

MINUTES

On December 19, 2024, the Condemnation Appeals Commission met at 3:00 p.m. for a Regular meeting at City Hall, 601 S Buchanan St., in the City Council Chambers.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Tom Roller, Chair	Yes	97	89
Frank O Willburn, Vice Chair	Yes	14	13
Richard Constancio Jr.	Yes	97	59
Jim Banes	Yes	75	58
Russ Glaze	No	10	4
ALTERNATE MEMBER			
Ryan Huseman	No	45	11

Also in attendance were:

Gwen Gonzales
Brad Hofmann
Shayla Sotelo
Jerry Brinkley

DANGEROUS STRUCTURE MANAGER, CITY OF AMARILLO
DEPUTY BUILDING OFFICIAL, CITY OF AMARILLO
COMMUNITY IMPROVEMENT MANAGER, CITY OF AMARILLO
CODE INVESTIGATOR, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 3:00 p.m.

ITEM 1: Public Comments:

Chairman Roller opened the floor for any public comments to speak to any item on the agenda that does not have a public hearing.

ITEM 2: Minutes:

Commissioner Willburn made a motion to approve the minutes of the November 7, 2024, meeting, seconded by Commissioner Banes, the motion passed with a 4:0 vote.

ITEM 3: Resolution- Public Hearing:

This resolution sets the date and time for a public hearing on February 6, 2025, at 3:00 p.m. to determine whether certain conditions of the properties located at 902 SW 1st Avenue, 903 SW 1st Avenue, 905 SW 1st Avenue, 3212 SW 3rd Avenue, 4821 Slope Drive, and 111 S Tennessee Street constitute dangerous structure and/or a public nuisance, and whether to order the removal of such. A copy of this resolution will be mailed to all interested parties providing ten (10) days' notice of public hearing. Commissioner Banes made a motion to approve the resolution, seconded by Commissioner Glaze, the motion passed with a 4:0 vote.

ITEM 4: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 304 S Mississippi Street.

Ms. Gonzales, Dangerous Structure Manager, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residence, an accessory structure, and solid waste accumulation. This property has been without water service since August 2011. The Amarillo Police Department and City Marshal Deputies have been called out to this location 6 times since the property became vacant. The City Marshal's Office have worked 2 cases since the water service has been off: a zoning violation, and this dangerous structure case. This property is adjacent to an elementary school, 2 blocks from a private school, and 2 blocks from a park. The residential structure has been demolished without permits or water and sewer disconnects. The dilapidated accessory structure remains; however, it has recently been secured, painted, and tin placed on the roof. Zoning ordinance 4-10-83 12 (a) Amarillo Municipal Code, only allows an accessory structure subordinate to a main residential structure in a MF-1 (multi-family) zoned area. Some of the concrete remains on the property and the solid waste accumulation has been removed. Building Safety has had no recent permit activity. This

property is a nuisance, it is a hazard to the neighborhood, blight on the area, and creates an unsafe environment, therefore, demolition is recommended: Item II. There are taxes due and there is no money owed to the City for prior mowing and cleanup job. The Commissioners then had the opportunity to ask Ms. Gonzales any questions. The Chairman asked if there was anyone present with a legal interest in the property. Nathan Green, owner, approached the podium. Mr. Green stated he hired a contractor to demolish the house and was told that permits were obtained. He was unaware that no permits were issued. Mr. Green plans on rebuilding a house similar to the old structure. Mr. Green would also like to leave the accessory structure for storage after he rebuilds. Chairman Roller asked if leaving the accessory structure would be possible. Mr. Brad Hofmann, Deputy Building Official, approached the podium. Mr. Hofmann asked Mr. Green if he was planning on rebuilding a residence on the back of the lot where the original structure was located. Mr. Green said yes, and he has plans almost ready. Mr. Hofmann explained that the zoning ordinance did not allow an accessory structure to be "in front of" the main structure, however, if Mr. Green built the residential structure toward the front of the lot, the accessory structure could remain. Commissioner Willburn asked if "Option III" would allow a demolition permit for the structure that was demolished and a permit to build a new residence. Ms. Gonzales said that a demolition permit and temporary disconnect permit would be separate from a permit for new construction and Option III would allow Mr. Green to obtain the necessary permits. The Chairman submitted his information into the record. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the Resolution for Option III, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

ITEM 5: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 312 S Mississippi Street.

Ms. Gonzales, Dangerous Structure Manager, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residence, 4 accessory structures, and solid waste accumulation. This property has been without water service since September 2, 2020. The Amarillo Police Department and City Marshal Deputies have been called out to this location 35 times since the property has been without water service. The City Marshal's Office have worked 2 cases since the water service has been off: weed, junk and debris, and this dangerous structure case. This property is adjacent to an elementary school, 1 block from a private school, and 3 blocks from a park. All the structures are unsecure. The residential structure has broken windows, open doors, and holes in the roof. One of the accessory structures was involved in a fire on March 19, 2024. There is evidence of vagrant activity and harborage of stray animals. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and creates an unsafe environment, therefore, demolition is recommended: Items II & V. There are taxes due and there is money owed to the City for this dangerous structure case. The Commissioners then had the opportunity to ask Ms. Gonzales any questions. The Chairman asked if there was anyone present with a legal interest in the property. There was no one. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Constancio made a motion to approve the Resolution for Options II & V, seconded by Commissioner Willburn, the motion passed with a 4:0 vote.

ITEM 6: Resolution - Public Hearing:

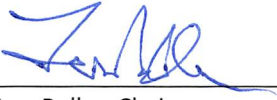
This resolution conducts a public hearing on and considers ordering the removal of a substandard structure and solid waste accumulation located at 1207 N Tyler Street.

Ms. Gonzales, Dangerous Structure Manager, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a manufactured home and solid waste accumulation. This structure was involved in a fire on July 26, 2022. This property has been without water service since May of 2018. The Amarillo Police Department and the City Marshal Deputies have been called out to this location 13 times since the property has been without water service. Building Safety and the City Marshal's Office have worked 2 cases since the structure has been without water service: open structure and this dangerous structure case. This property is located 4 blocks from an elementary and 4 blocks from 2 major streets: Amarillo Boulevard and the Dumas Highway. The structure is unsecure and has severe fire damage. There is little structural integrity left with portions of the exterior walls burned out. The structure has been tagged with graffiti. There is trash and solid waste accumulation on the property, evidence of vagrant activity, and harborage of stray animals. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and creates an unsafe environment, therefore, demolition is recommended: Items II & V. There are taxes owed and there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Ms. Gonzales any questions. The Chairman asked if there was anyone present with a legal interest in the property. There was no one. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Banes made a motion to approve the Resolution for

Options II & V, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

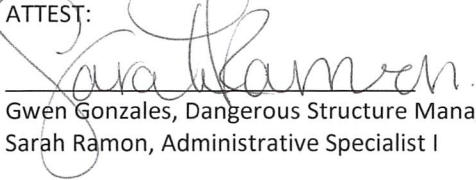
Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 3:48 p.m. This meeting was recorded, and all comments are on file with the City Marshal's Office.



Tom Roller, Chairman

ATTEST:



Gwen Gonzales, Dangerous Structure Manager
Sarah Ramon, Administrative Specialist I