



BUILDING AND STANDARDS COMMISSION



AUSTINCODE
DEPARTMENT

BSC Aged 2012 Cases & Older Presentation

Presenter: Robert Moore
December 12, 2019

4502 Sherwyn Drive; CL 98-001588

- First BSC Order issued December 2, 1998; Residential Repair Order
 - 60 days/\$250 per week penalty
- Second BSC Order issued March 23, 2016; Residential Demolition Order
 - civil penalty of \$223,071.43 (accrued per the Commission's prior order, TRV #6047574) and cease accrual of new penalties based on prior order;
 - Demolition Order 45 days/\$250 per week penalty
- Same owner. 1st Order; migrated from InspectTrack, Information missing (photos, case notes, notice of violation, communication/inspections)
2nd Order; case notes incomplete, no consistent inspections, communication with owner not documented
- Violation: Violations at 4502 Sherwyn Drive
- BSC Compliance Date July 5, 2017. Code Official proceeded with demolition
- **Amount owed: \$223,071.43 and \$15,107.14**



06/10/2015 09:16 AM



1910 (aka 1914) E. 18th St.; 94-001615

- First BSC Order issued March 26, 1997; Residential Repair Order
 - 60 days/\$250 per week penalty
- Second BSC Order issued April 22, 2009; Residential Demolition Order
 - civil penalty of \$155,142.86 (accrued per the Commission's prior order, TRV #12905 0179) and cease accrual of new penalties based on prior order;
 - 30 days/Demolition Order
- New owner. Both Orders; migrated from InspectTrack, no initial, follow up or final photos, deficiency language missing, notice of violation, case notes incomplete, no consistent inspections, communication with owner not documented
- BSC Compliance Date February 1, 2010. Code Official proceeded with demolition (\$12,176 + \$175 + interest)
- Violation: Violations at 1914 E. 18th Street
- **Amount owed: \$155,142.86 plus interest for the liens**



12/03/2019 11:01

2120 Avenue N; 05-020186

- BSC Order issued January 25, 2006; 3 part Residential Repair Order
 - Repair residential structure 120 days/\$250 per week penalty
 - Security fence 10 days/\$250.00 per week penalty
 - Remove trash and debris 30 days/\$250.00 per week penalty
 - Penalties not to exceed \$250.00 per week for property
- Same owner. Migrated from InspectTrack, no initial, follow up or final and photos, deficiency language missing, notice of violation missing, case notes incomplete, no consistent inspections, communication with owner not documented
- BSC Compliance April 1, 2009. Owner demolished
- Violation: Violations at 0 Avenue N
- **Amount owed: \$37,071.43**



12/05/2019 12:14

2606 Audubon Place; 04-018643

- BSC Order issued March 23, 2005; Residential Repair Order
 - 120 days/\$250 per week penalty
- Same owner. Migrated from InspectTrack, no initial, follow up or final and photos, deficiency language missing, notice of violation missing, case notes incomplete, no consistent inspections, communication with owner not documented
- BSC Compliance Date December 31, 2008. Owner repaired
- Violation: Violations at 2606 Audubon Place
- **Amount owed: \$44,678.57**



4416 Lendall Lane; 05-021200

- BSC Order issued January 25, 2006; Residential Repair Order
 - 90 days/\$250 per week penalty
- Same owner. Migrated from InspectTrack, no initial, follow up or final and photos, deficiency language missing, notice of violation missing, case notes incomplete, no consistent inspections, communication with owner not documented
- BSC Compliance Date June 13, 2007. Owner repaired
- Violation: Violations at 4416 Lendall Lane
- **Amount owed: \$14,642.86**





4902 Brushy Ridge Drive; 04-019446

- BSC Order issued 2005 Document 2005143496; Agreed repair order 60 days/\$250 per week penalty
 - Repair exterior 60 days/\$250 per week penalty
 - Repair remainder 60 days/\$250 per week penalty
 - Penalties not to exceed \$500 per week
- New owner. Migrated from InspectTrack, no initial, follow up or final and photos, deficiency language missing, notice of violation missing, case notes incomplete, no consistent inspections, communication with owner not documented
- BSC Compliance Date September 7, 2017. New owner reactivated and passed permits for BSC order compliance
- Violation: Violations at 4902 Brushy Ridge Drive
- **Amount owed: \$155,678.57**



