



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Kyle Reynolds, Assistant Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on Order No. 20260714-008 for the demolition of 1220 E Mulberry St., for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: \$_____ Estimate **FUNDS REQUESTED:** \$_____ Estimate

FUND: General Fund, Development Services Department, Account No. 01-535-455:
Contractual Labor, Not budgeted.

EXECUTIVE SUMMARY AND HISTORY:

As early as 2009, City staff members of the Development Services Department has serviced this location with a number of nuisance violations on high weeds and property maintenance structural issues over time at 1220 E. Mulberry Street, Angleton, Texas.

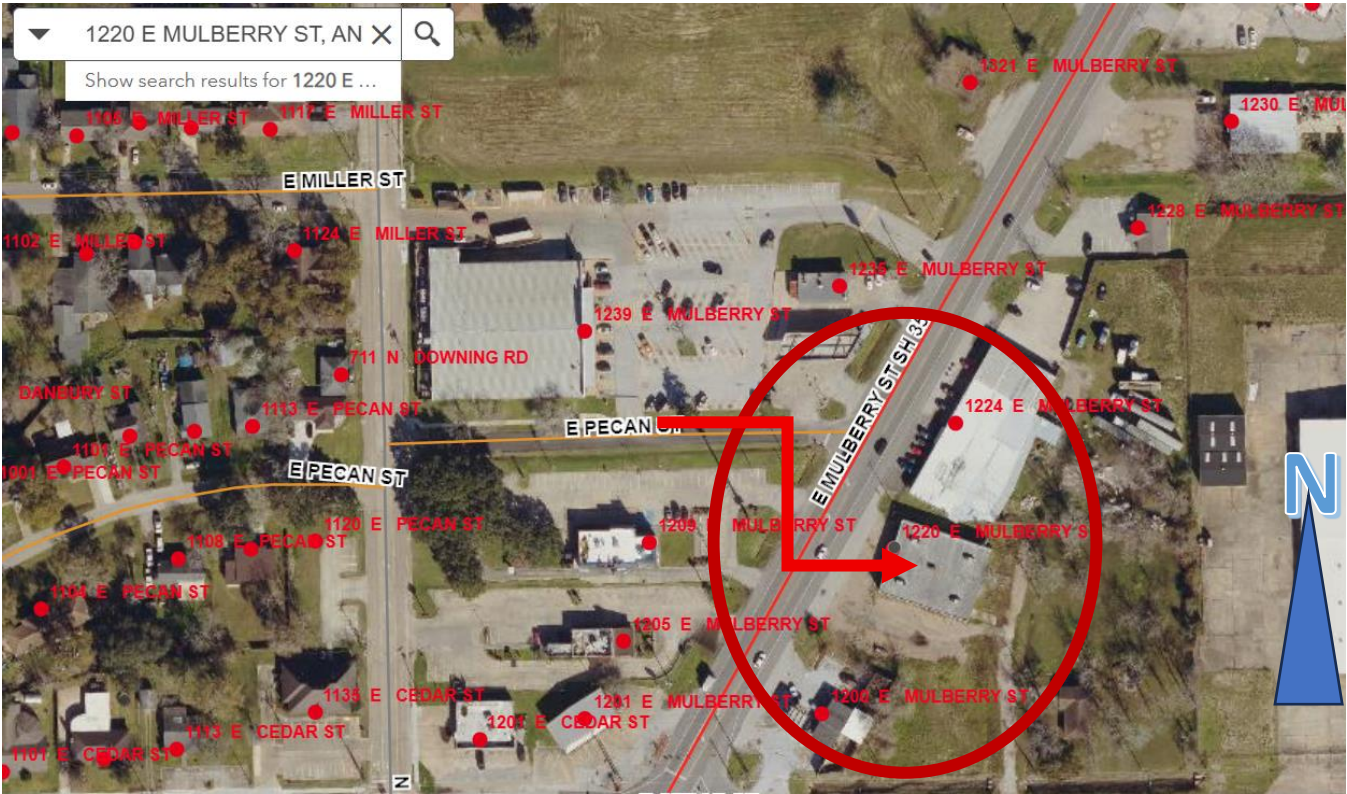
The current public hearing was sent to the property ownership on May 13, 2026 via certified mail (Cert# 9589 0710 5270 14406 3955 68), and was posted in the local newspaper classified ads and notice section, for property being in a substandard condition with the 2015 International Property Maintenance Code.

The property is currently zoned Commercial-Office Retail (C-OR).

Violation History

Date/Period	Issue
June 16, 2009, July 7, 2010; December, 2019; August, 2024	Violations, High Grass/Weed Liens filed
3/082022	2015 International Property Maintenance Code: ■ <i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. 2015 IPMC 302.1</i> ■ <i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of 14 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. 2015 IPMC 302.4</i>
10/23/2025	2015 International Property Maintenance Code: • The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. • 2015 International Property Maintenance Code, Chapter 3, Section 304.1. The structure is sub-standard and must be brought up to code or removed. This letter is the first step that the City is taking to get this property into compliance. Failure to contact this office within the time frame stated below will result in the City taking additional steps to include the demolition of the structure. Also, there are numerous liens that have been filed from the lack of property maintenance.

VICINITY MAP



PHOTOGRAPHS





RECOMMENDATION:

Staff recommends that City Council hold the public hearing, receive input, and consider approval of the Order for the demolition of the dilapidated, substandard, unsafe structure 1220 E. Mulberry St., within the next 30 days.