



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 10, 2024

PREPARED BY: Kyle Reynolds, Assistant Director of Development Services

AGENDA CONTENT: Discussion and possible action on approving Ordinance No. 20240924-016 on a substandard structure determination at 504 Farrer Street within the City of Angleton, Texas, and approval to hold the public hearing on October 8, 2024.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$58,500 budgeted
FY24/25

FUNDS REQUESTED: \$10,000 (estimated
cost to demolish and
haul away)

FUND: General Fund, Development Services Department, Account No. 01-535-455:
Contractual Labor

EXECUTIVE SUMMARY:

In January 2021, the Development Services Department conducted a city-wide substandard building identification effort to begin correspondence with property owners of identified substandard structures to initiate enforcement action. The City's Code Enforcement staff have been conducting enforcement efforts for the identified substandard structure since 2021 and are requesting that a new public hearing, as required by statutory law, be conducted in order to move toward demolition of a possible determination of a substandard building.

This property is a single-family home, unoccupied. It has been deemed an immediate threat to public health and safety, particularly to surrounding neighbors because the structure is fully collapsed on the backside. There is no restricted access, as the interior of the home is fully exposed by the collapsed back wall. Upon investigating a complaint of mosquitos, city staff discovered the backside of the home had collapsed for some time, and the interior of the home had been exposed to environmental elements due to the decomposed state of the collapsed portion on the ground. City staff also previously observed evidence of transient occupation within the home's front room. The driveway has become an attraction for parking unused, junked vehicles.

Because this structure has been deemed to cost more than fifty percent (50%) of the value of the home to repair to the point of meeting code compliance standards, in addition to the threat the dilapidated state of the structure presents to the public, city staff has deemed it necessary to demolish the structure. City staff has worked closely with the City's legal counsel to navigate the process to ensure all statutory compliance is met.

City staff has attempted to contact the property owner on several occasions, dating back several years, concerning numerous Code violations, such as tall grass. Additionally, the City has an extensive list of liens issued against this property for mowing tall grass in violation of the City's Code of Ordinances over several years of attempting to contact the property owner without any response to certified mail or regular mail. The last mailing was sent on April 30, 2024 and September 11, 2024.

A lien will be filed with the County against the property to recuperate expenditures incurred for demolition, advertisement of public hearing, and any other associated costs with interest.



Backside of 504 Farrer Street



Backside of garage



Kitchen visible - back wall missing



Back bedroom collapsed



Decomposed collapsed backside of home





Broken windows, ceiling caved in



Windows boarded, windows broken, structure leaning



Doorknob hole in front door - Evidence of vagrants occupying unsafe structure



RECOMMENDATION:

Staff recommends approval of the attached ordinance to set a public hearing for October 8, 2024 to condemn and possibly demolish the dilapidated, substandard, unsafe structure at 504 Farrer Street.