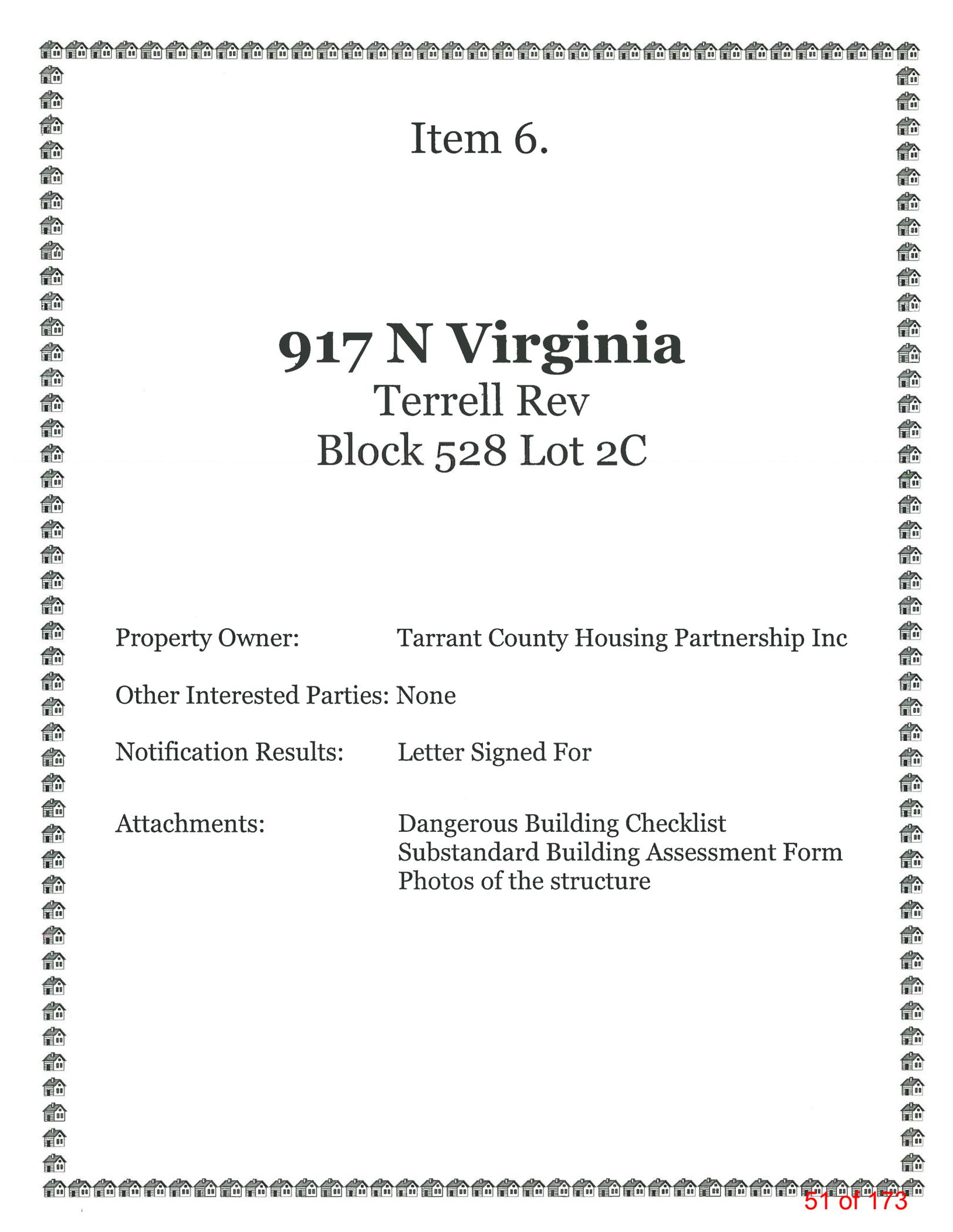


May 11, 2016 at 1:57:06 PM

908 San Jacinto, Gordon 2nd, Block A Lot 17



908 San Jacinto, Gordon 2nd, Block A Lot 17



Item 6.

**917 N Virginia**  
Terrell Rev  
Block 528 Lot 2C

Property Owner: Tarrant County Housing Partnership Inc

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

# DANGEROUS BUILDING CHECKLIST

**Address:** 917 N. Virginia

**Legal Description:** Terrell Rev Block 528 lot 2c

**Property Owner:** Tarrant County Housing Partnership Inc

- | Date                     | Initial   |  |
|--------------------------|-----------|--|
| <u>3-24</u>              | <u>BP</u> | <b>Identify structure</b> as dangerous. (Building Assessment Form) Add photos to file.   |
| <u>4/24/16</u>           | <u>GN</u> | Check for permits. Add copy to file, if current. <i>Last issued permit:</i> <u>          </u>  |
| <u>3-24</u>              | <u>BP</u> | Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)   |
| <u>5-2</u>               | <u>BP</u> | Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>2-12-13</u>   |
| <u>5-2</u>               | <u>BP</u> | Water Active. Y <input checked="" type="radio"/> <i>Last active date:</i> <u>9-15-10</u>   |
| _____                    | _____     | <b>Finalize Agenda</b> - approved by Director.   |
| <u>3/24/16</u>           | <u>GN</u> | <b>Mail Courtesy Letter</b> thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)<br><i>Date Mailed:</i> <u>3/24/16</u>   |
| <u>5-3-16</u>            | <u>BP</u> | Post <b>"Dangerous Building" placard</b> thirty <sup>35</sup> days prior to meeting. Add photo to file.<br><i>Date Placard Posted:</i> <u>5-3-16</u>   |
| <u>5/5/16</u>            | <u>GN</u> | <b>Newspaper Notice.</b> Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>5/7/16</u>   |
| <u>5/6/16</u>            | <u>GN</u> | <b>Mail Notices.</b> Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).<br><i>Date Mailed:</i> <u>5/6/16</u>  |
| <u>5-7</u>               | <u>BP</u> | <b>Posting of Notice.</b> On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> <u>5-7-16</u> |
| <u>5/13/16</u>           | <u>GN</u> | Prepare and mail <b>Packets</b> to committee members seven (7) days prior to meeting, send packet to web.  |
| <u>5/13/16 + 5/16/16</u> | <u>GN</u> | <b>Post agenda</b> , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.<br>Within 24 hours prior to meeting, Building Official visually <b>verifies status</b> of structure.  |
| _____                    | _____     | <b>Conduct hearing</b> with the Building and Standards Commission. <i>Date of Hearing:</i> _____   |
| _____                    | _____     | Prepare and have Chairman sign <b>BSC Orders</b> .   |
| _____                    | _____     | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.  |
| _____                    | _____     | Within ten (10) days, run <b>"Notice of Order(s) of the Commission"</b> ad in newspaper (clock starts when order is published).  |
| _____                    | _____     | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.                                 |
| _____                    | _____     | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a <b>"Notice of Substantial Compliance"</b> is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.                            |

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 917 N. Virginia Lot: 2C Block: 528

Subdivision: Terrell Rev

Are there interior walls or other vertical structural members that 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? NO

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? NO

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? NO

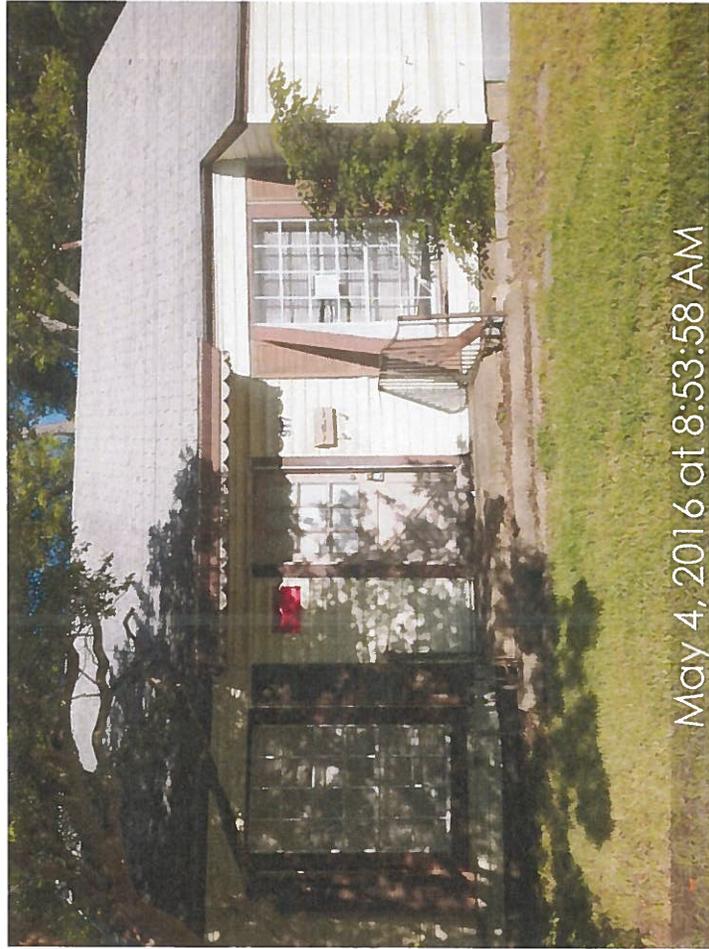
Additional Conditions/Comments: Vacant X 3 years. Major deterioration of Floor, Foundation & ceiling. Numerous broken windows. Rotted wood on exterior. Dilapidated Accessory building

Inspected by: B Phillips

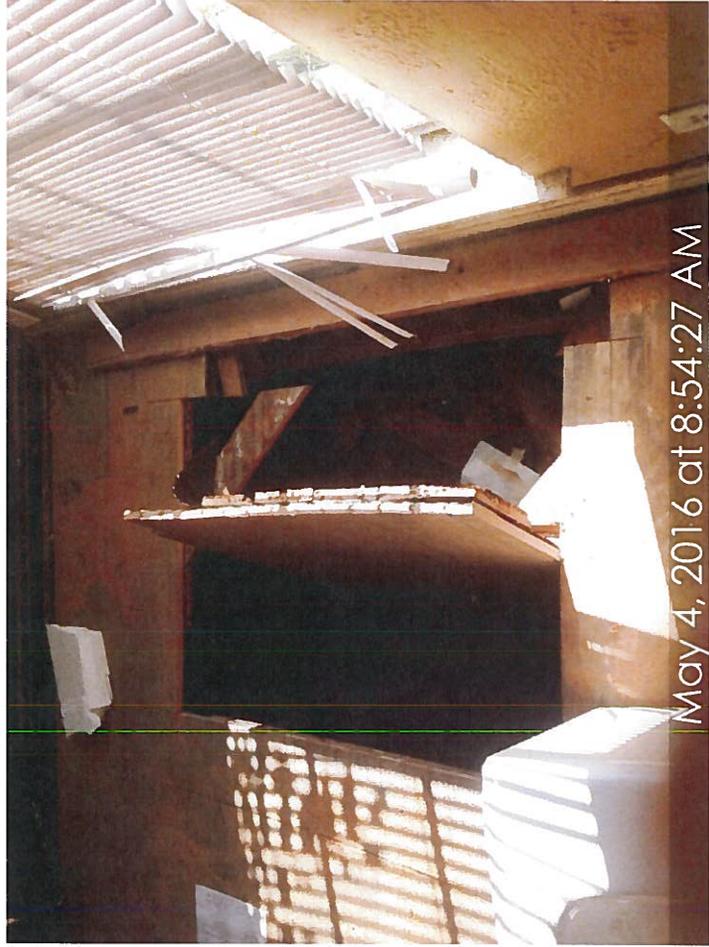
Date: 3-24-16

917 N. Virginia

Terrell Rev, Block 528 Lot 2C

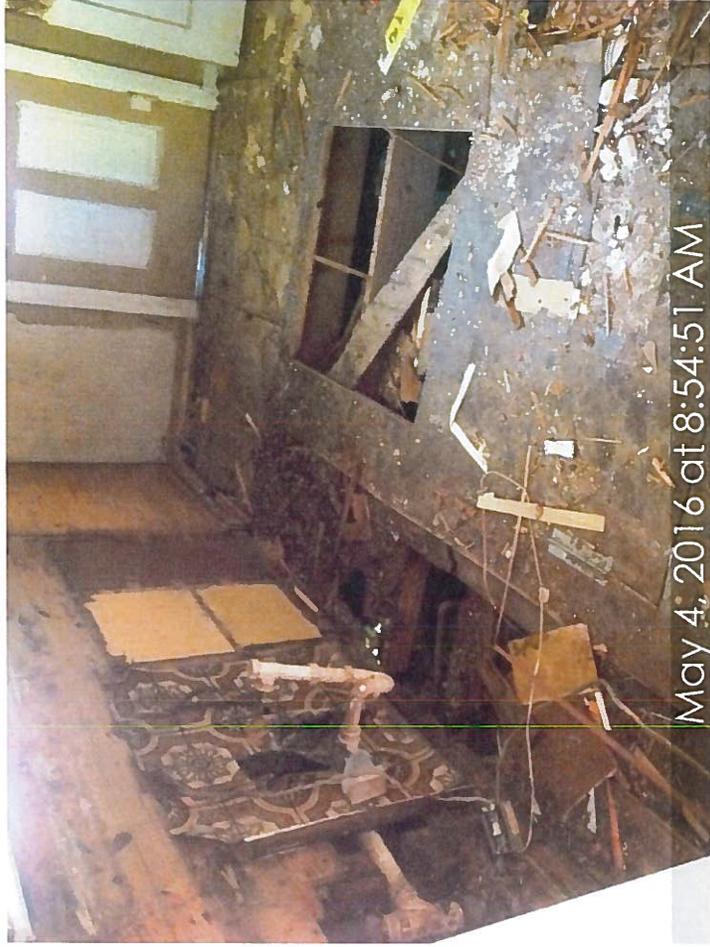


May 4, 2016 at 8:53:58 AM



May 4, 2016 at 8:54:27 AM

917 N. Virginia, Terrell Rev, Block 528 Lot 2C



917 N. Virginia, Terrell Rev, Block 528 Lot 2C



May 4, 2016 at 8:56:19 AM

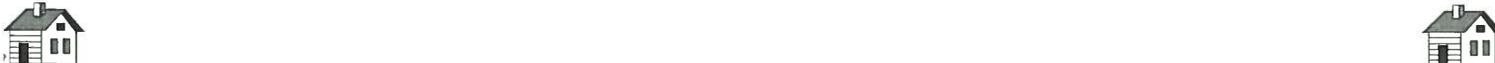


May 4, 2016 at 8:56:25 AM

917 N. Virginia, Terrell Rev, Block 528 Lot 2C



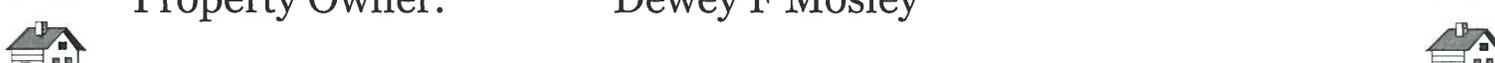
Item 7.



**1114 N Catherine**  
Terrell Heights  
Block 3 Lots 4 & 6-8



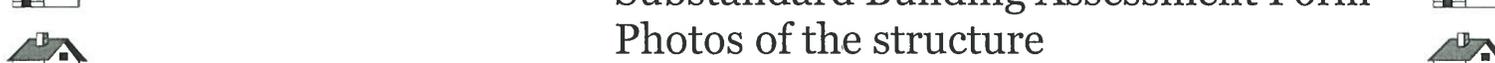
Property Owner: Dewey F Mosley



Other Interested Parties: None



Notification Results: Letter Neither Signed For Nor Returned



Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure



# DANGEROUS BUILDING CHECKLIST

**Address:** 1114 N. CATHERINE

**Legal Description:** Terrell Heights Block 3 Lots 4 & 6-7+8

**Property Owner:** Dewey F Masley

**Date Initial**

3-24 BP

**Identify structure** as dangerous. (Building Assessment Form) Add photos to file.

4/24/16 GD

Check for permits. Add copy to file, if current. *Last issued permit:* 4/15/16

3-24 BP

Structure Occupied. Y  (Owner or vagrants)

5-2 BP

Utilities Active. Y  (Gas/Electric) 6-12-15

5-2 BP

Water Active. Y  *Last active date:* 7-15-15

**Finalize Agenda** - approved by Director.

3/24/16 GD

**Mail Courtesy Letter** thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

*Date Mailed:* 3/24/16

5-7-16 BP

Post **"Dangerous Building"** placard thirty <sup>15</sup> days prior to meeting. Add photo to file.

*Date Placard Posted:* 5-7-16

5/5/16 GD

**Newspaper Notice.** Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). *Publication Date:* 5/7/16

5/6/16 GD

**Mail Notices.** Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

*Date Mailed:* 5/6/16

5-7 BP

**Posting of Notice.** On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. *Date Posted:* 5-7-16

5/13/16 GD

Prepare and mail **Packets** to committee members seven (7) days prior to meeting, send packet to web.

5/13/16 GD

**Post agenda**, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.

Within 24 hours prior to meeting, Building Official visually **verifies status** of structure.

**Conduct hearing** with the Building and Standards Commission. *Date of Hearing:* \_\_\_\_\_

Prepare and have Chairman sign **BSC Orders**.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run **"Notice of Order(s) of the Commission"** ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice.

Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a **"Notice of Substantial Compliance"** is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 1114 N. CATHERINE Lot: 4, 6-8 Block: 3

Subdivision: Terrell Heights

Are there interior walls or other vertical structural members that 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? yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? \_\_\_\_\_

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? \_\_\_\_\_

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? No

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? NO

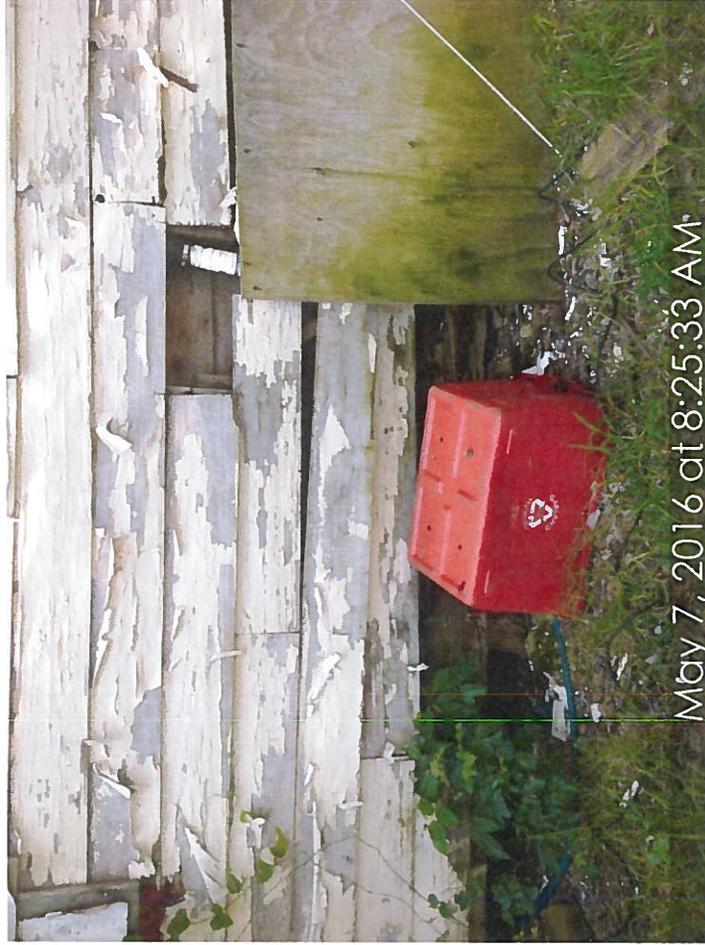
Additional Conditions/Comments: Major deterioration of wood on exterior of structure. Covered front porch in danger of collapsing  
VACANT X YEAR

Inspected by: B Phillips

Date: 3-24-16

1114 N Catherine

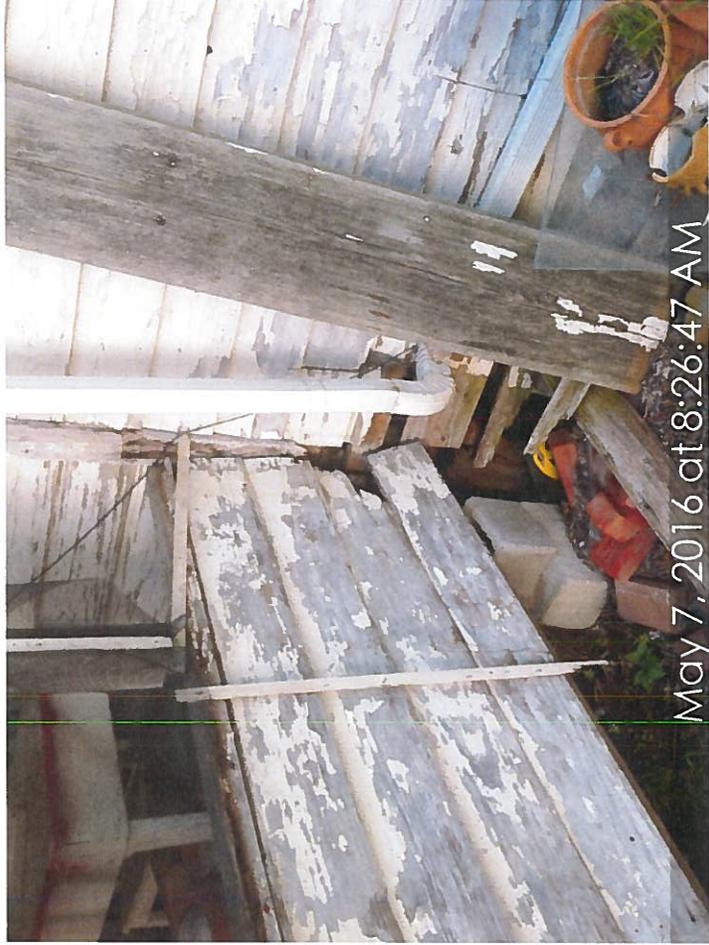
Terrell Heights, Block 3 Lots 4 & 6-8



1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8



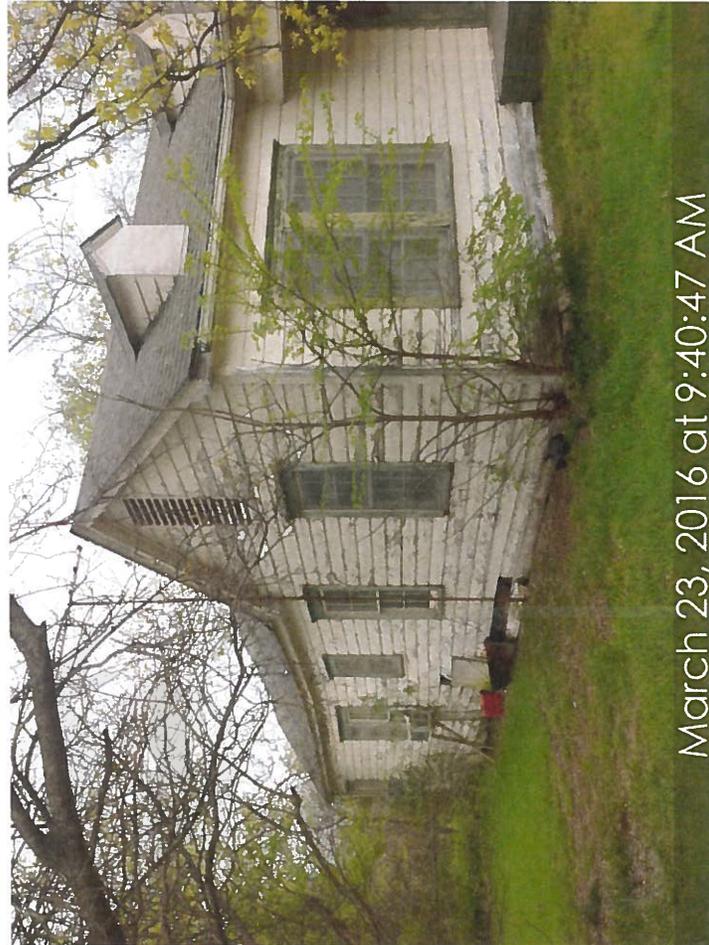
1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8



1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8



1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8



March 23, 2016 at 9:40:47 AM

1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8



Item 8.



**909 Lawrence**  
Warren  
Block 5 Lot 4

Property Owner: Leovardo Miranda

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

# DANGEROUS BUILDING CHECKLIST

**Address:** 909 Lawrence  
**Legal Description:** Warren Block 5 Lot 4  
**Property Owner:** Leonardo Miranda

Date	Initial	
<u>3-24</u>	<u>BP</u>	<b>Identify structure</b> as dangerous. (Building Assessment Form) Add photos to file.
<u>4/24/16</u>	<u>GP</u>	Check for permits. Add copy to file, if current. <i>Last issued permit:</i> <u>1/29/16</u>
<u>3-24</u>	<u>BP</u>	Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)
<u>5-2</u>	<u>BP</u>	Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>2-3-16</u>
<u>5-2</u>	<u>BP</u>	Water Active. Y <input checked="" type="radio"/> <i>Last active date:</i> <u>11-15-15</u>
_____	_____	<b>Finalize Agenda</b> - approved by Director.
<u>3/24/16</u>	<u>GP</u>	<b>Mail Courtesy Letter</b> thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
<u>11-18-15</u>	<u>TC</u>	<i>Date Mailed:</i> <u>3/24/16</u>
<u>5-4-16</u>	<u>BP</u>	Post <b>"Dangerous Building"</b> placard thirty <sup>15</sup> (30) days prior to meeting. Add photo to file.
_____	_____	<i>Date Placard Posted:</i> <u>11-18-15 5-4-16</u>
<u>5/5/16</u>	<u>GP</u>	<b>Newspaper Notice.</b> Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>5/7/16</u>
<u>5/6/16</u>	<u>GP</u>	<b>Mail Notices.</b> Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
_____	_____	<i>Date Mailed:</i> <u>5/6/16</u>
<u>5-7</u>	<u>BP</u>	<b>Posting of Notice.</b> On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> <u>5-7-16</u>
<u>5/13/16</u>	<u>GP</u>	Prepare and mail <b>Packets</b> to committee members seven (7) days prior to meeting, send packet to web.
<u>5/13/16</u>	<u>GP</u>	<b>Post agenda</b> , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.
_____	_____	Within 24 hours prior to meeting, Building Official visually <b>verifies status</b> of structure.
_____	_____	<b>Conduct hearing</b> with the Building and Standards Commission. <i>Date of Hearing:</i> _____
_____	_____	Prepare and have Chairman sign <b>BSC Orders</b> .
_____	_____	Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
_____	_____	Within ten (10) days, run <b>"Notice of Order(s) of the Commission"</b> ad in newspaper (clock starts when order is published).
_____	_____	After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
_____	_____	If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a <b>"Notice of Substantial Compliance"</b> is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 909 Lawrence Lot: 4 Block: 5

Subdivision: Warren

Are there interior walls or other vertical structural members that 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? yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Major fire damage in November 2015  
Owner has abandoned repair efforts.

Inspected by: B Phillips

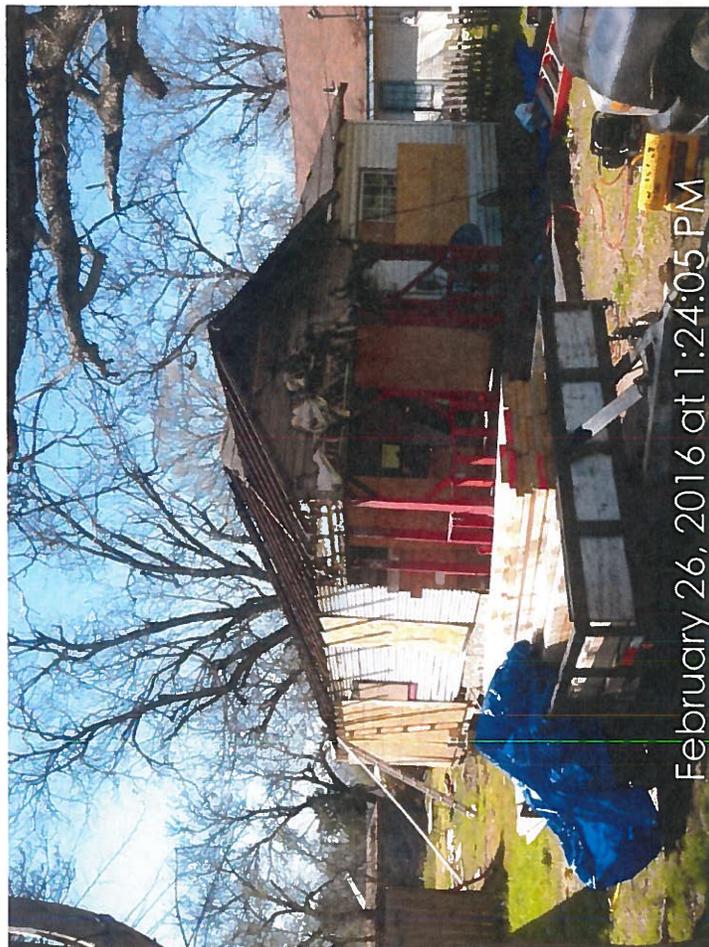
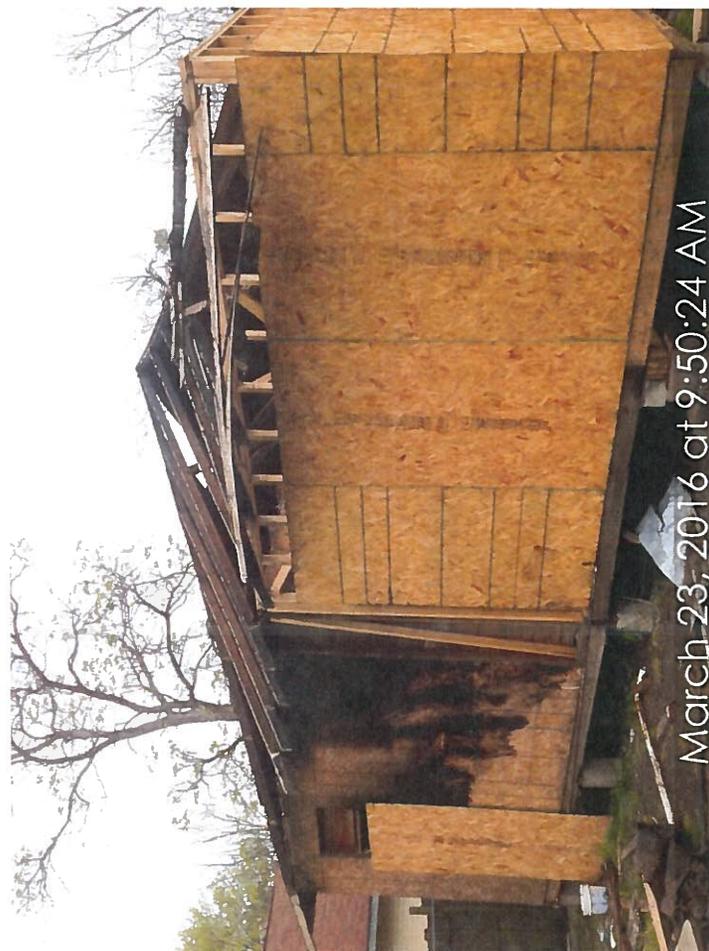
Date: 3-24-16

909 Lawrence

Warren, Block 5 Lot 4



909 Lawrence, Warren, Block 5 Lot 4



909 Lawrence, Warren, Block 5 Lot 4



909 Lawrence, Warren, Block 5 Lot 4



909 Lawrence, Warren, Block 5 Lot 4



# Item 9.



# 403 N Park Warren Block 11 Lot 17

Property Owner: Silvio Lopez Santandar

Other Interested Parties: None

Notification Results: 1<sup>st</sup> Letter Returned w/ Forwarding Address.  
2<sup>nd</sup> Letter was Signed for.

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure



# DANGEROUS BUILDING CHECKLIST

Address: 403 N. PARK  
 Legal Description: Warren Block 11 Lot 17  
 Property Owner: Silvio Lopez Santandrar

Date Initial

3-24 BP Identify structure as dangerous. (Building Assessment Form) Add photos to file.

4/26/16 GO Check for permits. Add copy to file, if current. Last issued permit:           

3-24 BP Structure Occupied. Y  (Owner or vagrants)

5-2 BP Utilities Active. Y  (Gas/Electric) 2-9-12

5-2 BP Water Active. Y  Last active date: 3-15-12

Finalize Agenda - approved by Director.

3/24/16 GO Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

Date Mailed: 3/24/16

5-4 BP Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.

Date Placard Posted: 5-4-16

5/5/16 GO Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: 5/7/16

5/6/16 GO Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

Date Mailed: 5/6/16 RETURNED MAIL w/ FWD ADDRESS mailed out certify mail 5/10/16

5-7 BP Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16

Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.

5/13/16 GO  
5/13/16 5/11/16 GO Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.

Within 24 hours prior to meeting, Building Official visually verifies status of structure.

Conduct hearing with the Building and Standards Commission. Date of Hearing:           

Prepare and have Chairman sign BSC Orders.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

3/23/2016

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 403 N. Park Lot: 17 Block: 11

Subdivision: Warren

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? No

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? No

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: All siding has been removed. Exposed structural members. Siding removed over 6 months ago.

