



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 23, 2026

PREPARED BY: Kyle Reynolds, Assistant Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on a demolition request on property 320 W. Peach 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: TBD

FUNDS REQUESTED: \$4,800 Estimate

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

EXECUTIVE SUMMARY AND HISTORY:

As early as 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 320 W. Peach Street.

The property owner was mailed, via certified mail and regular mail (USPS), a letter of notice of public hearing concerning 320 W. Peach. Property owner, Brian Spady, contacted Development Services staff at 09:38 on May 11, 2022, acknowledged receipt of the mailed notice of public hearing, and asked if the matter could be resolved prior to the public hearing scheduled for May 24, 2022. Consistent with Ordinance 20220412-000 approved by City Council on April 12, 2022, Mr. Spady was instructed to attend the public hearing with all relevant documentation concerning.

Staff initiated communication with the property owner beginning February 8, 2021, regarding enforcement of neglected lawn and structure after launching the city-wide substandard building initiative. The property was identified as substandard because the structure was and remains uninhabited, has an approximate 6-foot in diameter hole in the roof where water and weather has intruded for at least 4 years. Staff located a lien folder on 320 W. Peach containing images dated 2018 showing the gaping hole in the roof. The ceiling is collapsed within the structure, roof eaves rotted, exterior siding missing, overall structure appears to be structurally unsound, as it is leaning.

In August 2021, the property owner contacted city staff and stated repairs to patch the roof were in progress. As of May 2022, no such repairs to the roof or the overall structure have been made.

A structure is determined to be substandard when it is unfit for human habitation and/or is estimated to cost more than 50% of the property value to make repairs to bring into Code compliance. It was the opinion of City staff that the structure located at 320 W. Peach will exceed 50% of the appraised value of the property to bring into compliance with the City's Code of Ordinances. The 2022 appraised value of 320 W. Peach Street, according to the Brazoria County Appraisal District is \$50,840.00.

Development Services gave an update to City Council on October 11, 2022 on the repairs of the substandard existing home located at 320 W. Peach St.. Due to personal reasons, the owners were allowed additional time to complete the repairs.

Council at that time granted the owner an additional time extension, as waiver of hardship and yet the required repair work has not moved forward.

The owner at 1124 N. Arcola St. was ordered to cease from occupying the RV on the premises, remove unit from City services and remove the RV from the rear yard, once the home is occupied.

On February 9, 2024, a certified letter was sent to the ownership, regarding continued violations for roof and flashing, exterior walls, high weeds and grass trash. In October of 2024, he was further notified that he must obtain permits to perform the work.

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 320 W. Peach St., within the next 30 days.