

City of Copperas Cove

Information Item

March 26, 2014

Unsafe Buildings

Contact – Mike Morton, Chief Building Official 542-3528

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SUBJECT: Status Report on Citizen Inquiry Dated March 7, 2014 Concerning Unsafe Buildings.

1. PROJECT DESCRIPTION

An update on the following address:

- a) 912 S 25th Street
- b) 1002 S 9th Street
- c) 704 S Main Street

2. BACKGROUND/HISTORY

During the March 11, 2014 Regular Meeting of the City Council, Council Member Schmitz requested staff to provide an update on the three addresses that were highlighted in a citizen inquiry received from Bruce Beals concerning the reported unsafe condition of the buildings.

- a) 912 S 25th Street: the structure has already been removed by the owner, staff contacted the owner on March 18, 2014 about the debris left on the lot, owner is going to remove all the building material within the next month. However the removal of the concrete foundation isn't included.
- b) 1002 S 9th Street: The address was not one of the current active cases, however an inspection was completed on March 18, 2014, at which time, a placard was posted on the structure as required by Chapter 20 Section 20-39 of the City ordinance. A certified letter has been sent to the owner of the property and a re-inspection will be conducted by the Building Department along with Code Compliance thirty days from the notice date.
- c) 704 S Main Street: City staff has been working on the structure since February 9, 2009, staff has sent numerous letters to the property owner. Staff was contacted by the owner of the property in 2009, he indicated he was going to remodel the structure, however no permits have been issued for the property. During the same time period staff was instructed by the City Attorney to wait on the outcome of a lawsuit filed with the Supreme Court of Texas, City of Dallas verses Heather Stewart. The case involved the City removing a structure from

private property without following proper procedures. Once the Supreme Court made a decision on the case, the City completed a re-write of Chapter 20, Article V, Section 32 –42 (Repair, Rehabilitation, Demolition or Removal of Unsafe Buildings) to comply with the procedures outlined in the Court decision. On March 18, 2014 staff sent another certified letter to the property owner. The notice prompted the property owner to make a personal visit to the Building Department on March 21, 2014 in response to the letter sent on March 18, 2014. The property owner completed a permit request to repair the structure. Once the permit is issued the Building Department will continue to inspect the property to ensure compliance with all City ordinances.

3. FINDINGS/CURRENT ACTIVITY

The Building Department will continue to monitor the progress of all unsafe buildings to ensure compliance with the City Codes.

FINANCIAL IMPACT

None