Inspected by: B Phillips

Date: 3-24-16

403 N. Park

Warren Block 11 Lot 17

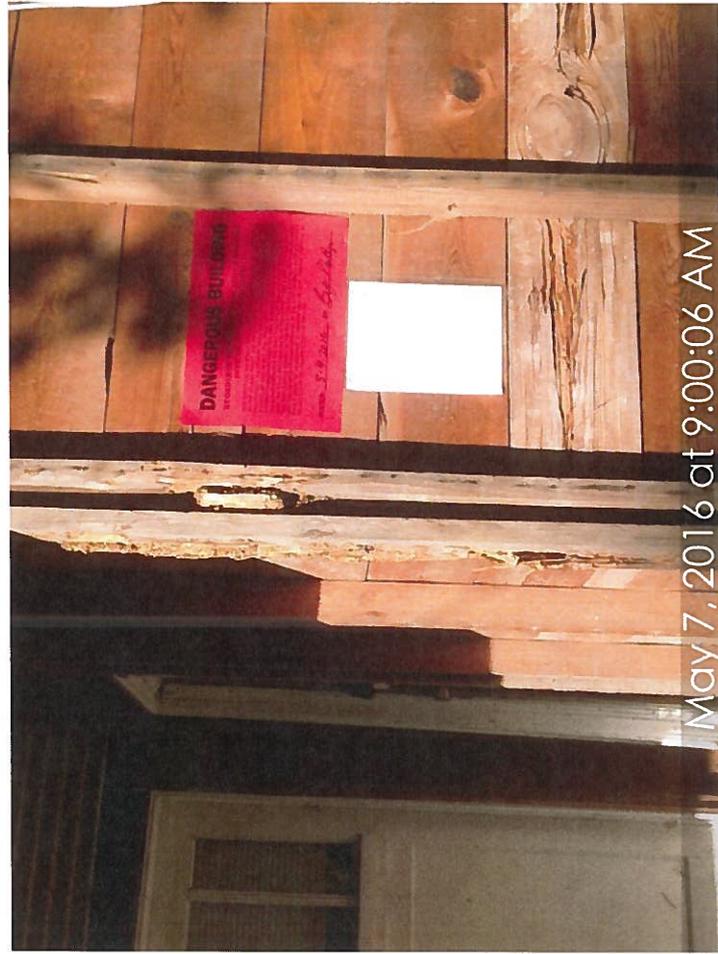


May 4, 2016 at 9:09:44 AM

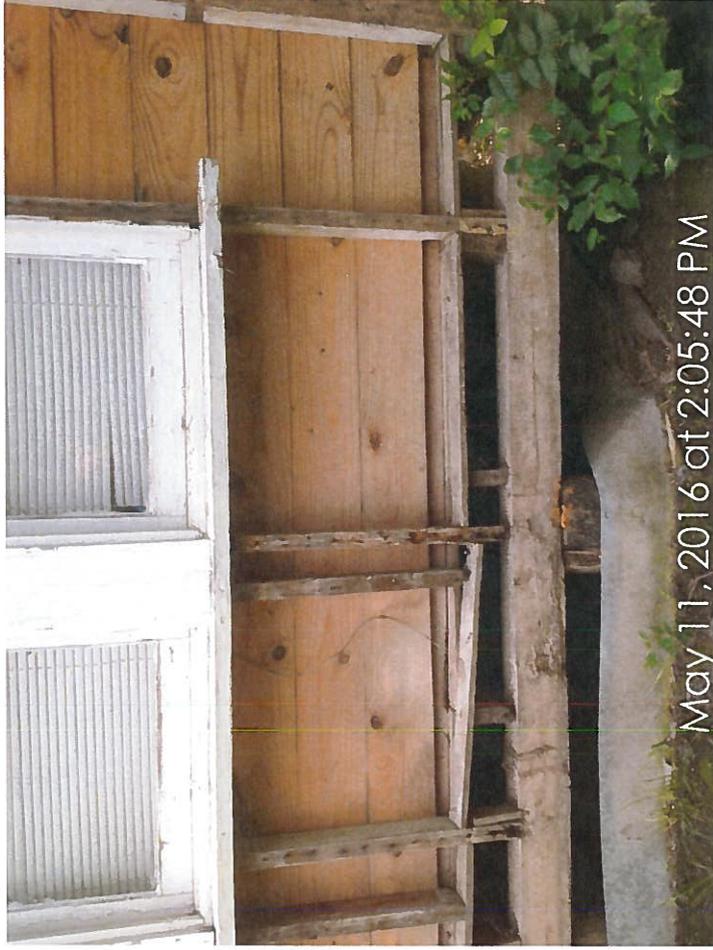


March 23, 2016 at 9:47:37 AM

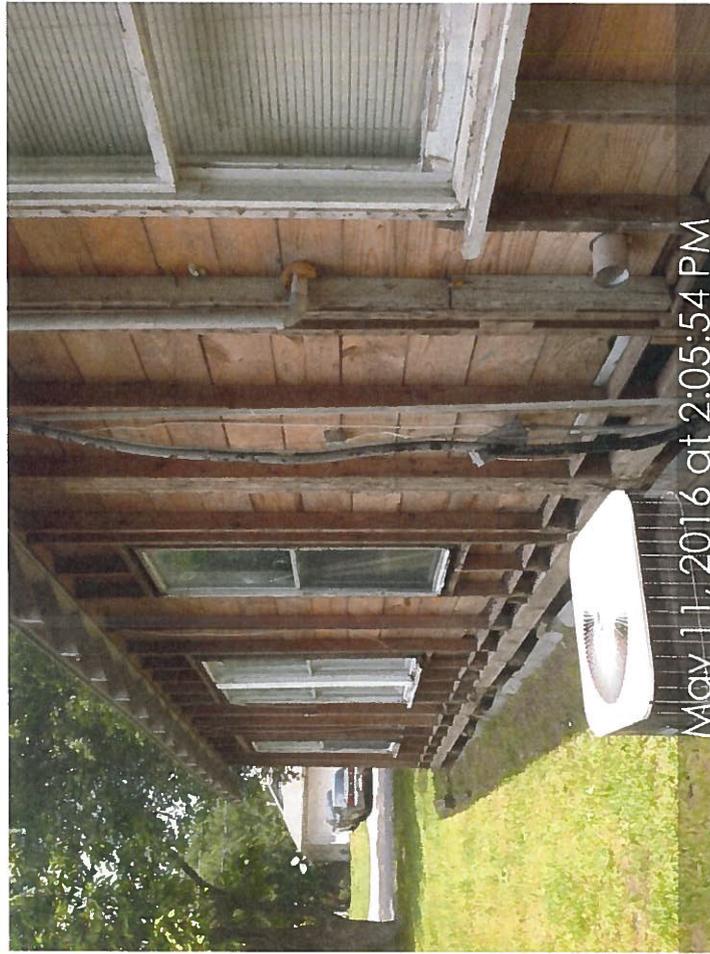
403 N. Park, Warren Block 11 Lot 17



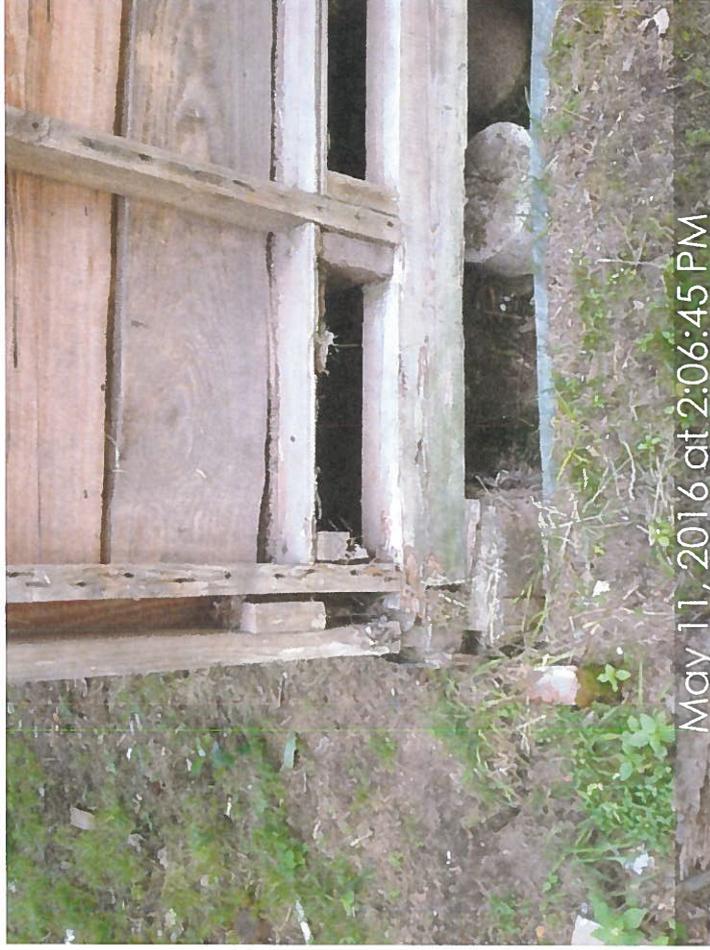
403 N. Park, Warren Block 11 Lot 17



403 N. Park, Warren Block 11 Lot 17

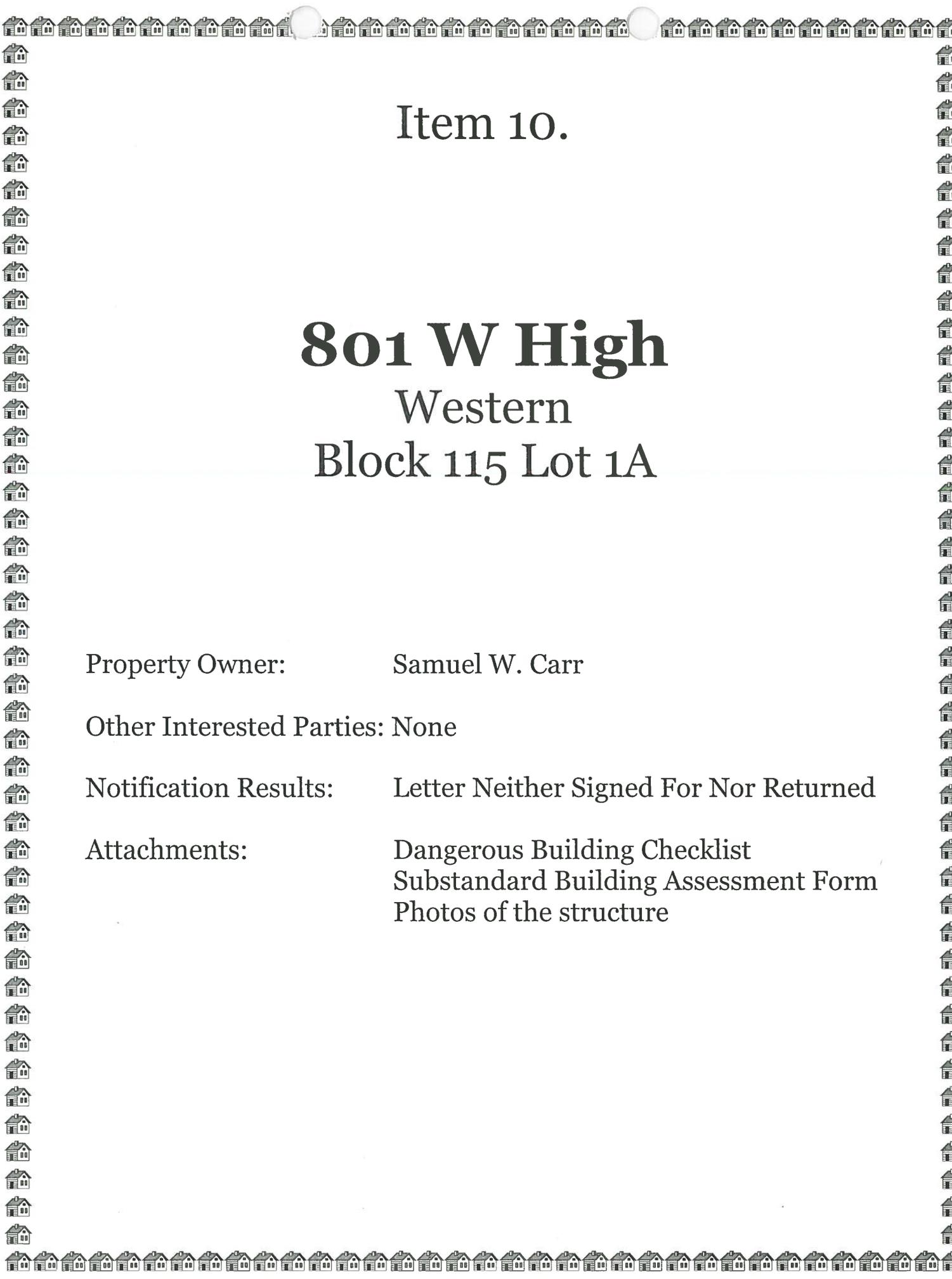


May 11, 2016 at 2:05:54 PM



May 11, 2016 at 2:06:45 PM

403 N. Park, Warren Block 11 Lot 17



Item 10.

**801 W High**  
Western  
Block 115 Lot 1A

Property Owner: Samuel W. Carr

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

## DANGEROUS BUILDING CHECKLIST

Address: 801 W. HIGH  
 Legal Description: WESTERN BLOCK 115 LOT 1A  
 Property Owner: SAMUEL W CARR

Date Initial

3-24 BP

**Identify structure** as dangerous. (Building Assessment Form) Add photos to file.

4/24/16 GN

Check for permits. Add copy to file, if current. Last issued permit: 7/30/15

3-24 BP

Structure Occupied. Y  (Owner or vagrants)

5-2 BP

Utilities Active. Y  (Gas/Electric) 11-5-15

5-2 BP

Water Active. Y  Last active date: 1-15-15

**Finalize Agenda** - approved by Director.

3/24/16 GN

**Mail Courtesy Letter** thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

11-15-14

Date Mailed: 3/24/16 RETURNED 4/20/16

5-4-16 BP

Post **"Dangerous Building"** placard thirty (30) days prior to meeting. Add photo to file.

Date Placard Posted: 5-4-16

5/5/16 GN

**Newspaper Notice.** Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: 5/7/16

5/16/16 GN

**Mail Notices.** Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

Date Mailed: 5/16/16

5-7 BP

**Posting of Notice.** On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16

5/13/16 GN

Prepare and mail **Packets** to committee members seven (7) days prior to meeting, send packet to web.

5/13/16 GN

**Post agenda**, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.

Within 24 hours prior to meeting, Building Official visually **verifies status** of structure.

**Conduct hearing** with the Building and Standards Commission. Date of Hearing: \_\_\_\_\_

Prepare and have Chairman sign **BSC Orders**.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run **"Notice of Order(s) of the Commission"** ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice.

Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a **"Notice of Substantial Compliance"** is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

3/23/2016

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 801 W. High Lot: 1A Block: 115

Subdivision: Western

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? Yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Property vacated by order of Building Official + Fire Marshal in November 2014. Renovation project abandoned last summer. Major deterioration at wood on exterior.

Inspected by: B Phillips

Date: 3-24-16

801 W. High

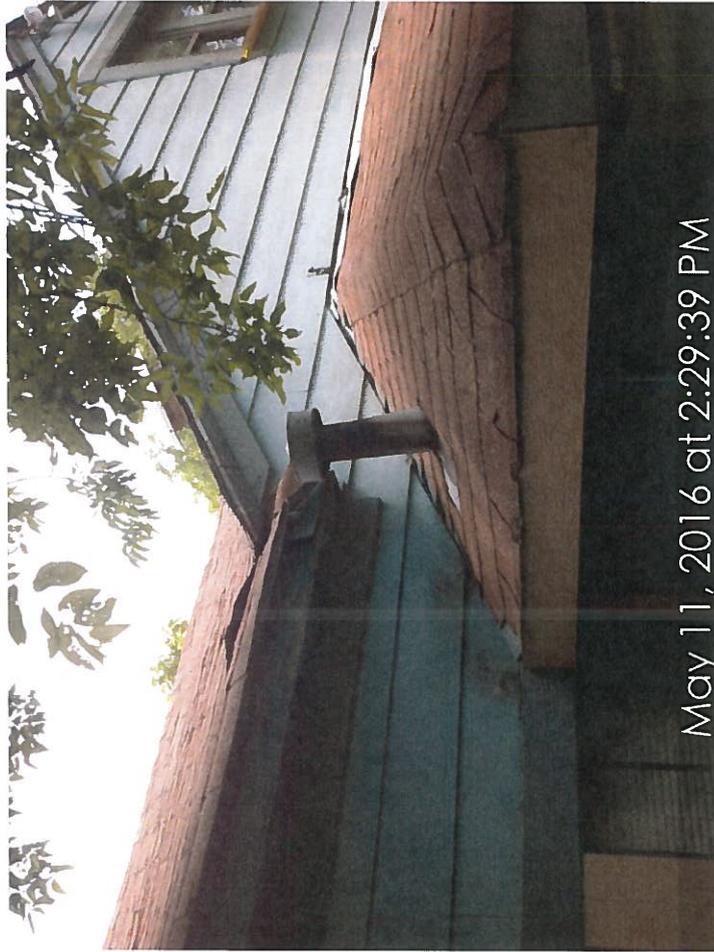
Western, Block 115 Lot 1A



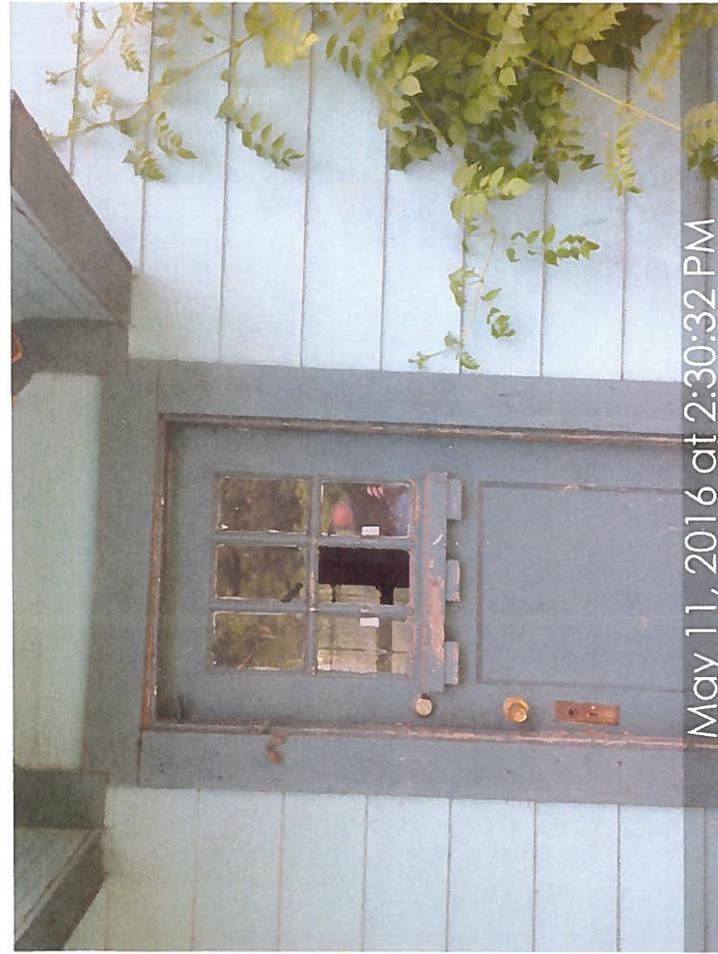
801 W. High, Western, Block 115 Lot 1A



801 W. High, Western, Block 115 Lot 1A



801 W. High, Western, Block 115 Lot 1A

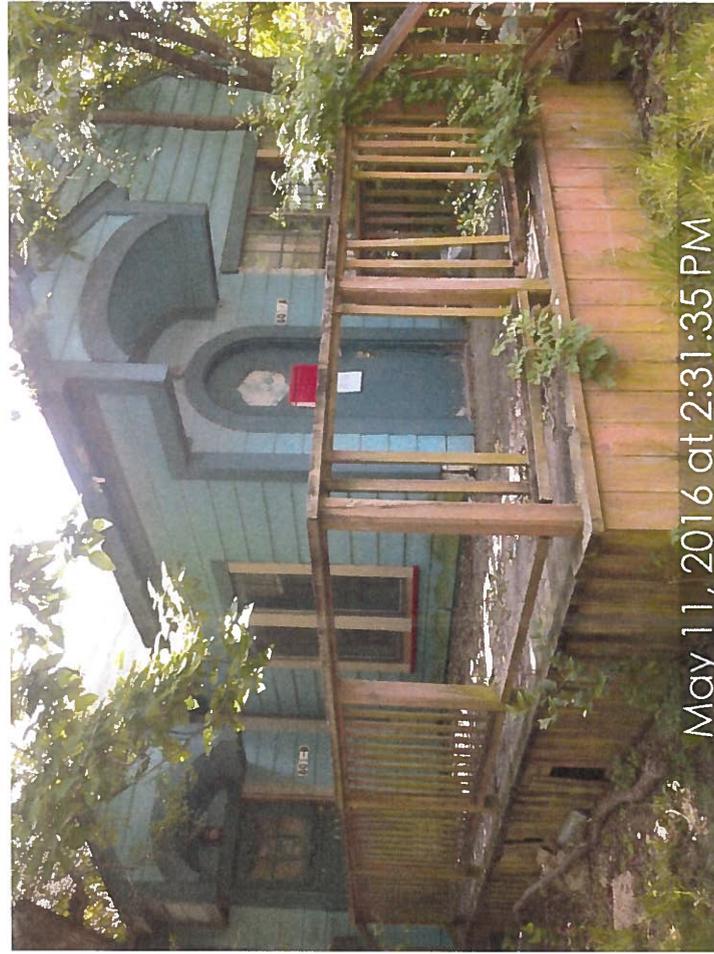


May 11, 2016 at 2:30:32 PM

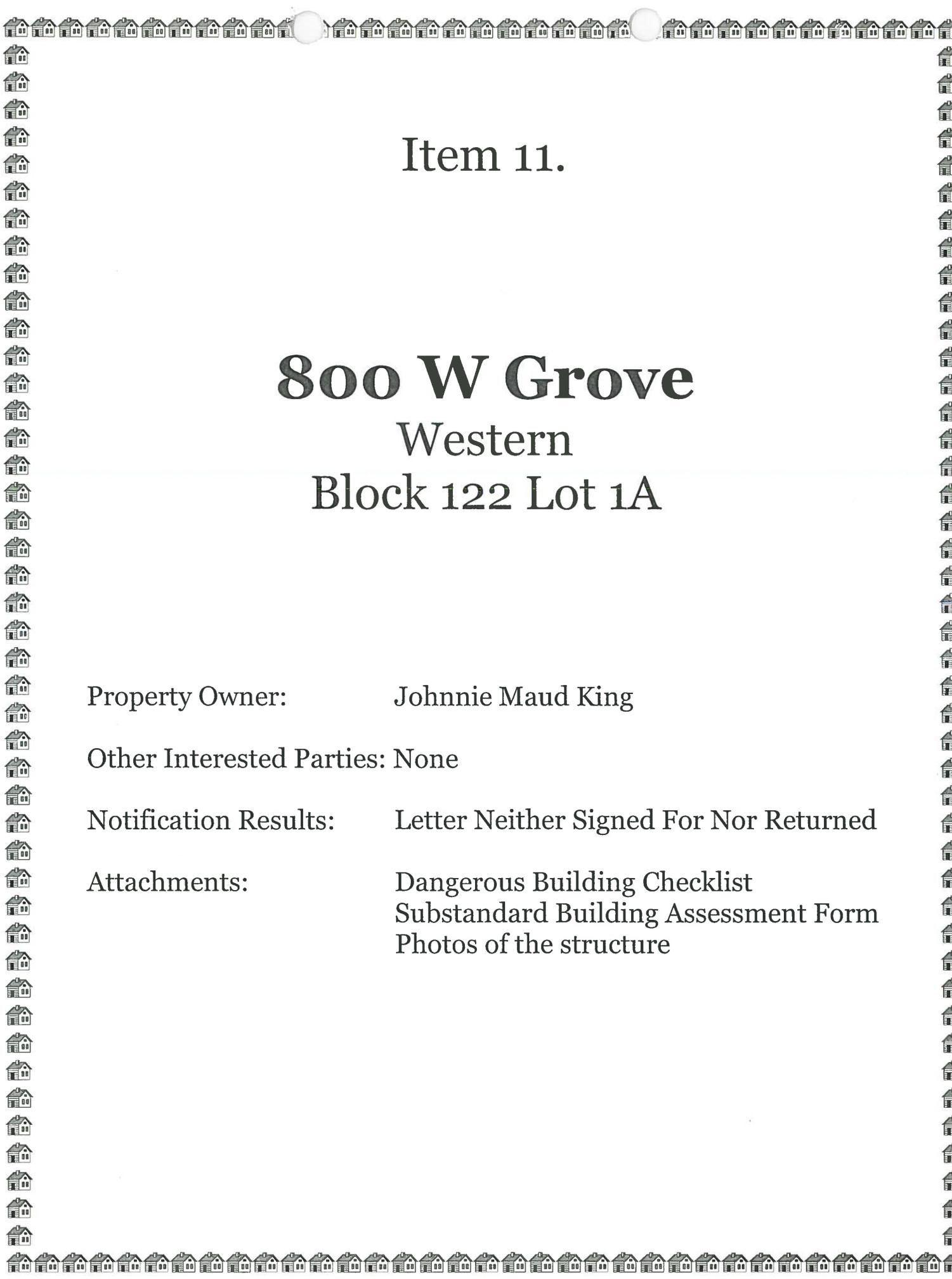


May 11, 2016 at 2:30:52 PM

801 W. High, Western, Block 115 Lot 1A



801 W. High, Western, Block 115 Lot 1A



Item 11.

