




City of Austin

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Code Compliance Department
P.O. Box 1088, Austin, Texas 78767



TO: Mayor and Council

FROM: Carl Smart, Director Code Compliance Department 

DATE: April 10, 2014

SUBJECT: 1512 Wheless Lane, Wheless Manor Apartments

On April 1, 2014, the City of Austin Code Compliance Department inspected 1512 Wheless Lane. The property was found to be damaged after an apartment fire at the community.

During the initial inspection, Code Compliance issued notices on all thirty-two apartment units. Out of the thirty-two units, 16 were substandard, eight were found dangerous for occupancy, and eight were determined a hazard to the occupants and designated as Do Not Occupy. All residents in the eight units posted as Do Not Occupy were removed and relocated to other apartment units within the Wheless Manor apartment community by the property manager.

The Code Inspector gave the property owner seven days to submit an engineer's report. The owner submitted such a report on April 9, 2014. Based on the engineer's report, 12 units were deemed substandard but livable, 16 units were dangerous and could not be occupied due to fire damage, and an additional four units were dangerous and could not be occupied due to an unrelated fire hazard and egress issue.

Today, Austin Code Compliance sent Notice of Violations (NOVs) to the owner and registered agent. Code Officers will be on-site placarding buildings with the appropriate designations. According to the owner, all tenants in the 19 units have been relocated or found temporary housing, the remaining one is expected to be vacated tomorrow.

In addition, Code Officers will inspect each unit for habitability and continue to monitor the property. If you have any questions or require additional information, feel free to contact me.

c: Marc Ott, City Manager
Michael McDonald, Deputy City Manager
Rey Arellano, Assistant City Manager
Robert Goode, Assistant City Manager
Sue Edwards, Assistant City Manager
Bert Lumbreras, Assistant City Manager
Anthony Snipes, Assistant City Manager