



City of Breckenridge

December 16, 2024

Phillip Smith
21381 Hwy. 73
Foss, OK 73647

CERTIFIED MAIL-9589 0710 5270 0626 7810 90
RETURN RECEIPT REQUESTED

NOTICE OF HEARING REGARDING PROPERTY LOCATED AT 1208 W. 3rd, Breckenridge, TX 76424

Dear Property Owner,

On February 29, 2024, you were notified that I made an initial determination that the building on property you own located at 1208 W. 3rd – Mountain Heights Addition, Block 6, Lot 4, 5, 6, 7, is a dangerous building because it does not meet minimum standards for buildings in the City of Breckenridge as established in Section 5-5 of the Breckenridge Code of Ordinances.

Because you failed to respond as requested or to abate the conditions on the property, the City Commission of the City of Breckenridge will conduct a **public hearing on January 7, 2025 at 5:30 PM at 105 North Rose Avenue, Breckenridge, Texas** to make a final determination regarding whether or not the building on the property is dangerous and must be secured or vacated; whether occupants must be relocated; and whether the building must be demolished or removed from the property and, upon any such determination, may issue an order for remedy of the conditions on the property based on its findings.

Any and all persons interested in the above-referenced item may appear at such hearing, be heard, and present evidence in reference to the condition of the building. **At this hearing, you will have the burden of proving that the building is not dangerous. If, at this hearing, you will allege that the building can be repaired to meet the minimum standards, you are required to submit proof of the scope of work that may be required to bring the building into compliance with the minimum standards and the amount of time it will take to reasonably perform the work.**

If you have any questions, please contact me at 254-559-8287 during regular business hours.

Sincerely,

Wesley Turner
Code Enforcement Official
City of Breckenridge