



DEPARTMENT OF BUILDING & DEVELOPMENT
CODE ENFORCEMENT REPORT AS OF WEEK ENDING 2/6/13

PROPERTY ADDRESS	ORIGIN CODE	ALLEGED VIOLATION	DATE OF INSPECTION	ACTION TAKEN/FOLLOW UP ACTION	ESTIMATED DATE OF COMPLETION	DATE OF COMPLETION
819 S Live Oak	A	Dilapidated building	2/9/11	Sent letter 2/10/11, giving property owner 30 days from receipt of letter to bring building up to current code. Owner will start repairs week of 3/1/11. Extension granted to start repairs week of 3/14/11. Repairs have commenced, will continue to monitor. Staff noted 3/2/11 some work completed. Owner will have until 5/31/11 to complete repairs. Staff has noted no work being done. Staff will file charges for not making repairs in prescribed time. Case is being reviewed by city attorney. Charges have been filed, waiting on court date. Not able to serve, retry location. Property under new ownership. New owner obtained permit on 5/14/12 to start repairs on building. Repairs continuing. Repairs completed.	1/31/13	2/6/13
747 Mathis	B	Dilapidated building	2/11/11	Sent letter 2/11/11, giving property owner 30 days from receipt of letter to bring building up to current code. Owner has started repairs. Will continue to monitor. Staff noted no work in progress. Charges will be filed week of 5/23/11. Case is being reviewed by city attorney. Charges have been filed, waiting on court date. Not able to serve, retry location. As per court clerk 1/9/13, unable to locate due to several people in their system with the same name, and no DOB to ensure proper delivery – no warrant issued. Staff will collaborate with city attorney.	2/13/13	

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1427 S Magnolia	A	Junk & trash & set back violations	5/10/11	Staff investigated complaint of junk and trash. Staff noted no violations of trash at this time. Staff left notice for property owner to notify building department regarding set-backs. Staff will send letter to owners regarding set backs. Letter to be sent week of 7/6/11. Waiting on signed receipt. Receipt returned unsigned 7/29/11. Stop Work order posted on property and mail to property owner of record. Owner has called and left a message. Unable to reach by phone. Owner left e-mail address and will communicate with property owner via e-mail. Property owner requested a 2 week extension (9/19/11), extension granted. Communications have stop and no work is being done. Case under review by city attorney. Charges have been filed, waiting on court date. As per court clerk 1/9/13, owner is deceased. Need to file under new owner. Staff will collaborate with city attorney.	2/13/13	
1003 S Pearl	B	Building code violation	7/13/11	Sent letter to (correction) contractor 7/14/11, giving 30 days from receipt of letter to correct violation: no permit & set-back issues. Receipt signed 7/19/11. Charges will be filed week of 9/5/11. Case being reviewed by city attorney. Charges have been filed, waiting on court date. Trial set for 5/17/12. Continuance granted. Awaiting a new court date. As per court clerk 1/9/13, \$250.00 fine was paid, probation period is completed. Staff will evaluate site to determine status of violation. Completed.	1/18/13	2/6/13
3502-3508 HWY 35 S	B	Illegal Signs & lighting	3/8/12	Sent letter to property owner 3/9/12, giving 10 days from receipt of letter to remove signs. Receipt signed 3/12/12. 10 day extension, under review by city attorney.	2/28/13	

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1114 S Verne St	B	Trash & high weeds	5/4/12	Staff investigated, sent letter 5/4/12 giving property owners 10 days from receipt of letter to remove trash and mow. Receipt signed 5/11/12. Owner in process of removing trash. 20 day extension granted. 6/15/12 charges will be filed. Being reviewed by city attorney. Owner has requested extension on 6/27/12, in process of cleaning up, 30 day extension granted. Rain delay. 8/7/12 no work noted, charges will be filed. Being reviewed by attorney. No record of being filed as of 1/9/13. Staff will collaborate with city attorney.	2/28/13	
1129 Lady Claire St	A	High weeds, junk & trash, junk car, dilapidated building	5/23/12	Sent letter 5/29/12 giving property owner 10 days to remove junk & trash, junk car and mow, 30 days to remove dilapidated building. Receipt signed 6/4/12. Junk car to be removed by 6/11/12 as per owner. Property has been mowed as of 7/10/12; car has been sold & will be removed by 7/13/12. Car removed as of 7/16/12. Rain delay – 20 day extension granted. 7/27/12, cleanup of junk & trash and removed car. Given 30 days to remove dilapidated accessory building. 9/4/12 charges will be filed. Charges filed. Scheduled for plea date 1/3/13. Reset arraignment date to 2/7/13.	2/8/13	
1410 Mathis St	B	Building without a permit	6/7/12	Sent letter 6/7/12 requiring property owner to obtain permit. Receipt signed 6/11/12. Owner came in, discussion in progress to resolve issue. Owner is in process of resolving issue. Waiting on information from windstorm engineer. Owner requested 30 day extension – granted. No work observed 9/4/12, charges will be filed. Charges filed. Awaiting a court date. No record of being filed with court as of 1/9/13. Staff will collaborate with city attorney.	2/28/13	