**800 W Grove**  
Western  
Block 122 Lot 1A

Property Owner: Johnnie Maud King

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

## DANGEROUS BUILDING CHECKLIST

Address: 800 W. Grove  
 Legal Description: Western Block 122 Lot 1A  
 Property Owner: King Johnnie Maud

Date Initial

- 3-24 BI Identify structure as dangerous. (Building Assessment Form) Add photos to file.
- 4/26/16 GO Check for permits. Add copy to file, if current. Last issued permit: —
- 3-24 BP Structure Occupied. Y  (Owner or vagrants)
- 5-2 BP Utilities Active. Y  (Gas/Electric) 12-29-14
- 5-2 BP Water Active. Y  Last active date: 1-15-14
- Finalize Agenda - approved by Director.
- 3/24/16 GO Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)  
 Date Mailed: 3/24/16 Returned 4/26/16
- 5-3 BP Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.  
 Date Placard Posted: 5-3-16
- 5/5/16 GO Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: 5/17/16
- 5/6/16 GO Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).  
 Date Mailed: 5/6/16
- 5-7 BP Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16
- 5/13/16 GO Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.
- 5/13/16 5/14/16 GO Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.  
 Within 24 hours prior to meeting, Building Official visually verifies status of structure.
- Conduct hearing with the Building and Standards Commission. Date of Hearing: \_\_\_\_\_
- Prepare and have Chairman sign BSC Orders.
- Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
- Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
- After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
- If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

3/23/2016

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 800 W. Grove Lot: 1A Block: 122

Subdivision: Western

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? Yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

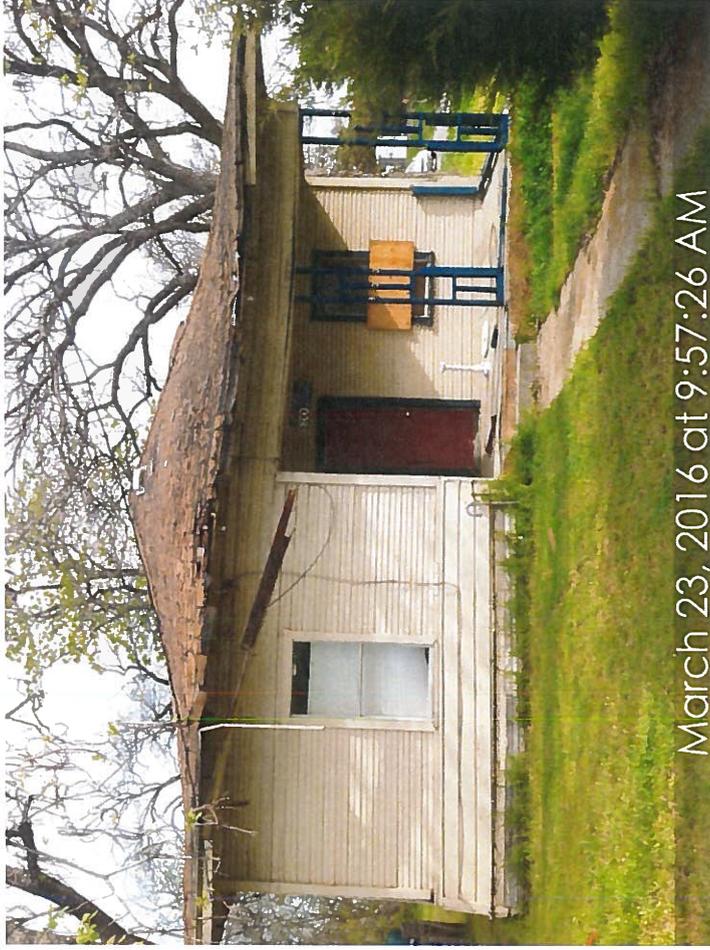
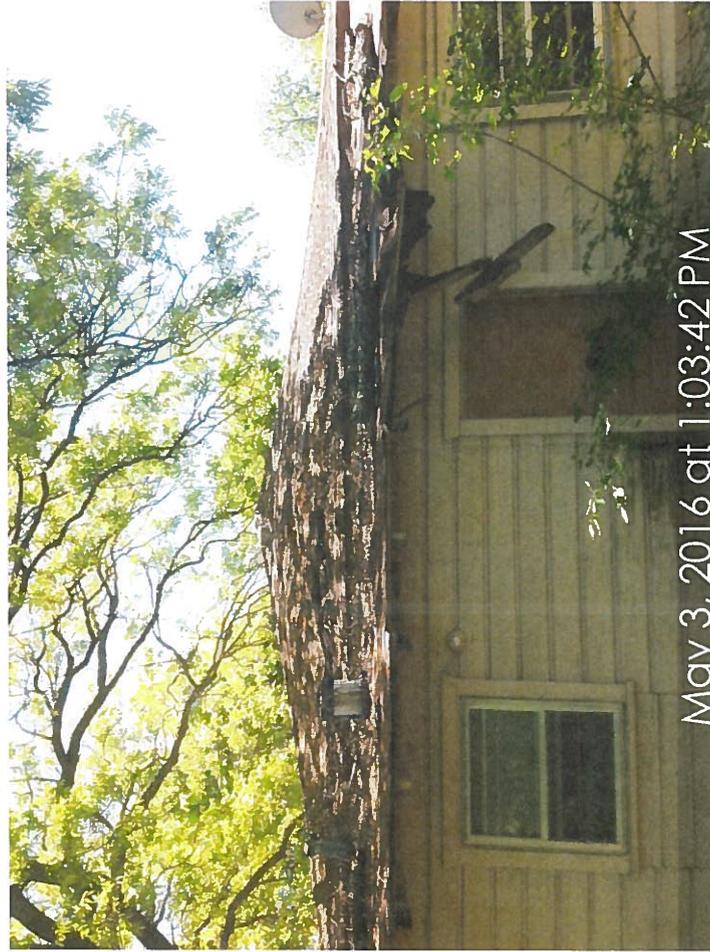
Additional Conditions/Comments: Vacant since November 2014. Severe  
Damage & deterioration to roof. Substantial amount of rotted wood  
on exterior.

Inspected by: B Phillips

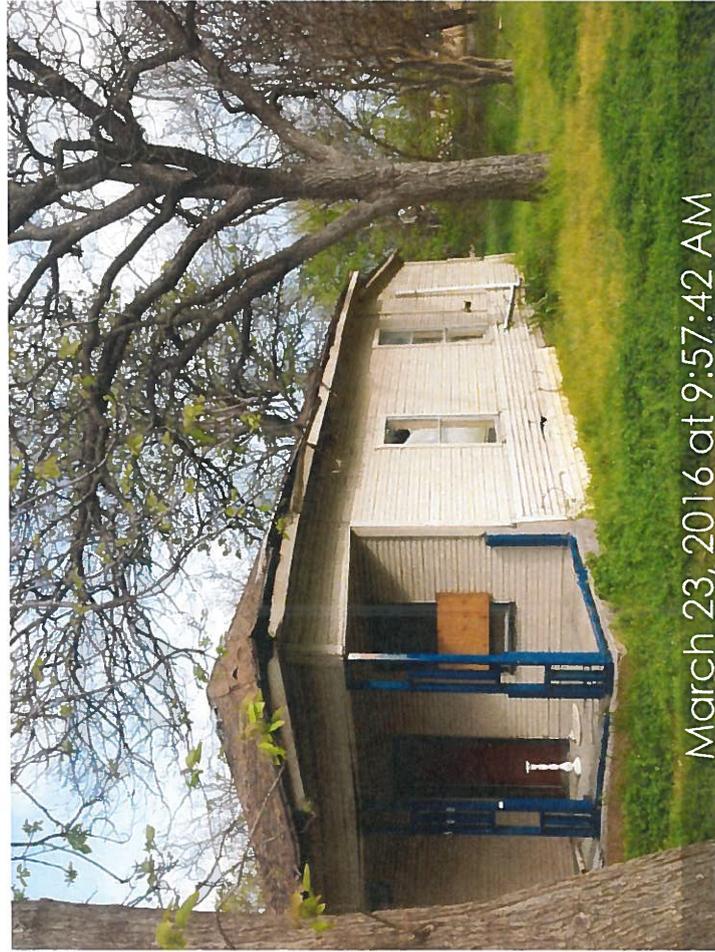
Date: 3-24-16

800 W. Grove

Western, Block 122 Lot 1A



800 W. Grove, Western, Block 122 Lot 1A

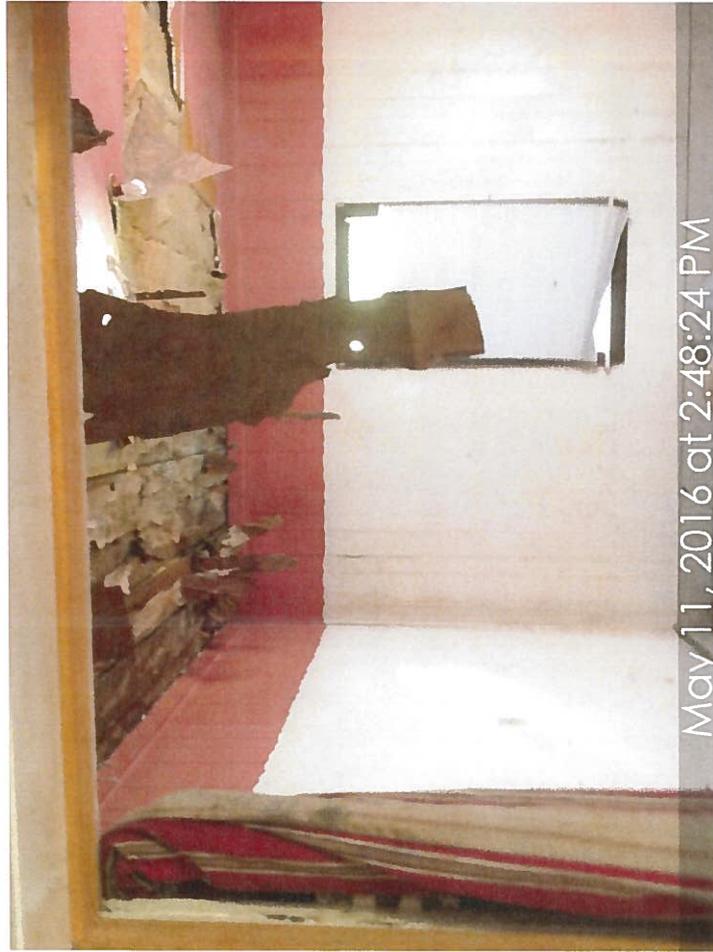


March 23, 2016 at 9:57:42 AM



May 11, 2016 at 2:47:22 PM

800 W. Grove, Western, Block 122 Lot 1A

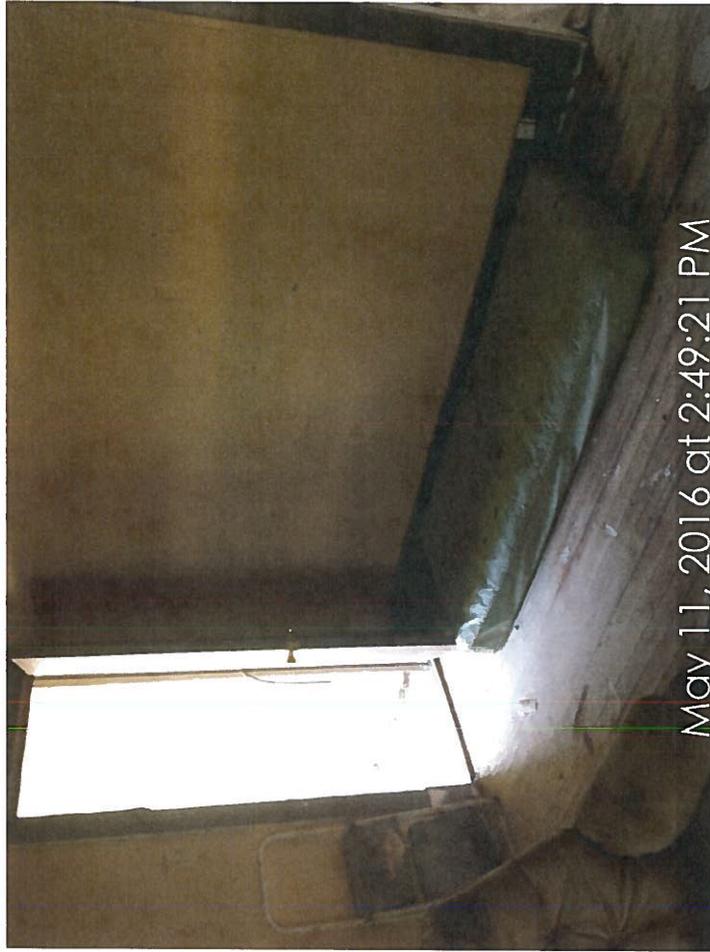


May 11, 2016 at 2:48:24 PM



May 11, 2016 at 2:48:49 PM

800 W. Grove, Western, Block 122 Lot 1A



800 W. Grove, Western, Block 122 Lot 1A



Item 12.

**703 W Grove**  
Western  
Block 94 Lots 2-3

Property Owner: Kamy Real Property Trust

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

# DANGEROUS BUILDING CHECKLIST

**Address:** 703 W. Grove  
**Legal Description:** Western Block 94 Lots 2-3  
**Property Owner:** Kamy Real Property Trust

- | Date           | Initial   |  |
|----------------|-----------|--|
| <u>3-29</u>    | <u>BP</u> | <b>Identify structure</b> as dangerous. (Building Assessment Form) Add photos to file.   |
| <u>4/26/16</u> | <u>GD</u> | Check for permits. Add copy to file, if current. <i>Last issued permit:</i> <u>3/2/14</u>  |
| <u>5-2</u>     | <u>BP</u> | Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)   |
| <u>5-2</u>     | <u>BP</u> | Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <del>PERM</del> <u>3-8-16</u>  |
| <u>5-2</u>     | <u>BP</u> | Water Active. Y <input checked="" type="radio"/> <i>Last active date:</i> <u>3-21-16</u>   |
| _____          | _____     | <b>Finalize Agenda</b> - approved by Director.   |
| <u>3/24/16</u> | <u>GD</u> | <b>Mail Courtesy Letter</b> thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)<br><i>Date Mailed:</i> <u>3/24/16</u>   |
| <u>5-3</u>     | <u>BP</u> | Post <b>"Dangerous Building" placard</b> thirty (30) days prior to meeting. Add photo to file.<br><i>Date Placard Posted:</i> <u>5-3-16</u>  |
| <u>5/5/16</u>  | <u>GD</u> | <b>Newspaper Notice.</b> Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>5/7/16</u>   |
| <u>5/6/16</u>  | <u>GD</u> | <b>Mail Notices.</b> Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).<br><i>Date Mailed:</i> <u>5/6/16</u>  |
| <u>5-7</u>     | <u>BP</u> | <b>Posting of Notice.</b> On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> <u>5-7-16</u> |
| <u>5/13/16</u> | <u>GD</u> | Prepare and mail <b>Packets</b> to committee members seven (7) days prior to meeting, send packet to web.  |
| <u>5/16/16</u> | <u>GD</u> | <b>Post agenda</b> , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.   |
| _____          | _____     | Within 24 hours prior to meeting, Building Official visually <b>verifies status</b> of structure.  |
| _____          | _____     | <b>Conduct hearing</b> with the Building and Standards Commission. <i>Date of Hearing:</i> _____   |
| _____          | _____     | Prepare and have Chairman sign <b>BSC Orders</b> .   |
| _____          | _____     | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.  |
| _____          | _____     | Within ten (10) days, run <b>"Notice of Order(s) of the Commission"</b> ad in newspaper (clock starts when order is published).  |
| _____          | _____     | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.                                 |
| _____          | _____     | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a <b>"Notice of Substantial Compliance"</b> is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.                            |

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 703 W. Grove Lot: 2-3 Block: 94

Subdivision: Western

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? No

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

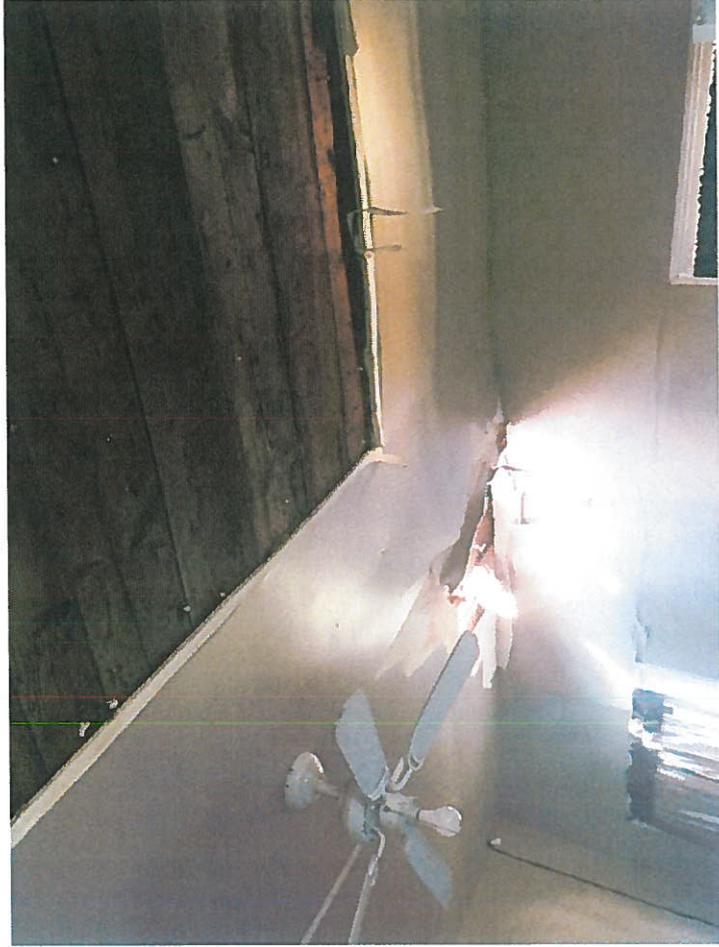
Additional Conditions/Comments: Roof has been open since December 2015. Open roof has caused holes in ceiling, mold + water entering the house. No HVAC system, No hot water. House was occupied until March 2016

