



# AGENDA MEMO

Business of the City Council  
City of Sweeny, Texas

<b>Meeting Date</b>	12/17/2024	<b>Agenda Item</b>	
<b>Approved by City Manager</b>	David Jordan	<b>Presenter(s)</b>	Chief Caudle
<b>Reviewed by City Attorney</b>		<b>Department</b>	Code Enforcement
<b>Subject</b>	1007 Mac Dr.		
<b>Attachments</b>			
<b>Financial Information</b>	Expenditure Required:		N/A
	Amount Budgeted:		N/A
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

Discuss/Take Action on consideration for demolition of 1007 Mac Dr.

### Recommended Action



## Sweeny Police Department

Est. 1909 | Home of the Unknown Soldier  
123 N. Oak Street | Sweeny, Texas 77480  
Dispatch | 979-548-3111 | Office | 979-548-3112  
Brad Caudle, Chief of Police



08/12/2024

To whom it may concern,

This letter is written regarding the premises located at 1007 Mac Drive, Sweeny Texas 77480. Upon inspection of said premises I, as the head Law Enforcement Officer for the City of Sweeny and Director over Code Enforcement, has determined the structure to be unfit for human occupancy per International Property Maintenance Code Section 108, subsection 108.1 (Unsafe Structures), 108.1.3 (Structure unfit for human occupancy) and 108.1.5 (Dangerous structure or premises). The structure has been found to be unsafe and dangerous to life, health and safety for the occupants and public. Damage sustained by a large tree has left the structure unsafe, leaving it probable for a partial collapse.

This structure has been found to have severe structural damage throughout and has no gas or power. Gaping holes in the roof and soffits has left the premises unsecure and exposed to the elements for several weeks as well as not being secure from insects and vermin.

This structure has no safe or adequate means of ingress or egress and is clearly unsafe for its use and occupancy. The damage received from the large tree collapsing on the structure constitutes a hazard to any occupants of the structure.

If you have any questions, please don't hesitate to contact me.

Thank you,

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Brad Caudle  
Chief of Police  
Sweeny Police Department  
[bbcaudle@sweenytx.gov](mailto:bbcaudle@sweenytx.gov)



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08/12/2024

Susan Pollock  
1007 Mac Dr.  
Sweeny, Texas 77480

Re: Unsafe Structure at 1007 Mac Dr., Sweeny Texas 77480  
LEGAL DESCRIPTION: High School (Sweeny) Lot 18

Dear Sir/Ma'am:

An inspection of the above referenced property was made on 07/25/2024. As a result of this inspection, the condition(s) described on page two were observed.

The condition described is in violation of 150.33 INSPECTION OF BUILDINGS of the Code of Ordinances, which states, The Building Official shall inspect, or cause to be inspected, every building, or portion thereof, reported to be unsafe. If the building, or any portion thereof, is determined to be unsafe, the Building Official shall give the responsible party notice in accordance with the requirements set forth in this subchapter. (Ord. 103-95, passed 10-25-94).

You are hereby given 30 days to comply with said Ordinance.

Your cooperation in this matter is greatly appreciated. If we can be of further assistance to you, or can answer any questions regarding this matter, please contact this office at (979) 548-3112.

Sincerely,

Rodger Larsen  
Code Enforcement  
CASE# 24-0054





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### ***International Property Maintenance Code Section 108, Subsection 108.1(Unsafe Structures)***

The structure located at the above-named location has been identified as a Dangerous Premise and has been inspected in accordance with the provisions of Chapter 108 of the 2018 International Property Maintenance Code. This comes as a result of a large fallen tree, which was located in the front yard. The tree along with debris caused severe damage. The following violations were found at the time of the inspection:

1. The front door, aisle, passageway, exit and other means of egress do not conform to the approved building code.
2. The walking surface of the aisle, passageway, stairway, exit and other means of egress is so damaged, and torn as to not provide safe and adequate means of egress.
3. The building has been damaged by hurricane force winds and rain (Hurricane Beryl) resulting in a large tree falling into the residence to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. The exterior of the building is not of sufficient strength or stability, and is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building, because of damage, deterioration, is likely to partially or completely collapse, and the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building is clearly unsafe for its use and occupancy.
7. The building or structure is damaged, dilapidated, unsecured and abandoned and has become an attractive nuisance to children who might play in the building or structure to their danger.
8. The building presents a substantial risk of fire, building collapse and threat to life and safety.
9. The building, which was used for dwelling purposes, because of damage, dilapidation, is determined by the code official to be unsanitary, unfit for human habitation and in such a condition that is likely to cause injury, sickness or disease.
10. The building, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, and plumbing system, is determined by the code official to be a threat to life or health.
11. The building is abandoned so as to constitute an unattractive nuisance or hazard to the public.



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Date of Inspection: 07/25/2024  
Address: 1007 Mac Dr.  
Legal: High School (Sweeny) Lot 18

## REPORT OF INSPECTION

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Brad Caudle  
Chief of Police  
City of Sweeny, Texas  
[bbcaudle@sweenytx.gov](mailto:bbcaudle@sweenytx.gov)

Rodger Larsen  
Code Enforcement  
City of Sweeny, Texas  
[relarsen@sweenytx.gov](mailto:relarsen@sweenytx.gov)



