12/12/2019 13:00

1208 Bob Harrison; 03-015652

- BSC Order issued August 31, 2005; Residential Repair Order
 - 120 days/\$250 per week penalty
- Same owner. Migrated from InspectTrack, no initial, follow up or final and photos, deficiency language missing, notice of violation missing, case notes incomplete, no consistent inspections, communication with owner not documented
- BSC Compliance Date July 2, 2009. Owner repaired
- Violation: Violations at 1208 Bob Harrison Street Unit B
- **Amount owed: \$45,500.00**



1206 Bob Harrison; 03-015651

- BSC Order issued August 31, 2005; Residential Repair Order
 - 120 days/\$250 per week penalty
- Same owner. Migrated from InspectTrack, no initial, follow up or final and photos, deficiency language missing, notice of violation missing, case notes incomplete, no consistent inspections, communication with owner not documented
- BSC Compliance Date July 2, 2009. Owner repaired
- Violation: Violations at 1206 Bob Harrison Street
- **Amount owed: \$45,500.00**



12/03/2019 11:05

1717 Rosewood Ave; 05-020245

- BSC Order issued August 31, 2005; Residential Repair Order
 - 120 days/\$500 per week penalty
- 2 new owners since BSC Order 2009 and 2013. Migrated from InspectTrack, no initial, follow up or final and photos, deficiency language missing, notice of violation missing, case notes incomplete, no consistent inspections, communication with owner not documented
- BSC Compliance Date August 17, 2007. Owner repaired
- Violation: Violations at 1717 Rosewood Ave
- **Amount owed: \$42,071.43**



12/03/2019 10:53

5904 Harold Court; 06-025090

- First BSC Order issued July 26, 2006; Residential Repair Order
 - 90 days/\$250 per week penalty
- Second BSC Order issued February 26, 2014; Residential Repair Order
 - Repair Order 90 days/\$250 per week penalty
 - Demolition permits secured
 - Access civil penalties from previous 2006 BSC order \$95,500.00
- BSC Compliance Date October 24, 2018. Code Official proceeded with demolition
- Same owner. 1st Order; migrated from InspectTrack, Information missing (photos, case notes, notice of violation, communication/inspections)
2nd Order; case notes incomplete, no consistent inspections, communication with owner not documented
- Violation: Violations at 5904 Harold Court
- **Amount owed: \$95,500.00 Penalty; \$26,880.10 Demolition Cost**
- **Sold at Tax Foreclosure June 28, 2019.**





1139 Mansell Ave; 11-003405

- First BSC Order issued October 27, 2010; Residential Repair Order
 - 7 days Residential structure to be vacated and secured
 - 1 day vacate shed/tent in rear
 - 5 days to remove shed/tent
- Second BSC Order issued January 26, 2011; Residential Repair Order
 - TRV 2010181993 remain in effect until compliance
 - 30 day repair/\$250.00 per week penalty
- Same owner. No initial, follow up or final and photos, deficiency language incomplete and remedy missing, case notes incomplete, no consistent inspections, communication with owner not documented
- BSC Compliance Date August 23, 2011. Owner repaired
- Violation: Substandard vacant house with nuisance debris in back yard
- **Amount owed: \$6,250.00**



501 Pedernales St.; 11-029380, 11-029383

- 11-029380 BSC Order issued April 27, 2011; Commercial Repair Order Building 1
 - 60 days/\$1000.00 per week penalty
- 11-029383 BSC Order issued July 27, 2011; Commercial Repair Order Building 2
 - 330 days/\$1,000.00 per week penalty
- Same owner. Migrated from InspectTrack, no initial or final photos and missing follow up photos, deficiency language missing, case notes incomplete, no consistent inspections
- Building 1 BSC Compliance date; October 16, 2013 (NOO mailed May 20, 2011)
- Building 2 BSC Compliance date; January 28, 2013 (NOO mailed August 8, 2011)
- Violation: This is a continuation of case CC - 2008 019390. This single property is being divided into 4 cases per Steve Ramirez to be able to prosecute in an efficient manner. On the property are 4 buildings, all with significant violations. Many of the structures have been subdivided illegally into multiple occupied units and rented out. This case is for Buildings 1 & 2.
- **Amount owed: \$117,285.71 (Bldg. 1) / Amount owed: \$30,000.00 (Bldg. 2)**

