



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 24, 2022

PREPARED BY: Lindsay Koskiniemi, CPM, CFO, Assistant Director of Development Services

AGENDA CONTENT: Conduct a public hearing in accordance with Ordinance No. 20220412-000 and with Section 214.001 of the Local Government Code and pursuant to Chapter 5 - Buildings and Building Regulations, Article XII - Substandard Buildings, Sec. 5-575 to determine whether the structure located on the property at 316 W. Rogers Street, Angleton, Brazoria County, Texas 77515 complies with the Code of Ordinances, specifically those in Chapter 5 - Buildings and Building Regulations and Chapter 11 - Housing, and whether such structure shall be demolished in accordance with Chapter 5 - Buildings and Building Regulations, Article XII - Substandard Buildings, Sec. 5-572 - "Authority regarding substandard building" of the Code of Ordinances.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: \$45,470.00

FUNDS REQUESTED: \$6,000

FUND: General Fund, Development Services, Account number 01-535-465

EXECUTIVE SUMMARY:

On April 12, 2022, City staff members of the Development Services Department brought to Council for discussion and action, Ordinance Number 20220412-000, which was approved by City Council. The ordinance provided a public hearing would be held on May 24, 2022 regarding the determination of the compliance with the City of Angleton Code of Ordinances of the structure located at 316 W. Rogers Street.

In February 2021, the Code Enforcement Division of the Development Services Department received a complaint on the structure located at 316 Rogers Street, made a site visit and observed several Code violations, and determined the structure on the property was substandard. Enforcement was initiated and the property owner was mailed via regular USPS mail and certified mail, a notice of violation detailing the observed Code violations. In May 2021, after no response was received from the property owner, a written warning was mailed certified and regular mail.

In June 2021, the property owner stated the property was used as a rental and communicated a 90-day plan to remediate the Code violations. In October, Code Enforcement contacted the

property owner because no work had been done and no repairs made. The property owner communicated a hardship. As of May 2022, the property owner has not contacted the City or responded to any attempts at communication, and no repairs have been made.

Staff has determined that the structure would cost more than 50% of the 2021 appraised value of the property to bring to current Code compliance. The 2022 appraisal of 316 W. Rogers Street is \$4,980.00, and the 2021 appraised value was \$29,780.00, according to the Brazoria County Appraisal District. Currently, the structure is believed to be unoccupied.

RECOMMENDATION:

Staff's recommendation is to conduct the public hearing and allow the property owner to provide any evidence relevant to this public hearing concerning whether the structure located at 316 W. Rogers Street is compliant with the City's Code of Ordinances. After concluding and closing the public hearing, staff recommends acting to declare the property condemned.