Inspected by: B Phillips

Date: 3-24-14

703 W. Grove

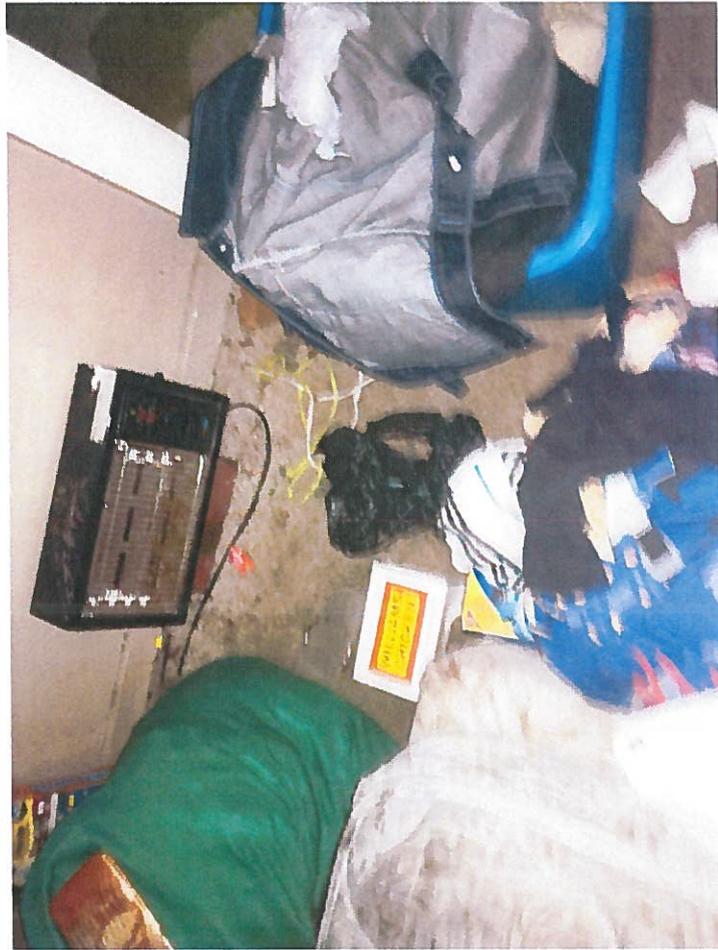
Western, Block 94 Lots 2-3



703 W. Grove, Western, Block 94 Lots 2-3



703 W. Grove, Western, Block 94 Lots 2-3



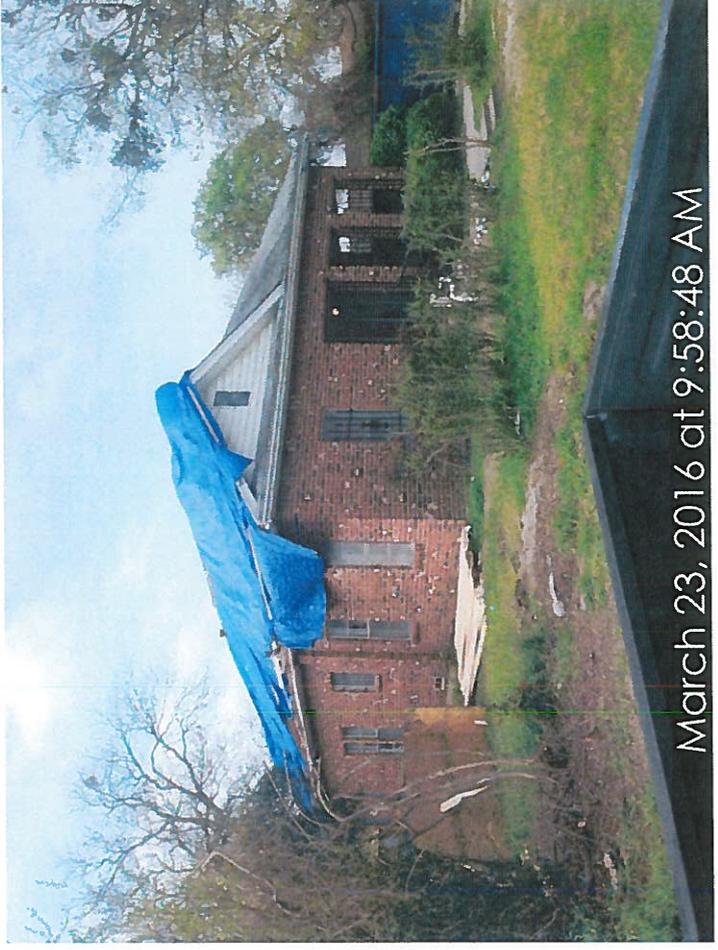
703 W. Grove, Western, Block 94 Lots 2-3



703 W. Grove, Western, Block 94 Lots 2-3

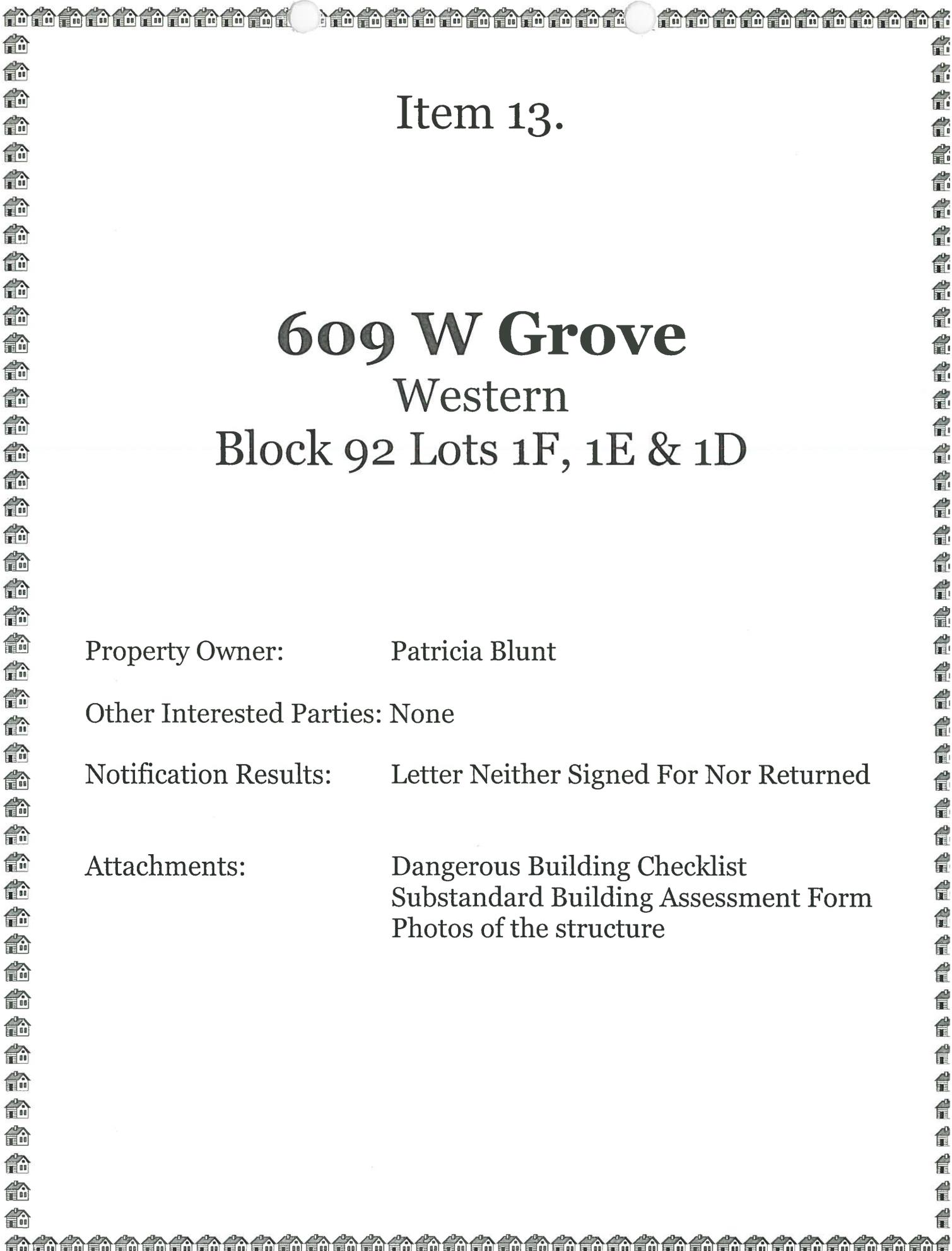


March 23, 2016 at 9:58:25 AM



March 23, 2016 at 9:58:48 AM

703 W. Grove, Western, Block 94 Lots 2-3



Item 13.

**609 W Grove**  
Western  
Block 92 Lots 1F, 1E & 1D

Property Owner: Patricia Blunt

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

# DANGEROUS BUILDING CHECKLIST

**Address:** 609 W. Grove  
**Legal Description:** Western Block 92 Lots 1F, 1E + 1D  
**Property Owner:** PATRICIA BLUNT

- | Date           | Initial   |  |
|----------------|-----------|--|
| <u>3-24</u>    | <u>BP</u> | <b>Identify structure</b> as dangerous. (Building Assessment Form) Add photos to file.   |
| <u>4/20/16</u> | <u>GD</u> | Check for permits. Add copy to file, if current. <i>Last issued permit:</i> _____  |
| <u>3-24</u>    | <u>BP</u> | Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)   |
| <u>5-2</u>     | <u>BP</u> | Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>9-11-14</u>   |
| <u>5-2</u>     | <u>BP</u> | Water Active. Y <input checked="" type="radio"/> <i>Last active date:</i> <u>9-15-14</u>   |
| _____          | _____     | <b>Finalize Agenda</b> - approved by Director.   |
| <u>3/24/16</u> | <u>GD</u> | <b>Mail Courtesy Letter</b> thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)<br><i>Date Mailed:</i> <u>3/24/16</u>   |
| <u>5-3</u>     | <u>BP</u> | Post <b>"Dangerous Building"</b> placard thirty (30) days prior to meeting. Add photo to file.<br><i>Date Placard Posted:</i> <u>5-3-16</u>  |
| <u>5/5/16</u>  | <u>GD</u> | <b>Newspaper Notice.</b> Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>5/7/16</u>   |
| <u>5/6/16</u>  | <u>GD</u> | <b>Mail Notices.</b> Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).<br><i>Date Mailed:</i> <u>5/6/16</u>  |
| <u>5-7</u>     | <u>BP</u> | <b>Posting of Notice.</b> On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> <u>5-7-16</u> |
| <u>5/13/16</u> | <u>GD</u> | Prepare and mail <b>Packets</b> to committee members seven (7) days prior to meeting, send packet to web.  |
| <u>5/13/16</u> | <u>GD</u> | <b>Post agenda</b> , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.   |
| _____          | _____     | Within 24 hours prior to meeting, Building Official visually <b>verifies status</b> of structure.  |
| _____          | _____     | <b>Conduct hearing</b> with the Building and Standards Commission. <i>Date of Hearing:</i> _____   |
| _____          | _____     | Prepare and have Chairman sign <b>BSC Orders</b> .   |
| _____          | _____     | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.  |
| _____          | _____     | Within ten (10) days, run <b>"Notice of Order(s) of the Commission"</b> ad in newspaper (clock starts when order is published).  |
| _____          | _____     | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice.  |
| _____          | _____     | Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.   |
| _____          | _____     | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a <b>"Notice of Substantial Compliance"</b> is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.                            |

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 609 W. Grove Lot: 1F, 1E Block: 92

Subdivision: Western

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Vacant since Sept 2014 Major deterioration of exterior of house. Boarded up by COC in 2015 due to habitation by VAGRANTS.

Inspected by: B Phillips

Date: 3-24-16

609 W. Grove

Western, Block 92 Lots 1F, 1E & 1D

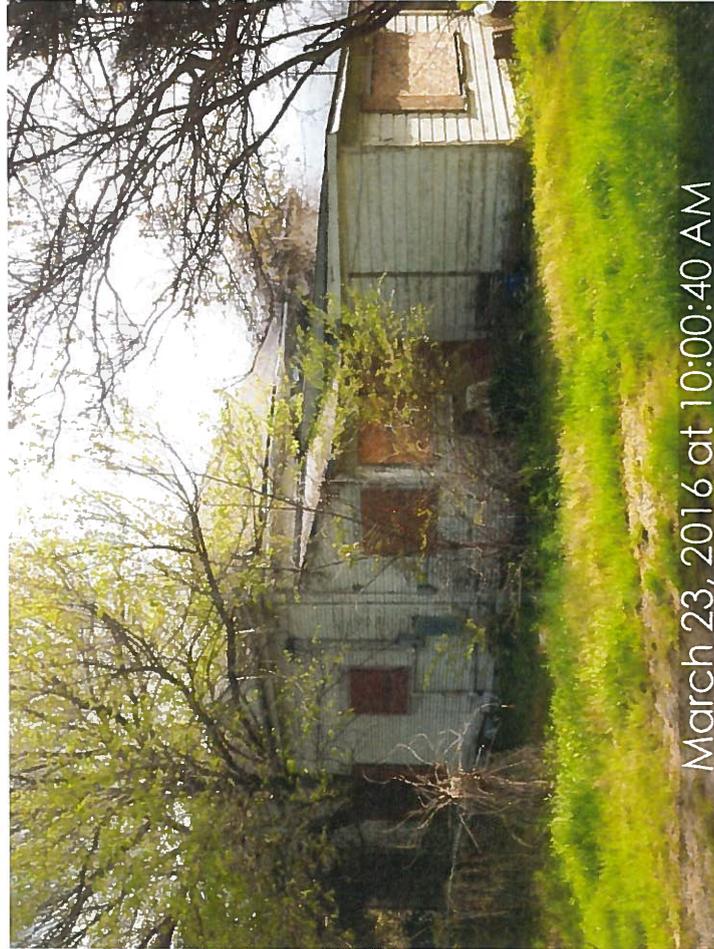


May 3, 2016 at 1:07:18 PM

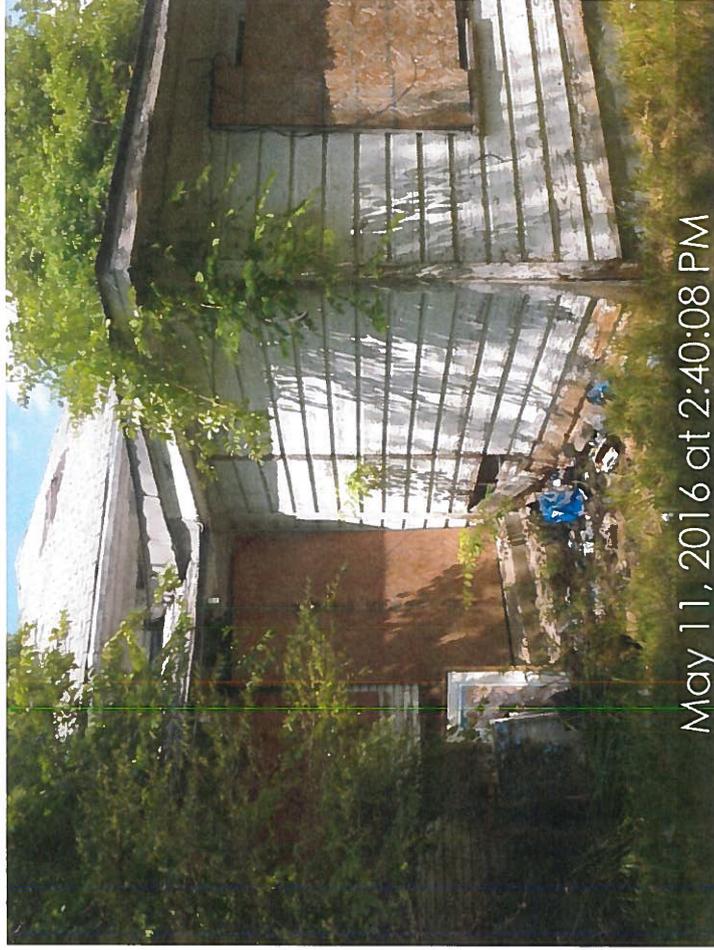


March 23, 2016 at 9:59:23 AM

609 W. Grove, Western, Block 92 Lots 1F, 1E & 1D



March 23, 2016 at 10:00:40 AM



May 11, 2016 at 2:40:08 PM

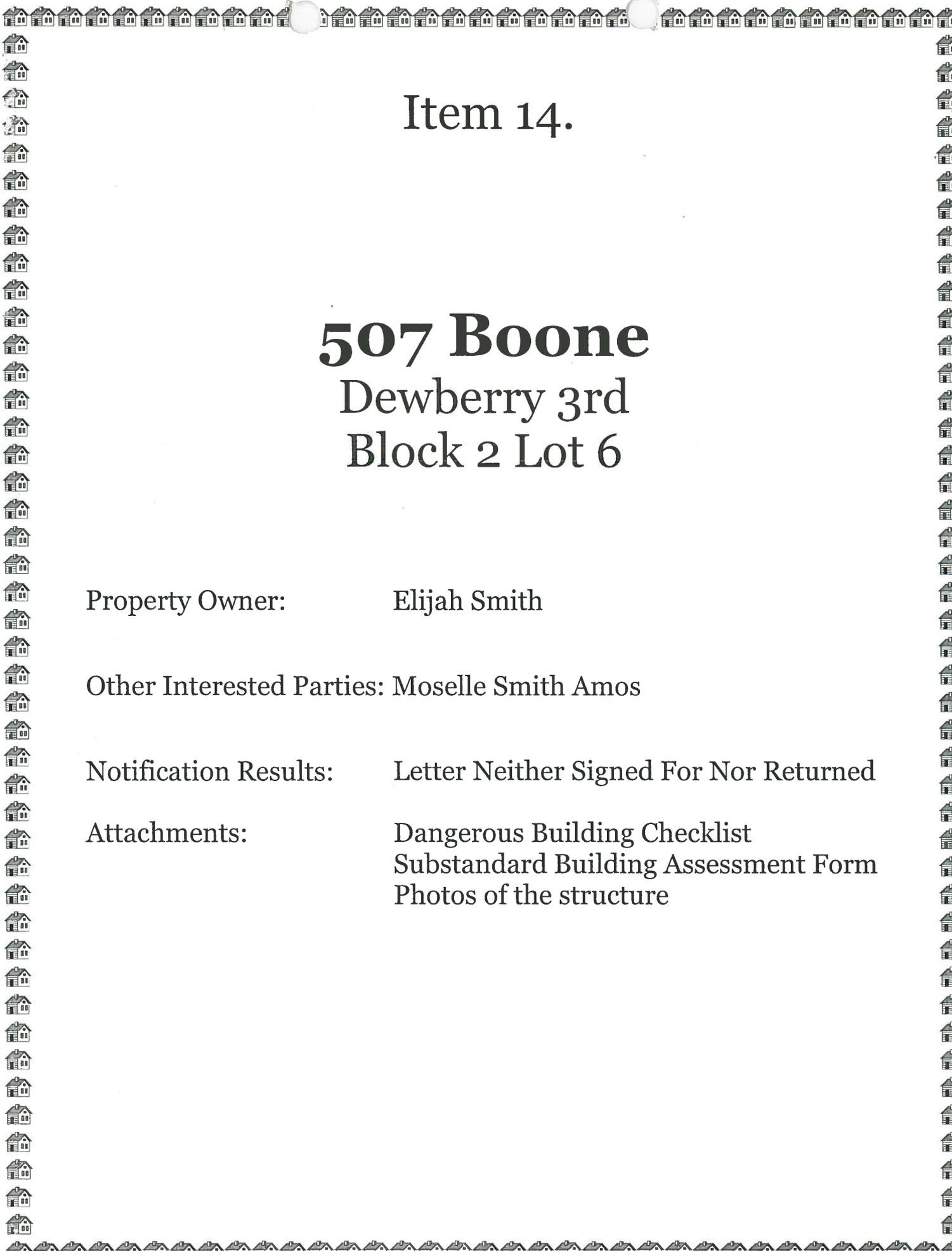
609 W. Grove, Western, Block 92 Lots 1F, 1E & 1D



609 W. Grove, Western, Block 92 Lots 1F, 1E & 1D



609 W. Grove, Western, Block 92 Lots 1F, 1E & 1D



Item 14.

