

STATE OF TEXAS  
COUNTIES OF POTTER & RANDALL  
CITY OF AMARILLO

MINUTES

On January 16, 2020, the Condemnation Appeals Commission met at 4:00 p.m. for a Regular meeting at City Hall, 601 S Buchanan St., in the City Council Chambers of City Hall.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Tom Roller, Chairman	Yes	33	29
Frank Willburn, Vice Chair	Yes	28	16
Richard Constancio Jr.	Yes	33	25
Joel Favela	Yes	33	28
Jim Banes	No	12	7
<b>ALTERNATE MEMBER</b>			
George Cumming	No	33	14

Also in attendance were:

Rich Anderson	DEPUTY BUILDING OFFICIAL, CITY OF AMARILLO
Bryan McWilliams	CITY ATTORNEY, CITY OF AMARILLO
Gwen Gonzales	BUILDING SAFETY MANAGER, CITY OF AMARILLO
Stephanie Garcia	ADMINISTRATIVE SPECIALIST I, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Mr. Tom Roller, established a quorum at 4:00 p.m. The Chairman, Mr. Tom Roller opened the floor for any public comments to speak to any item on the agenda that doesn't have a public hearing.

**ITEM 1: Minutes:**

Mr. Richard Constancio Jr. made a motion to approve the minutes, seconded by Mr. Joel Favela, the motion passed with a 4:0 vote.

**ITEM 2: Resolution-Calling a Public Hearing to determine whether certain conditions described herein constitute a Public Nuisance at the locations stated:**

This resolution sets the date and time for a public hearing on February 6, 2020, at 4:00 p.m. to determine if the properties located at 3012 NE 13<sup>th</sup> Avenue, 100 W Central Avenue, 500 S McMasters Street and 1400 Ong Street constitute public nuisances and thereby declare as dangerous structures or an accumulation of solid waste and 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. Mr. Joel Favela made a motion to approve the resolution, seconded by Mr. Richard Constancio Jr., the motion passed with a 4:0 vote.

**ITEM 3: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 3611 NE 12<sup>th</sup> Avenue.

Mr. Rich Anderson, Deputy Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure. The property has been without water service since August 19, 2014. The Amarillo Police Department has been called out to this location 17 times since this property became vacant. Building Safety has worked 14 cases; including weeds, junk and debris, open structure and this Dangerous Structure case. This property is located 2 blocks from an elementary school, ½ block from a park and 4 blocks from a major thoroughfare (Amarillo Blvd). Building Safety has had no recent permit activity. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. Mr. Anderson's recommendation is to demolish the structure; Item II. The current and delinquent taxes are due and there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Anderson any questions. The Chairman then asked if

there was anyone present with a legal interest in the property. No one was present. The Chairman then asked if there was anyone else who wished to speak concerning the property. No one was present. The Chairman closed the hearing. Mr. Frank Willburn made a motion to approve the resolution for Option II, seconded by Mr. Joel Favela, 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 located at 2204 S Lincoln Street.

Mr. Rich Anderson, Deputy Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. The property consists of a residential structure. The property has been without water service since September 27, 2017. The Amarillo Police Department has been called not been called out to this location since this property became vacant. Building Safety has worked one case; this Dangerous Structure case since it became vacant. This property is located across the street (240 feet) from a major railway and two blocks from Interstate 27. Building Safety has had no recent permit activity. There has been minimal attempt by the owner to repair or abate the hazards. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. Mr. Anderson's recommendation is to demolish the structure; Item II. The current and delinquent taxes are due. The Commissioners then had the opportunity to ask Mr. Anderson any questions. The Chairman then asked if there was anyone present with a legal interest in the property. Blanca M Zamarripa, 1616 S Bonham St, approached the podium. Stephanie Garcia translated for Mrs. Zamarripa. She asked if she could have more time in order to sell the property. She asked questions concerning the demolish of the house and asked what she need to do. She was advised to go talk to Community Development for help. She does agree the property needs to be demolished. The Commissioners deliberated and agreed on Option II. The Chairman closed the hearing. Mr. Joel Favela made a motion to approve the resolution for Option II, seconded by Mr. Richard Constancio Jr., the motion passed with a 4:0 vote.

**ITEM 5: Adjournment:**

The Chairman, Mr. Tom Roller concluded the meeting. The meeting adjourned at 4:45 p.m. This meeting was recorded and all comments are on file with the Department of Building Safety.



Tom Roller, Chairman

ATTEST:



Gwen Gonzales, Building Safety Manager