501 Pedernales St.; 11-029368, 11-029374

- 11-029368 BSC Order issued July 27, 2011; Commercial Repair Order Building 3
 - 180 days/\$1,000.00 per week penalty
- 11-029374 BSC Order issued July 27, 2011; Commercial Repair Order Building 4
 - 210 days/\$1,000.00 per week penalty
- Same owner. Migrated from InspectTrack, no initial or final photos and missing follow up photos, deficiency language missing, case notes incomplete, no consistent inspections
- Building 3 BSC Compliance date; November 12, 2015 (NOO mailed August 8, 2011)
- Building 4 BSC Compliance date; November 12, 2015 (NOO mailed August 8, 2011)
- Violation: This is a continuation of case CC - 2008 019390. This single property is being divided into 4 cases per Steve Ramirez to be able to prosecute in an efficient manner. On the property are 4 buildings, all with significant violations. Many of the structures have been subdivided illegally into multiple occupied units and rented out. This case is for Buildings 3 & 4.
- **Amount owed: \$196,857.14 (Bldg. 3) / Amount owed: \$192,571.43 (Bldg. 4)**
- **Total: \$536,714.28**



11/28/2012

12:50



12/03/2019 10:47

6304 Arnold Dr.; 11-102702

- BSC Order issued December 6, 2011; Residential Repair Order
 - 60 days/\$250 per week penalty
- New owner 2012. Case notes incomplete, no consistent inspections, communication with owner not documented
- BSC Compliance Date November 2, 2017. Owner demolished
- Violation: The violation is a dangerous and dilapidated structure
- **Amount owed: \$74,607.14**



2013/5/14 13:03



12/05/2019 11:10

310 E. 6th Street (Trophy Club); 12-045836

- BSC Order issued May 23, 2012; Commercial Repair Agreed Order
 - 30 days/\$2500.00 per week penalty
 - 90 days/\$2500.00 per week penalty
- Same owner. No initial, follow up or final photos, deficiency language incomplete and remedy missing, case notes incomplete, no consistent inspections, no documentation with owner
- BSC Compliance Date September 12, 2013. Owner repaired
- Violation: business name is Trophy Room. Caller suspects work was done without permits electrical, plumbing and construction that required building permit
- **Amount owed: \$132,857.14 (90 days) & \$154,285.71 (30 days)**



3109 E. Cesar Chavez; 12-089073

- BSC Order issued September 26, 2012; Commercial Repair Order
 - 30 days/\$5000.00 per week penalty
- Same owner. No initial or final photos and little follow up photos, deficiency language incomplete and missing remedy, case notes incomplete, no consistent inspections, no final building permit to reference, no documentation with owner
- BSC Compliance Date December 31, 2018. Owner repaired
- Violation: Work without a permit/addition to home/business
- **Amount owed: \$1,606,428.57**





6506 Greensboro Dr.; 12-032421

- First BSC Order issued April 25, 2012; Residential Repair Order
 - 60 days/\$250 per week penalty
- Second BSC Order issued July 27, 2016; Residential Repair Order
 - civil penalty of \$29,080.00 (accrued per the Commission's prior order, TRV 2012108017) and cease accrual of new penalties based on prior order
 - Repair or Demolish 90 days/\$140 per week penalty
- Same owner. 1st Order; Information missing (photos, case notes, notice of violation, communication/inspections)
2nd Order; case notes incomplete, no consistent inspections
- BSC Compliance Date June 20, 2017. Owner demolished
- Violation: House in disrepair. Holes in roof, missing shingles, holes in wall on west side of house
- **Amount owed: 1st BSC Order \$29,080.00 + 2nd BSC Order \$10,320.00**