**507 Boone**  
Dewberry 3rd  
Block 2 Lot 6

Property Owner: Elijah Smith

Other Interested Parties: Moselle Smith Amos

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

# DANGEROUS BUILDING CHECKLIST

**Address:** 507 BOONE  
**Legal Description:** DEWBERRY 3rd Block 2 Lot 6  
**Property Owner:** Elijah Smith + Mosele Smith Amos

**Date Initial**

3-24 BP **Identify structure** as dangerous. (Building Assessment Form) Add photos to file.

4/24/16 GD Check for permits. Add copy to file, if current. *Last issued permit:*                     

3-24 BP Structure Occupied. Y  (Owner or vagrants)

5-2 BP Utilities Active. Y  (Gas/Electric) 12-31-13

5-2 BP Water Active. Y N *Last active date:* 6-15-13

**Finalize Agenda** - approved by Director.

3/24/16 GP **Mail Courtesy Letter** thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

*Date Mailed:* 3/24/16

5-3 BP Post **"Dangerous Building"** placard thirty (30) days prior to meeting. Add photo to file.

*Date Placard Posted:* 5-3-16

5/15/16 GD **Newspaper Notice.** Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). *Publication Date:* 5/17/16

5/16/16 GD **Mail Notices.** Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

*Date Mailed:* 5/16/16

5-7 BP **Posting of Notice.** On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. *Date Posted:* 5-7-16

Prepare and mail **Packets** to committee members seven (7) days prior to meeting, send packet to web.

5/13/16 GD  
5/13/16 + 5/14/16 GD **Post agenda**, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.

Within 24 hours prior to meeting, Building Official visually **verifies status** of structure.

**Conduct hearing** with the Building and Standards Commission. *Date of Hearing:*                     

Prepare and have Chairman sign **BSC Orders**.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run **"Notice of Order(s) of the Commission"** ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a **"Notice of Substantial Compliance"** is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

3/23/2016

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 507 Boone Lot: 6 Block: 2

Subdivision: Dewberry 3rd

Are there interior walls or other vertical structural members that 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? yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? NO

Additional Conditions/Comments: Vacant since 12-2013. Deterioration of roof + walls. Porch is leaning + in danger of collapsing.

Inspected by: B Phillips

Date: 3-24-16

507 Boone

Dewberry 3<sup>rd</sup>, Block 2 Lot 6



Msy 3, 2016 at 12:57:40 PM

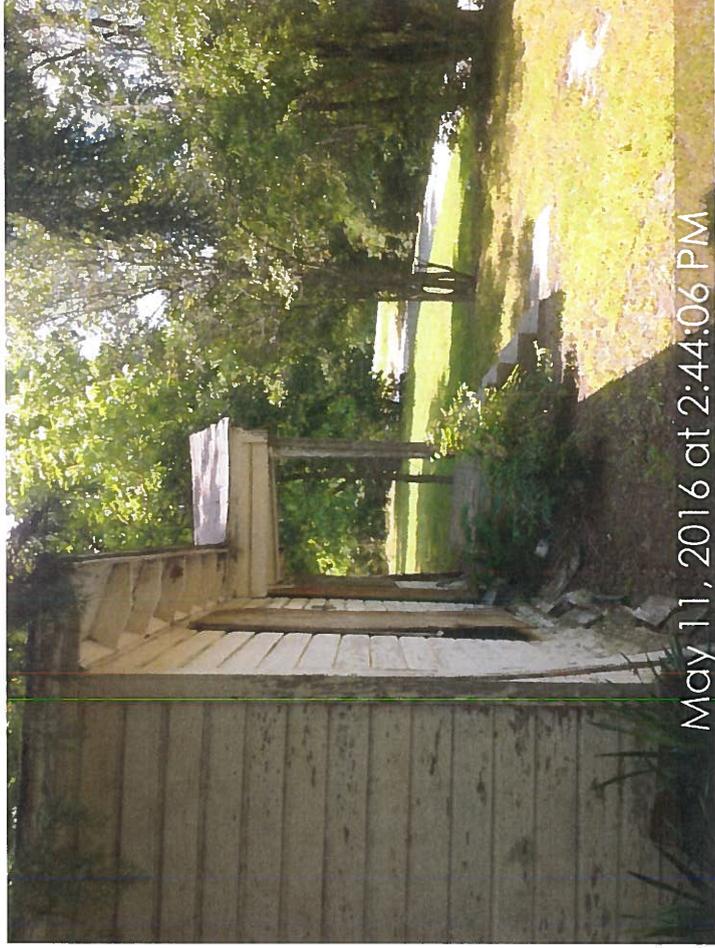


March 23, 2016 at 10:03:44 AM

507 Boone, Dewberry 3rd, Block 2 Lot 6



March 23, 2016 at 10:04:17 AM

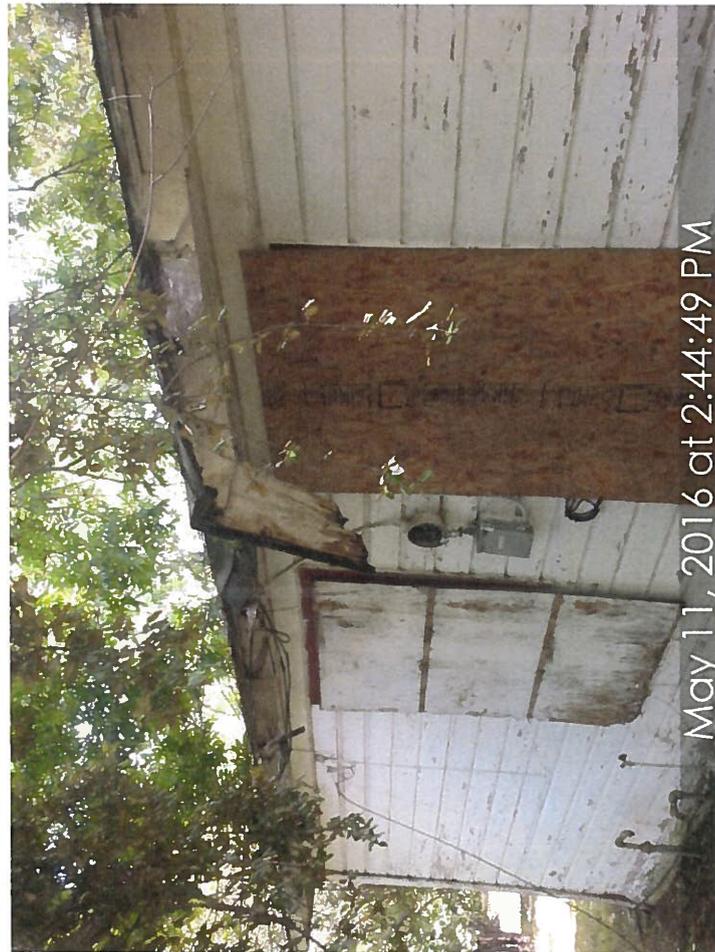


May 11, 2016 at 2:44:06 PM

507 Boone, Dewberry 3rd, Block 2 Lot 6



507 Boone, Dewberry 3rd, Block 2 Lot 6



May 11, 2016 at 2:44:49 PM



May 11, 2016 at 2:45:03 PM

507 Boone, Dewberry 3rd, Block 2 Lot 6



# Item 15.

## 510 New Hope Breezy Hill Block H Lot 172

Property Owner: Sheila Brown

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

# DANGEROUS BUILDING CHECKLIST

**Address:** 510 New Hope  
**Legal Description:** Breezy Hill Block H Lot 172  
**Property Owner:** Sheila Brown

Date	Initial	
<u>3-24</u>	<u>BP</u>	<b>Identify structure</b> as dangerous. (Building Assessment Form) Add photos to file.
<u>4/26/16</u>	<u>GP</u>	Check for permits. Add copy to file, if current. <i>Last issued permit:</i> <u>          </u>
<u>3-24</u>	<u>BP</u>	Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)
<u>5-2</u>	<u>BP</u>	Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) - <u>11-16-09</u>
<u>5-2</u>	<u>BP</u>	Water Active. Y <input checked="" type="radio"/> <i>Last active date:</i> <u>12-15-09</u>
<u>          </u>	<u>          </u>	<b>Finalize Agenda</b> - approved by Director.
<u>3/24/16</u>	<u>GD</u>	<b>Mail Courtesy Letter</b> thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005) <i>Date Mailed:</i> <u>3/24/16</u>
<u>5-3</u>	<u>BP</u>	Post <b>"Dangerous Building"</b> placard thirty (30) days prior to meeting. Add photo to file. <i>Date Placard Posted:</i> <u>5-3-16</u>
<u>5/5/16</u>	<u>GD</u>	<b>Newspaper Notice.</b> Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>5/17/16</u>
<u>5/16/16</u>	<u>GD</u>	<b>Mail Notices.</b> Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested). <i>Date Mailed:</i> <u>5/16/16</u>
<u>5-7</u>	<u>BP</u>	<b>Posting of Notice.</b> On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> <u>5-2-16</u>
<u>5/13/16</u>	<u>GD</u>	Prepare and mail <b>Packets</b> to committee members seven (7) days prior to meeting, send packet to web.
<u>5/13/16 + 5/16/16</u>	<u>GD</u>	<b>Post agenda</b> , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. Within 24 hours prior to meeting, Building Official visually <b>verifies status</b> of structure.
<u>          </u>	<u>          </u>	<b>Conduct hearing</b> with the Building and Standards Commission. <i>Date of Hearing:</i> <u>          </u>
<u>          </u>	<u>          </u>	Prepare and have Chairman sign <b>BSC Orders</b> .
<u>          </u>	<u>          </u>	Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
<u>          </u>	<u>          </u>	Within ten (10) days, run <b>"Notice of Order(s) of the Commission"</b> ad in newspaper (clock starts when order is published).
<u>          </u>	<u>          </u>	After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
<u>          </u>	<u>          </u>	If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a <b>"Notice of Substantial Compliance"</b> is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 570 New Hope Lot: 172 Block: 14

Subdivision: Breezy Hill

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? No

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? No

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Vacant since 2009. Rotted wood on exterior. Pictures indicate major foundation + roof issues

Inspected by: B Phillips

Date: 3-2-16

510 New Hope

Breezy Hill, Block H Lot 172

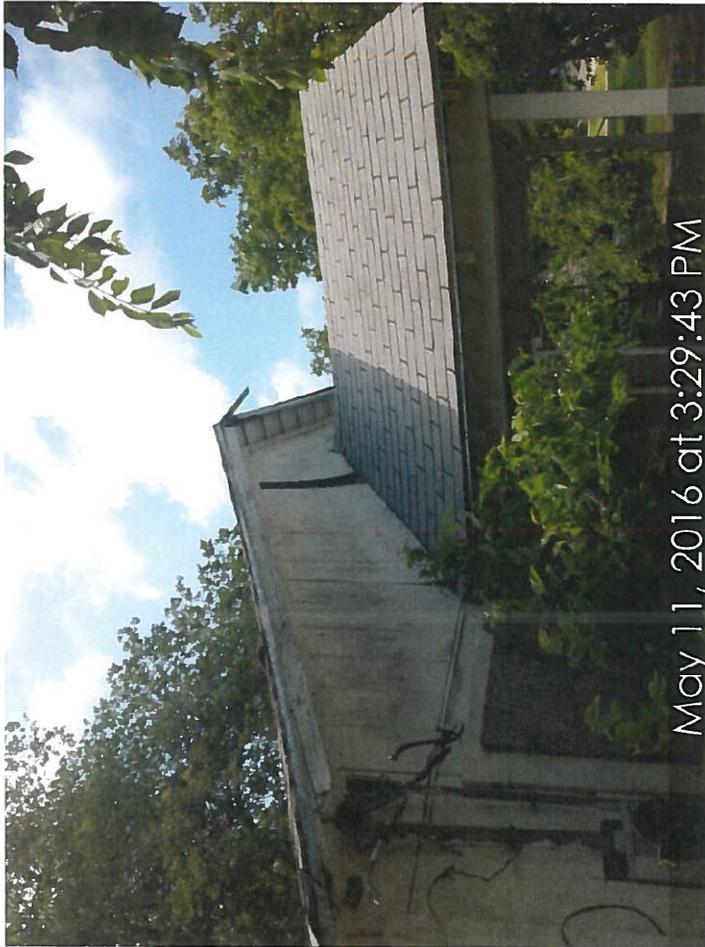


May 3, 2016 at 12:46:53 PM



March 23, 2016 at 10:08:20 AM

510 New Hope, Breezy Hill, Block H Lot 172



510 New Hope, Breezy Hill, Block H Lot 172



510 New Hope, Breezy Hill, Block H Lot 172

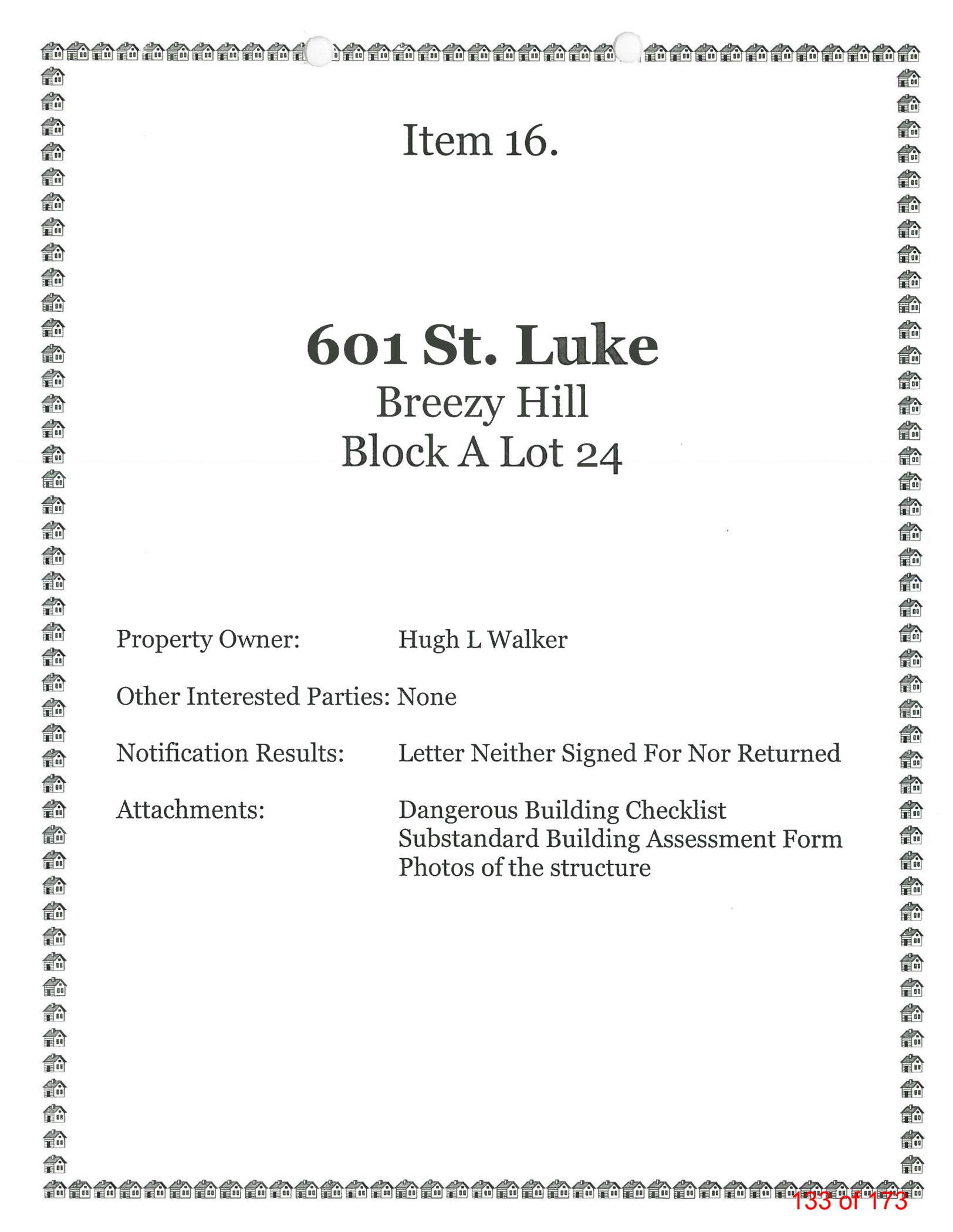


May 11, 2016 at 3:31:04 PM



May 11, 2016 at 3:31:15 PM

510 New Hope, Breezy Hill, Block H Lot 172



Item 16.

**601 St. Luke**  
Breezy Hill  
Block A Lot 24

Property Owner: Hugh L Walker

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 601 St. Luke Lot: 24 Block: A

Subdivision: Breezy Hill

Are there interior walls or other vertical structural members that 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? yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Vacant since Oct 2015. Property vacated by order of CO. Severe dilapidation of walls, roof & foundation.

Inspected by: B Phillips

Date: 3-24-14

# DANGEROUS BUILDING CHECKLIST

Address: 601 St. Luke  
 Legal Description: Breezy Hill Block A Lot 24  
 Property Owner: Hugh L Walker

Date Initial

3-24 BP Identify structure as dangerous. (Building Assessment Form) Add photos to file.

4/24/16 GD Check for permits. Add copy to file, if current. Last issued permit:                     

3-24 BP Structure Occupied. Y N (Owner or vagrants)

5-2 BP Utilities Active. Y  (Gas/Electric) 10-21-15

5-2 BP Water Active. Y  Last active date: 10-16-15

Finalize Agenda - approved by Director.

3/24/16 GD Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

Date Mailed: 3/24/16

5-3 BP Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.

Date Placard Posted: 5-3-16

5/5/16 GD Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: 5/7/16

5/6/16 GD Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

Date Mailed: 5/6/16

5-7 BP Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16

Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.

5/13/16 GD Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.