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206 Royal Oaks Dr	A	Abandoned home, unsecured & unsanitary pool	8/22/12	Staff investigated. Property and pool is secure – no violation at this time. Will send letter 9/4/12 giving property owners 10 days from receipt of letter to clean stagnant pool. Awaiting receipt. Placard property 9/25/12. Owner deceased. Mortgage company has contacted us 10/5/12. They will hire contractor to abate issues. Mortgage company was contacted 11/9/12. They have stated they are in the process of hiring a contractor to take care of property. 11/13/12 Diana has request from the RCC home owners assoc. for written documentation of what is being done there. Called mortgage company 11/26/12 – they have hired a realtor & gave approval for bee removal and pool cover to be placed on 11/1/12. 20 day continuance granted to abate issue. No work has been done to property as of 12/28/12. Will contact bank to discuss issue, and will review this case with city attorney. Staff was contacted 1/18/13 by bank & agent for bank. Staff emailed pictures to agent to verify work to be done. Bank will contact staff a.s.a.p.	2/28/13	
614 E King St	*A	High weeds, junk & trash, repair or demolish building	9/20/12	Staff investigated. <u>Hired contractor to mow and clean property week of 9/24/12. Completed.</u> Sent letter 9/25/12 giving property owner 30 days from receipt of letter to bring accessory use building to code or demolish. Receipt signed 9/27/12. Owner has obtained permit on 10/26/12 to make repairs to building.	2/28/13	
2231 SH 35 Bypass	B	Dilapidated building, high weeds	10/8/12	Sent letter 10/9/12 giving property owner 30 days to repair or remove structure from property and to mow. Receipt signed 10/10/12. Staff spoke to owner 10/12/12 – they intend to repair structure. Will hire contractor a.s.a.p. Will monitor progress. Owner obtained a <u>demolition permit 11/16/12</u> . 20 day extension granted 12/16/12. Staff will collaborate with city attorney.	2/28/13	

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1308 S Live Oak St	B	Illegal structure / building without a permit	10/18/12	Staff observed an illegal structure located within the required front yard setback. No permit was pulled for work to be done. Sent letter 10/22/12 giving property owners 10 days to contact office to resolve issue. Receipt signed 11/9/12. Being reviewed by attorney. No record of being filed with court as of 1/9/13. Staff will collaborate with city attorney.	2/28/13	
729 Mathis St	*A	Junk & trash	10/22/12	Staff investigated. Sent letter 10/24/12 giving property owner 10 days from receipt of letter to clean property. Receipt returned 11/18/12 unclaimed. No work has been done. Will file charges. Charges were filed 11/26/12. Scheduled for plea date 1/3/13. Reset arraignment date to 2/7/13.	2/8/13	
1129 Hwy 35 N	*B	Junk & Trash	1/7/13	Sent letter 1/9/13 giving property owner 10 days from receipt of letter to clean property. Receipt signed 1/14/13. Completed.	1/24/13	1/22/13
502 S Fuqua St	B	Unsafe structure	1/15/13	Sent letter 1/16/13 giving property owner 30 days to pull a building permit for repair or to demolish burned house for health & safety hazard violation. Receipt signed 1/18/13. Contacted 1/23/13 by contractor, intends to demolish structure.	2/17/13	
NEW						
814 N Ann St	B	Unsafe structure	1/16/13	Sent letter 1/17/13 giving property owners 30 days from receipt of letter to obtain permit for repairs or demolish home.	2/18/13	
518 Racine St	B	Junk vehicle	1/16/13	Sent letter 1/17/13 giving property owners 30 days from receipt of letter to remove junk vehicle. Receipt signed 1/19/13. Contacted 1/23/13 by renter, he will abate issue.	2/18/13	
1113 Hwy 35 S	*B	High weeds	1/18/13	Hired contractor to mow week of 1/18/13. Completed.	1/25/13	1/22/13

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725 Water St	*A	Junk & trash	1/28/13	Staff investigated. Owner is in process of replacing some furniture in hotel rooms. Work should be done by next week. No violation at this time.		1/29/13
817-827 Young St	A	Junk & trash	1/29/13	Staff investigated. Sent letter 1/31/13 giving property owner 10 days from receipt of letter to remove junk & trash.	2/11/13	
420 E First St	A	Junk & Trash	1/30/13	Staff investigated. No violation of trash was found at this time.		1/30/13
524 S Austin St	A	High weeds	1/31/13	Staff investigated. Vacant lot - weeds to be over 18" in height. No violation at this time.		1/31/13
1114 E Market St	A	High weeds	1/31/13	Staff investigated. Vacant lot - weeds to be over 18" in height. No violation at this time.		1/31/13
512 S Austin St	A	High weeds	1/31/13	Staff investigated. Vacant lot - weeds to be over 18" in height. No violation at this time.		1/31/13
505 Water St	A	High weeds	1/31/13	Staff investigated. Vacant lot - weeds to be over 18" in height. No violation at this time.		1/31/13

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