

MINUTES

On February 16, 2023, 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.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Tom Roller, Chair	Yes	67	60
Frank Willburn, Vice Chair	Yes	67	41
George Cumming	Yes	67	39
Richard Constancio Jr.	No	67	45
Jim Banes	No	47	33
ALTERNATE MEMBER			
Ryan Huseman	No	16	5

Also in attendance were:

Johnny Scholl
Courtney White
Stephanie Garcia

BUILDING OFFICIAL, CITY OF AMARILLO
ASSISTANT CITY ATTORNEY II, CITY OF AMARILLO
PLANS EXAMINER, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 4:00 p.m.

ITEM 1: Public Comments:

The Chairman, Commissioner 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 February 2, 2023, meeting, seconded by Commissioner Cumming, the motion passed with a 3:0 vote.

ITEM 3: 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 April 6, 2023, at 3:30 p.m. to determine whether certain conditions of the properties located at 3000 Curtis Drive, 308 N McMasters Street, 310 N McMasters Street, and 2207 S Roberts Street, constitute dangerous structures 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 Cumming made a motion to approve the resolution, seconded by Commissioner Willburn, the motion passed with a 3:0 vote.

ITEM 4: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structures located at 3906 SE 11th Avenue.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a fire damaged residential structure and an accessory structure. This property has had 2 fires, the 1st was in a detached accessory structure in May of 2022. The residence was involved in a fire on November 11, 2022. This structure has been without water service since January 28, 2009. The Amarillo Police Department has not been called out to this location since the structure became vacant. Building Safety has worked 8 cases since this property has become vacant: weeds-junk & debris, open structure, and this Dangerous Structure case. This property is located 2 blocks from an elementary school and 4 blocks from a park. The structures remain unsecured, it is being tagged with graffiti and there is evidence of vagrant activity. Building Safety has had no recent permit applications. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. The Building Official's recommendation is demolition; Item II. Mr. Scholl listed the notification information. There are taxes due and currently, there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Scholl any questions. The Chairman asked if there was anyone present with a legal interest in the property. George Harwood, attorney,

representing Celia Paz, who was present, approached the podium. Mr. Harwood explained Ms. Paz and Mr. Tenorio's history of ownership and divorce. Mr. Harwood said that Ms. Paz was unaware of the condition of the property. The Commissioners had an opportunity to discuss this with Mr. Harwood. Mr. Harwood said they understood the condition is bad and the structure needed to be razed. The Chairman then asked if there was anyone else who wished to speak concerning the property. Denise Rivas, 3904 SE 11th, approached the podium. She lives next door to the house, and it is dangerous living there. They have had to call to police and there has been a fire there. The fire has damaged her property. There are multiple people and cars coming to the house. The Chairman admitted their information into the record. The Chairman closed the hearing. Commissioner Willburn made a motion to approve the resolution for Option II, seconded by Commissioner Cumming, the motion passed with a 3:0 vote.

ITEM 5: Resolution - Public Hearing:

This resolution was pulled from the agenda.

ITEM 6: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure and an accumulation of solid waste located at 409 N Lincoln Street.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a fire destroyed residential structure. Only the foundation and an accumulation of solid waste remains. This residential structure was destroyed by a fire; however, the fire department has no record of the fire. This structure has been without water service since January 21, 2007. The Amarillo Police Department has been called out to this location 6 times since there was an active water account. Building Safety has worked 31 cases since this structure has become vacant: weeds-junk & debris, junk vehicle, open structure, and this Dangerous Structure case. This property is located across the street from a middle school and park, 3 blocks from a 6th grade campus, 4 blocks from a city park, 6 blocks from an elementary school, and it is 4 blocks from a major thoroughfare, Amarillo Boulevard. This property has become a place of illegal dumping of solid waste. 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. The Building Official's recommendation is demolition; Item II and V. Mr. Scholl listed the notification information. There are taxes due and currently, there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Scholl 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. The Chairman closed the hearing. Commissioner Cumming made a motion to approve the resolution for Option II and V, seconded by Commissioner Willburn, the motion passed with a 3:0 vote.

Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting adjourned at 4:27 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