Within 24 hours prior to meeting, Building Official visually verifies status of structure.

Conduct hearing with the Building and Standards Commission. Date of Hearing:                     

Prepare and have Chairman sign BSC Orders.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

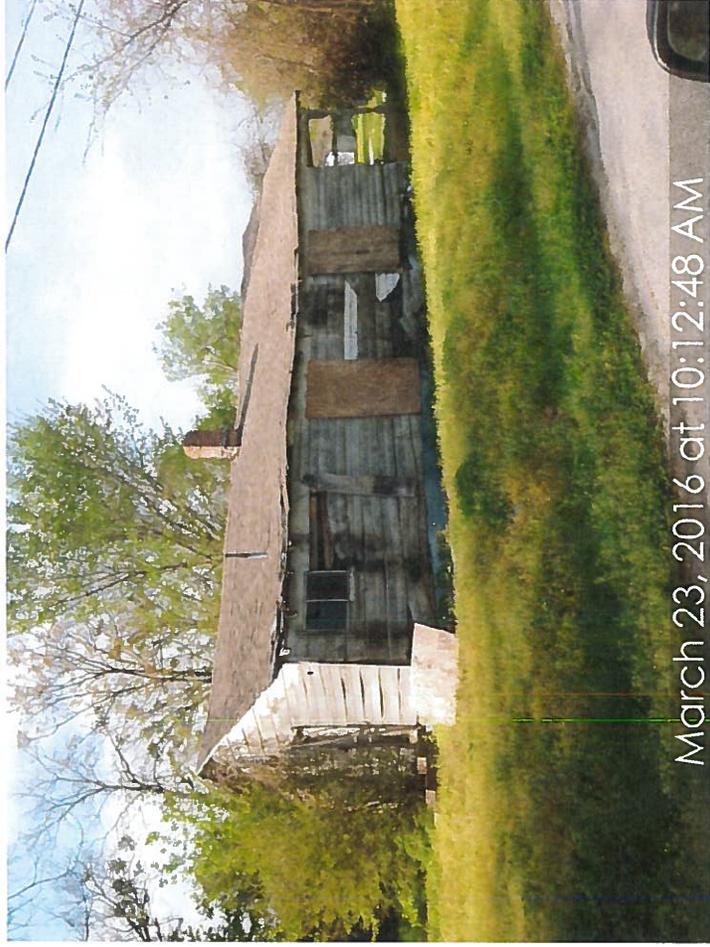
Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

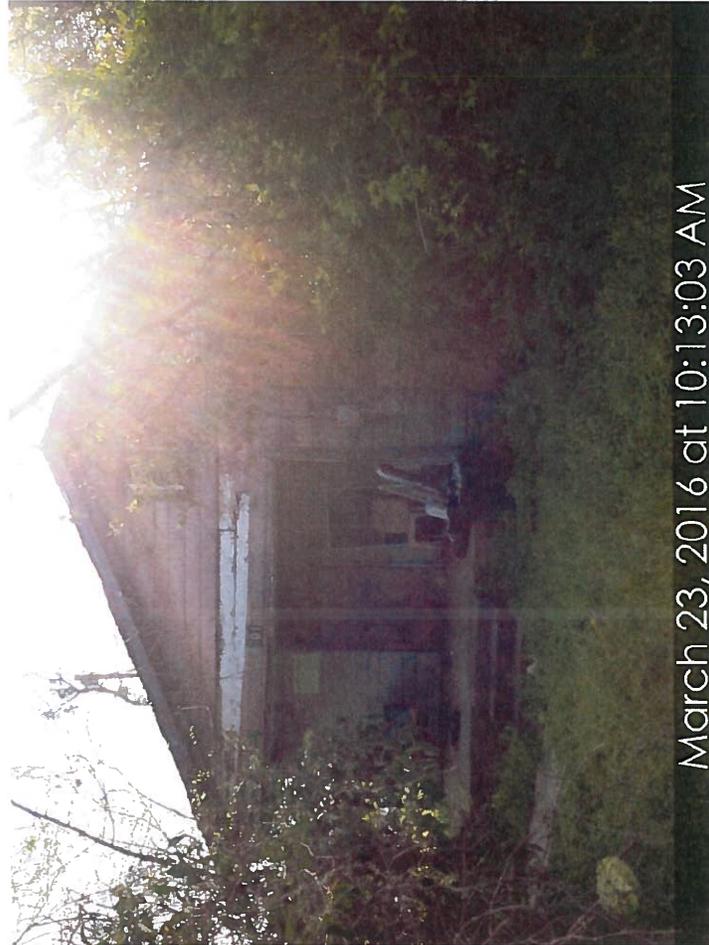
If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

601 St. Luke

Breezy Hill, Block A Lot 24



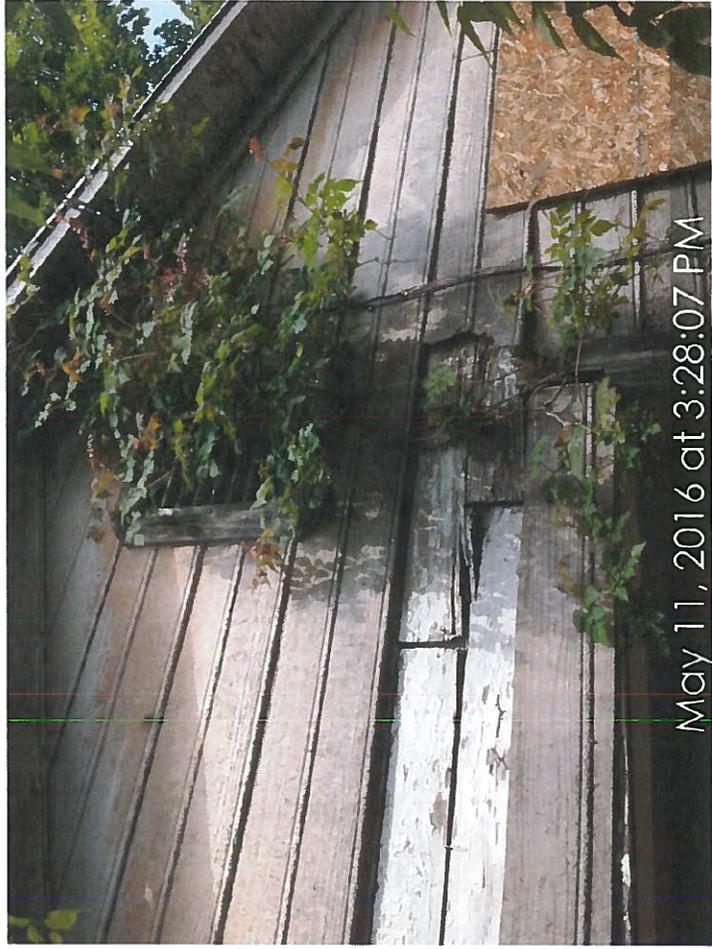
601 St. Luke, Breezy Hill, Block A Lot 24



601 St. Luke, Breezy Hill, Block A Lot 24



601 St. Luke, Breezy Hill, Block A Lot 24



601 St. Luke, Breezy Hill, Block A Lot 24



# Item 17.

## 1303 S Medora Kennedy Heights Block B Lot 2



Property Owner:

\*Brenda K Ayers

Other Interested Parties:

\*\*Benny Ray Ayers

\*The Bank of New York Mellon FKA  
The Bank of New York

\*\*Hughes Watters & Askanase LLP  
Foreclosure Department

\*\*Cindy Daniel, Substitute Trustee-  
Foreclosure Department

\*\*Randy Daniel, Substitute Trustee-  
Foreclosure Department

Notification Results:

\*Letter Neither Signed For Nor Returned

\*\*Letter Signed for

Attachments:

Dangerous Building Checklist

Substandard Building Assessment Form

Photos of the structure



# DANGEROUS BUILDING CHECKLIST

Address: 1303 S. Medora  
Legal Description: Kennedy Hts Block B Lot 2  
Property Owner: Brenda K Ayers

Date Initial

3-24 BP

Identify structure as dangerous. (Building Assessment Form) Add photos to file.

4/26/16 GD

Check for permits. Add copy to file, if current. Last issued permit: \_\_\_\_\_

3-24 BP

Structure Occupied. Y  (Owner or vagrants)

5-2 BP

Utilities Active. Y  (Gas/Electric) 7-8-13

5-2 BP

Water Active. Y  Last active date: 8-15-13

Finalize Agenda - approved by Director.

3/24/16 GD

Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

Date Mailed: 3/24/16

5-4 BP

Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.

Date Placard Posted: 5-4-16

5/5/16 GD

Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: 5/7/16

5/6/16 GD

Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

Date Mailed: 5/6/16

5-7 BP

Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16

5/13/16 GD

Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.

5/13/16 + 5/14/16 GD

Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.

Within 24 hours prior to meeting, Building Official visually verifies status of structure.

Conduct hearing with the Building and Standards Commission. Date of Hearing: \_\_\_\_\_

Prepare and have Chairman sign BSC Orders.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 1303 S. Medora Lot: 2 Block: B

Subdivision: Kennedy Heights

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? Yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: \_\_\_\_\_

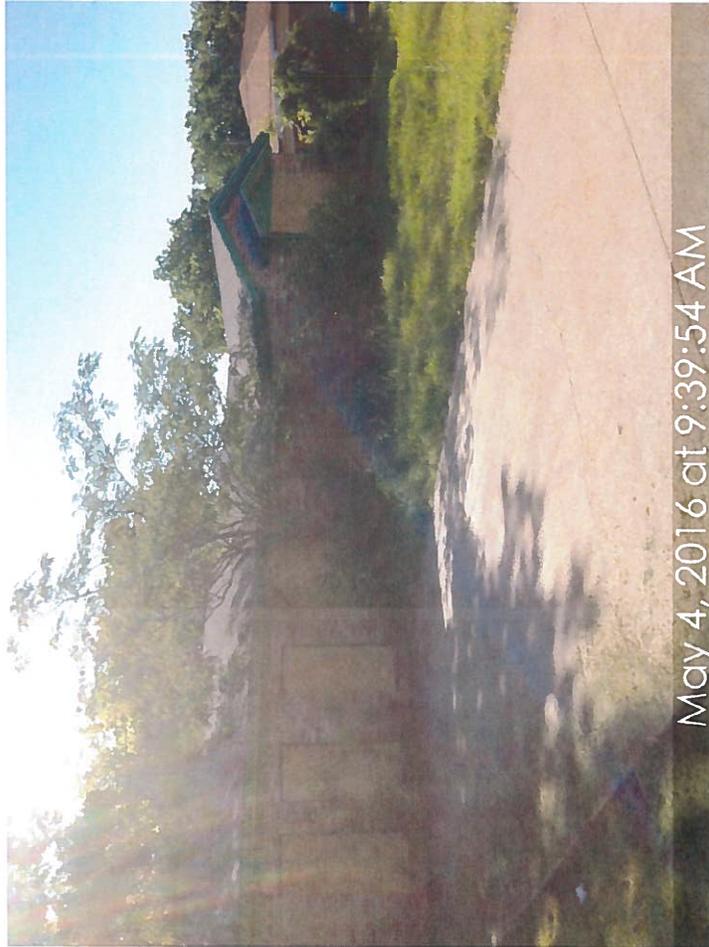
\_\_\_\_\_  
\_\_\_\_\_

Inspected by: B Phillips

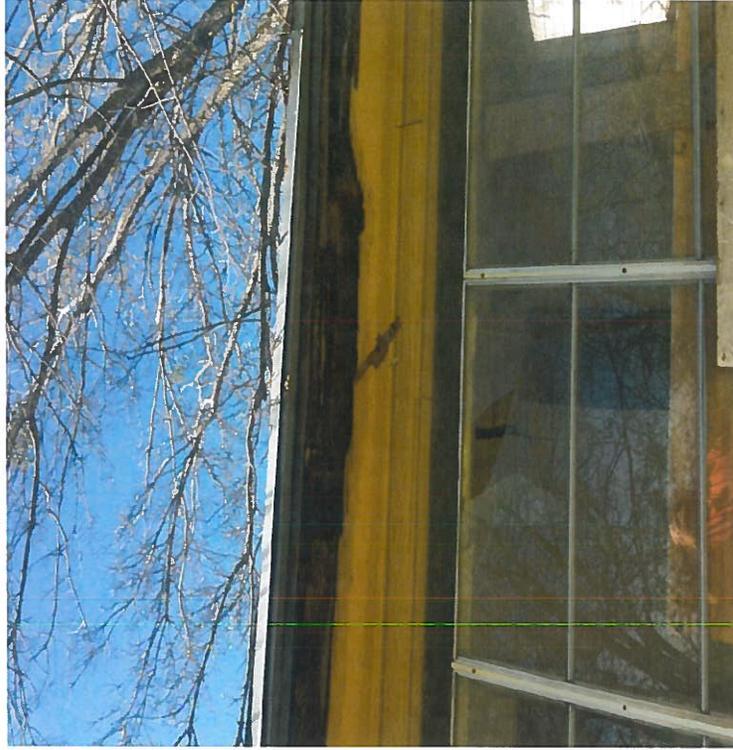
Date: 3-24-16

1303 S. Medora

Kennedy Heights, Block B Lot 2

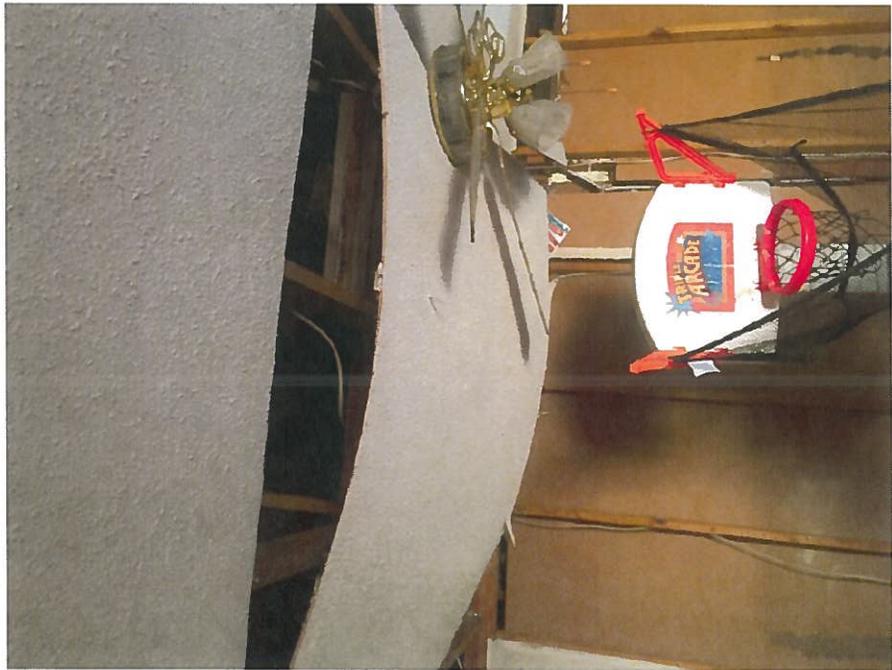


1303 S. Medora, Kennedy Heights, Block B Lot 2



March 23, 2016 at 10:15:04 AM

1303 S. Medora, Kennedy Heights, Block B Lot 2



1303 S. Medora, Kennedy Heights, Block B Lot 2



1303 S. Medora, Kennedy Heights, Block B Lot 2



1303 S. Medora, Kennedy Heights, Block B Lot 2



# Item 18.

# 1118 S Medora Phagan Block 4 Lots 45 & 46

Property Owner: Vernell J Fannin

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure



# DANGEROUS BUILDING CHECKLIST

Address: 1118 S. Medora  
 Legal Description: Phagan Block 4 lot 45 + 46  
 Property Owner: Vernell J. Fannin

- | Date                     | Initial           |  |
|--------------------------|-------------------|--|
| <u>3-24</u>              | <u>BP</u>         | Identify structure as dangerous. (Building Assessment Form) Add photos to file.  |
| <u>4/26/14</u>           | <u>GD</u>         | Check for permits. Add copy to file, if current. Last issued permit: <u>          </u>   |
| <u>3-24</u>              | <u>BP</u>         | Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)   |
| <u>5-2</u>               | <u>BP</u>         | Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) - <u>7-26-13 9-28-12</u>   |
| <u>5-2</u>               | <u>BP</u>         | Water Active. Y <input checked="" type="radio"/> Last active date: <u>11-15-12</u>   |
| <u>          </u>        | <u>          </u> | Finalize Agenda - approved by Director.  |
| <u>3/24/14</u>           | <u>GD</u>         | Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)<br>Date Mailed: <u>3/24/14</u>   |
| <u>5-4</u>               | <u>BP</u>         | Post "Dangerous Building" placard thirty <sup>15</sup> (30) days prior to meeting. Add photo to file.<br>Date Placard Posted: <u>5-4-14</u>  |
| <u>5/5/14</u>            | <u>GD</u>         | Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/7/14</u>   |
| <u>5/10/14</u>           | <u>GD</u>         | Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).<br>Date Mailed: <u>5/10/14</u>   |
| <u>5-7</u>               | <u>BP</u>         | Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-14</u> |
| <u>5/21/14</u>           | <u>GD</u>         | Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.   |
| <u>5/13/14 + 5/14/14</u> | <u>GD</u>         | Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.   |
| <u>          </u>        | <u>          </u> | Within 24 hours prior to meeting, Building Official visually verifies status of structure.   |
| <u>          </u>        | <u>          </u> | Conduct hearing with the Building and Standards Commission. Date of Hearing: <u>          </u>   |
| <u>          </u>        | <u>          </u> | Prepare and have Chairman sign BSC Orders.   |
| <u>          </u>        | <u>          </u> | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.  |
| <u>          </u>        | <u>          </u> | Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).   |
| <u>          </u>        | <u>          </u> | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice.  |
| <u>          </u>        | <u>          </u> | Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.   |
| <u>          </u>        | <u>          </u> | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.                     |

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 1118 S Medora Lot: 45 + 46 Block: 41

Subdivision: Phagan

Are there interior walls or other vertical structural members that 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? yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? no

Additional Conditions/Comments: \_\_\_\_\_

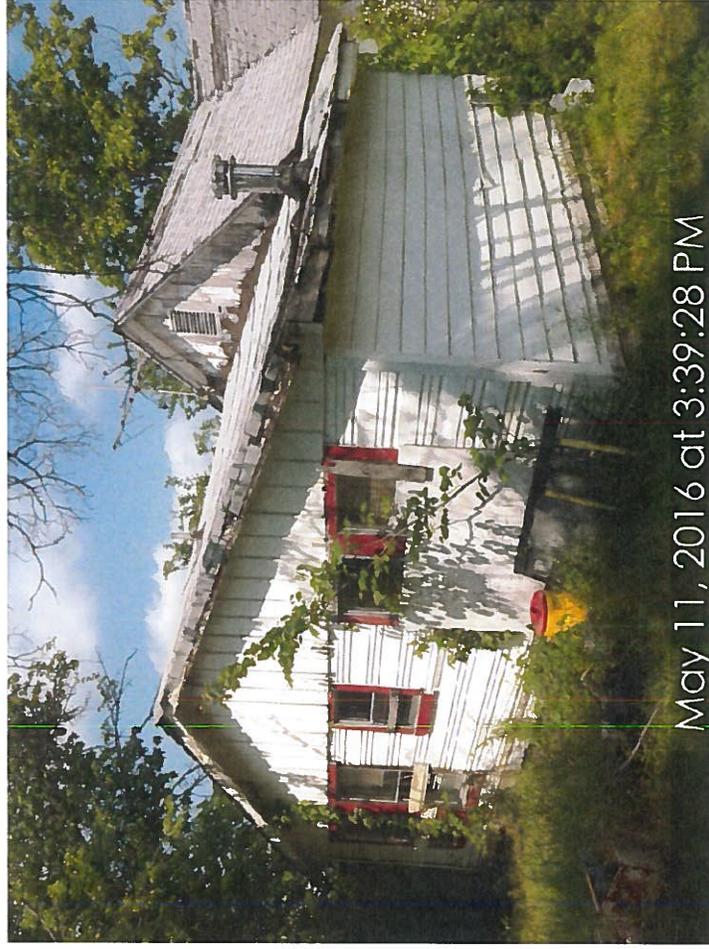
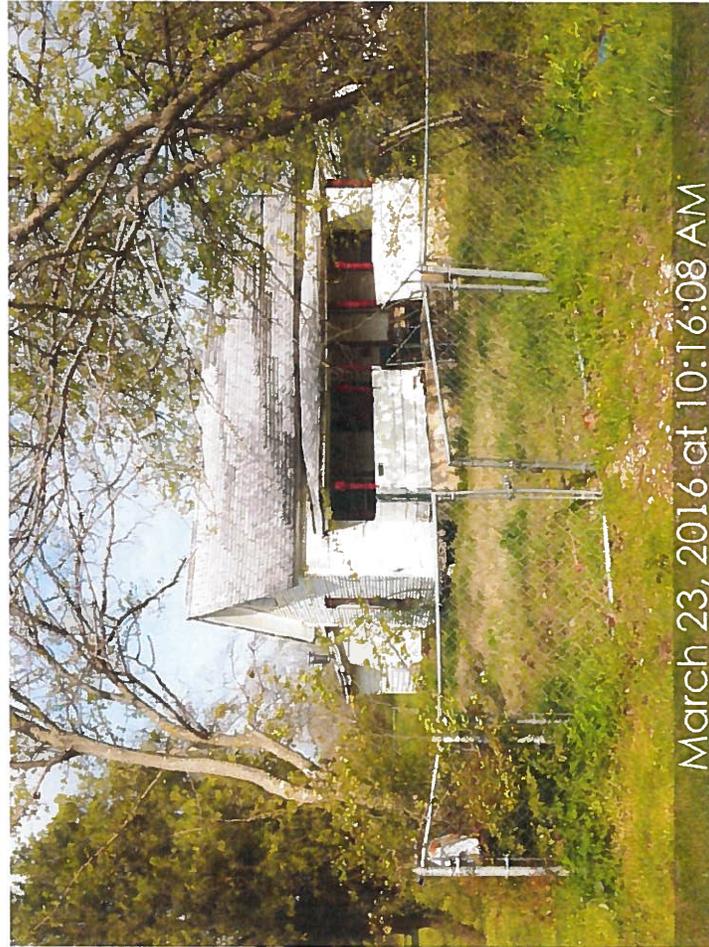
\_\_\_\_\_  
\_\_\_\_\_

Inspected by: B Phillips

Date: 3-24-16

1118 S. Medora

Phagan, Block 4 Lot 45 & 46



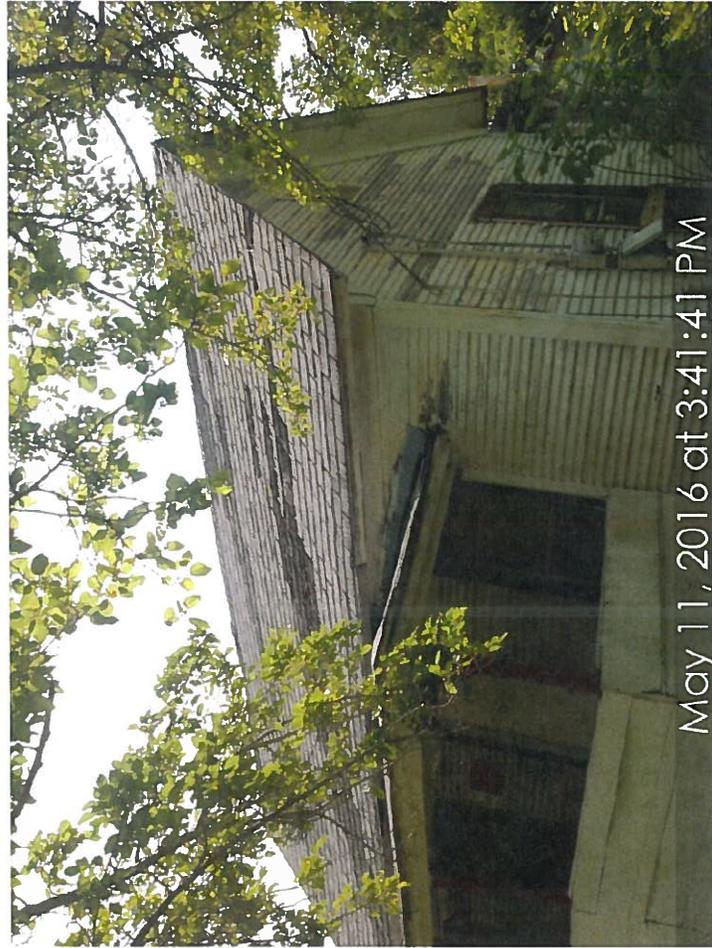
1118 S. Medora, Phagan, Block 4 Lot 45 & 46



1118 S. Medora, Phagan, Block 4 Lot 45 & 46



1118 S. Medora, Phagan, Block 4 Lot 45 & 46



1118 S. Medora, Phagan, Block 4 Lot 45 & 46



# Item 19.



# 305 Henderson Stallings 3rd & 4th Block 18 Lot 8

Property Owner: Kaufman County Trustee

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure



# DANGEROUS BUILDING CHECKLIST

**Address:** 305 HENDERSON  
**Legal Description:** STALLINGS 3rd + 4th Block 18 Lot 10  
**Property Owner:** GEORGE L JAMES ESQ

**Date**    **Initial**

3-24 BP    **Identify structure** as dangerous. (Building Assessment Form) Add photos to file.

4/26/16 GO    Check for permits. Add copy to file, if current. *Last issued permit:* —

3-24 BP    Structure Occupied.    Y  (Owner or vagrants)

5-2 BP    Utilities Active.    Y  (Gas/Electric) 4-7-15

5-2 BP    Water Active.    Y  *Last active date:* 5-15-15

\_\_\_\_\_ \_\_\_\_\_ **Finalize Agenda** - approved by Director.

3/24/16 GO    **Mail Courtesy Letter** thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

*Date Mailed:* 3/24/16

5-4 BP    Post **"Dangerous Building"** placard thirty (30) days prior to meeting. Add photo to file.

*Date Placard Posted:* 5-4-16

5/16/16 BP    **Newspaper Notice.** Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). *Publication Date:* 5/17/16

5/16/16 BP    **Mail Notices.** Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

*Date Mailed:* 5/16/16

5-7 BP BP    **Posting of Notice.** On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. *Date Posted:* 5-7-16

Prepare and mail **Packets** to committee members seven (7) days prior to meeting, send packet to web.

5/13/16 BP BP    **Post agenda**, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.

Within 24 hours prior to meeting, Building Official visually **verifies status** of structure.

**Conduct hearing** with the Building and Standards Commission. *Date of Hearing:* \_\_\_\_\_

Prepare and have Chairman sign **BSC Orders**.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run **"Notice of Order(s) of the Commission"** ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a **"Notice of Substantial Compliance"** is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 305 Henderson Lot: 10 Block: 18

Subdivision: Stallings 3rd + 4th

Are there interior walls or other vertical structural members that 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? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? Yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Inspected by: B Phillips

Date: 3-24-16

305 Henderson

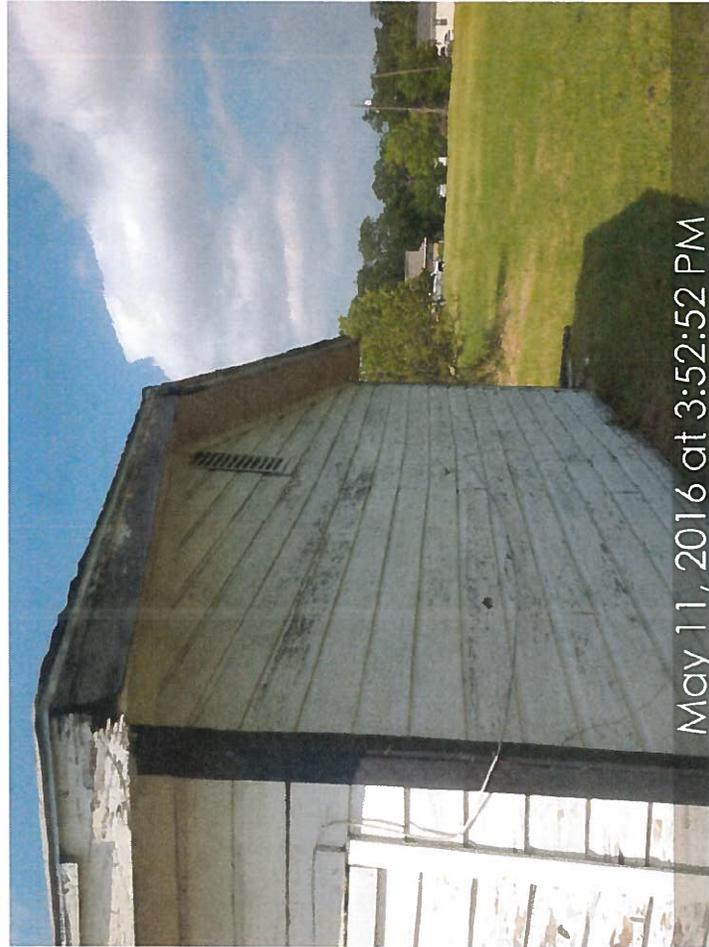
Stallings 3<sup>rd</sup> & 4<sup>th</sup>, Block 18 Lot 10



305 Henderson, Stallings 3rd & 4th, Block 18 Lot 10



305 Henderson, Stallings 3rd & 4th, Block 18 Lot 10



305 Henderson, Stallings 3rd & 4th, Block 18 Lot 10



305 Henderson, Stallings 3rd & 4th, Block 18 Lot 10

Item 20.

**706 S Catherine**  
Moore & Nash  
Block 89 Lot 3A

Property Owner: Cain & Laura Bell

Other Interested Parties: Mr. and Mrs. Danny Green

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist  
Substandard Building Assessment Form  
Photos of the structure

# DANGEROUS BUILDING CHECKLIST

**Address:** 706 S. CATHERINE  
**Legal Description:** MOORE & NASH BLOCK 89 LOT 3A  
**Property Owner:** Bell + LAURA CAW & Mr./Mrs. Danny Green

Date Initial

3-24 BP Identify structure as dangerous. (Building Assessment Form) Add photos to file.

4/26/16 GP Check for permits. Add copy to file, if current. Last issued permit:                     

3-24 BP Structure Occupied. Y  (Owner or vagrants)

5-2 BP Utilities Active. Y  (Gas/Electric) 3-22-16

5-2 BP Water Active. Y  Last active date: 3-18-16

                      Finalize Agenda - approved by Director.

3/24/16 GP Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

Date Mailed: 3/24/16

5-4 BP Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.

Date Placard Posted: 5-4-16

5/5/16 GP Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: 5/7/16

5/6/16 GP Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

Date Mailed: 5/6/16

5-7 BP Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16

Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.

5/13/16 GP  
5/13/16 + 5/14/16 GP Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.

Within 24 hours prior to meeting, Building Official visually verifies status of structure.

Conduct hearing with the Building and Standards Commission. Date of Hearing:                     

Prepare and have Chairman sign BSC Orders.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

**SUBSTANDARD BUILDING ASSESSMENT FORM**

Address: 706 S. CATHERINE Lot: 3A Block: 89

Subdivision: MOORE & NASH

Are there interior walls or other vertical structural members that 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? Yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? Yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: \_\_\_\_\_

\_\_\_\_\_

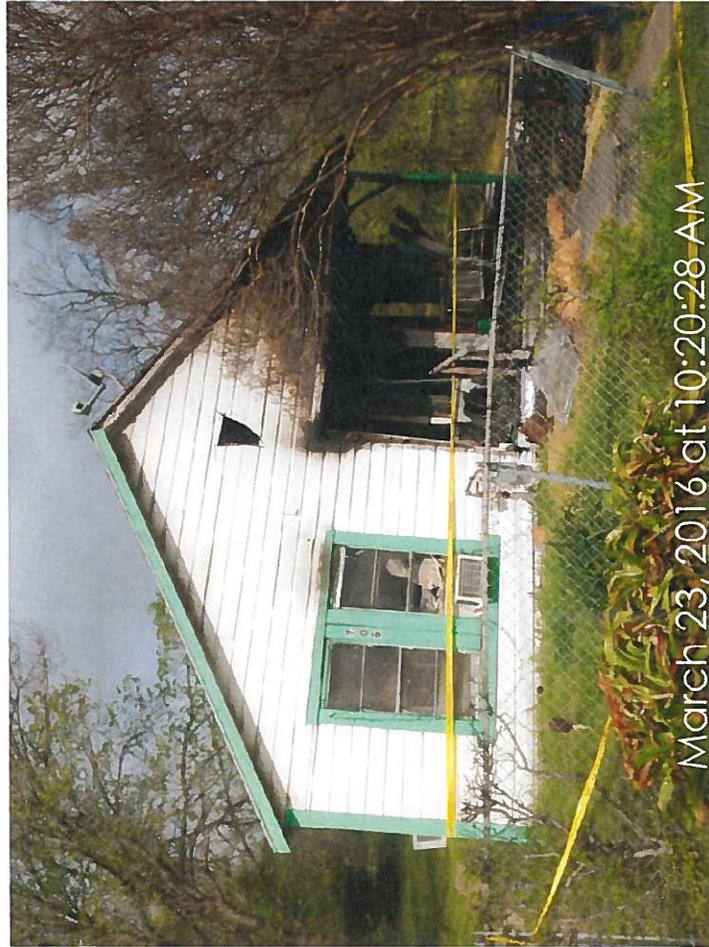
\_\_\_\_\_

Inspected by: B Phillips

Date: 3-24-16

706 S. Catherine

Moore & Nash, Block 89 Lot 3A



March 23, 2016 at 10:20:28 AM



May 11, 2016 at 3:45:39 PM

706 S. Catherine, Moore & Nash, Block 89 Lot 3A

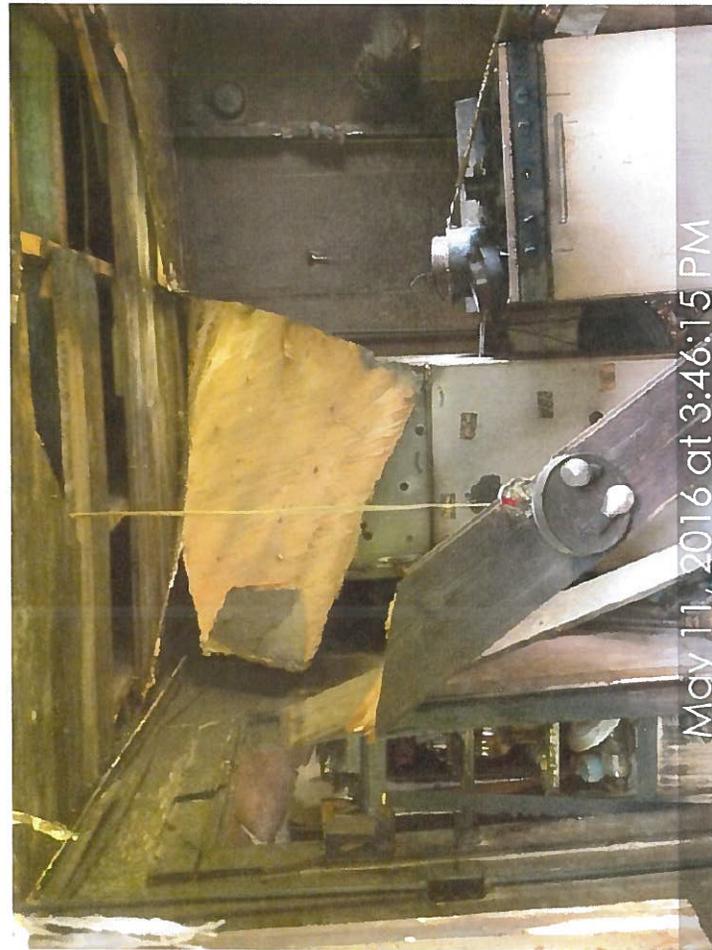


May 11, 2016 at 3:45:44 PM

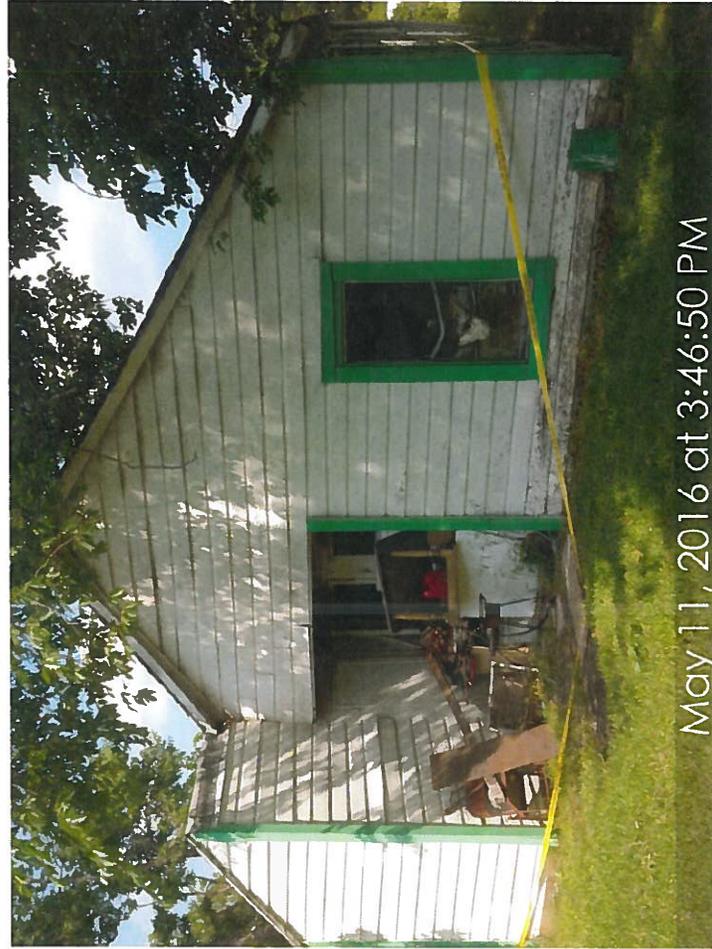


May 11, 2016 at 3:45:54 PM

706 S. Catherine, Moore & Nash, Block 89 Lot 3A



706 S. Catherine, Moore & Nash, Block 89 Lot 3A



May 11, 2016 at 3:46:50 PM



May 11, 2016 at 3:47:28 PM

706 S. Catherine, Moore & Nash, Block 89 Lot 3A