

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**July 22, 2013**



**Lakeside Mobile Home Park - 2601 Rountree Drive # 4 and #5  
(Case #1950 and #1951)**



**LEGAL DESCRIPTION:** Lakeside Mobile Home Park, Lot 11 and adj. 32' of Lot 10 of Pou Addition (0.75 acres)

**STRUCTURE(S):**

- single-family residences
- multi-family residence
- mixed use
- commercial
- accessory structure(s)

**PROPERTY OWNER(S):** #4 Morin Jesus Guadalupe  
# 5 Zalazar Elpidio

the property on which these manufactured homes are located is owned by Mad Bull, LP

**LIENHOLDER(S)/**

**MORTGAGEE(S):** none

**IMPROVEMENT VALUE(S) AND MANUFACTURED DATES FROM BRAZOS COUNTY APPRAISAL DISTRICT FOR 2013 TAX YEAR:**

CASE #1950 (LOT 4): \$1,730 (1970)

CASE #1951 (LOT 5): \$1,580 (1973)

**BACKGROUND:** In 2008 the City Council communicated to Staff that enforcement of the manufactured housing park ordinance and the removal of unsafe/damaged homes from the parks doing business in Bryan was of high priority. Shortly after the mandate from Council and continuing to the present day, efforts have been made to bring about corrective measures at Lakeside Mobile Home Park which has 11 lots for manufactured homes.

The mobile home park does not currently have a license to operate and owners of the park have been asked to remove the vacant/abandoned home for several years now. In December 2010, the Building Services Department, in partnership with BTU, began denying requests to restore electrical service to homes in the park that became vacant since the park does not have a valid license to operate.

City staff noticed the dilapidated condition of the homes on Lots 4 and 5 in 2010 during annual mobile home park inspections.

**ATTACHMENTS (for each case):**

- (1.) staff recommendation
- (2.) pictures
- (3.) dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**July 22, 2013**

**Case #: 1950**

**Building Address: 2601 Rountree Drive #4**

**Record Owner(s): Morin Jesus Guadalupe**

**The City's Chief Building Official has requested this Commission hearing to discuss the building on this property, and all legal notices of the hearing were provided to record owners, lienholders, and mortgagees. They were also notified that if they wanted to repair the building they needed to meet with City staff and come to the hearing with a detailed plan for repairs, including cost estimates. Based on the surveys, reports, photographs, and other evidence provided to the Commission, the City recommends that the Commission find the building unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 subsection(s):**

- 1)  The building, structure, or any part thereof is likely to partially or fully collapse.
- 2)  The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, county, state or federal government.
- 3)  One or more walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third or its base.
- 4)  The foundation or the vertical or horizontal supporting members are twenty five percent (25%) or more damaged or deteriorated.
- 5)  The non supporting coverings of walls, ceilings, roofs, or floors are fifty percent (50%) or more damaged or deteriorated.
- 6)  The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
- 7)  The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- 8)  The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- 9)  The structure does not have adequate light ventilation, or sanitation facilities as required by the City's Building Codes and Plumbing Code.

**The City further recommends that the Commission find that:**

- the building is occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.
- the accessory structure(s) is/are occupied and pose a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.
- the building is unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the building.**

- the accessory structure(s) is/are unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the structure(s).
- the building may feasibly be repaired so that it is no longer in violation of City ordinances.
- the building may not be feasibly repaired in compliance with City ordinances.**

**The City recommends that the Commission issue an order to the owner, lienholder, or mortgagee to:**

- vacate the building within \_\_\_\_ days.
- secure the building from unauthorized entry within 7 days.**
- demolish/remove the building within 30 days.**
- demolish/remove or  repair the building  and accessory structure(s) within \_\_\_\_ days, in accordance with the schedule below:

Deadline

Task

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- appear before the Commission at each regularly scheduled meeting to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.

**The City recommends that the Commission orders that the City may:**

- disconnect water and electric utilities to the building.**
- secure the structure, demolish the building and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lienholder, or mortgagee fails to comply with the Commission's order.**

2601 Rountree Drive #4 (taken 6/4/13)





# Dangerous Structures Survey Report

Chief Building Official

Case 1950 - AA

**A. PROPERTY DESCRIPTION**

Address: 2601 Rountree Drive No 4

Lot(s) Space 4 Block(s) 1 Addition(s) Lakeside MHP

Owner(s) Morin Jesus Guadalupe

Mailing Address: 449 Higgs Drive, Bryan TX 77801

**B. SPECIFICATIONS**

Sq. Ft. \_\_\_\_\_ Rooms 3 Stories 1 Structures 1

**STRUCTURAL USE**

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

**CONSTRUCTION**

- Box
- Frame
- Masonry
- Mobile Home 1970  
\$1,730

**OCCUPANCY**

- Occupied
- Vacant
- Open

**C. FINDINGS**

- 01. The structure or a part thereof was constructed or maintained in violation of a provision of the City's building code, other applicable ordinance, state law, or federal law. Specifically, the following:  
2009 IRC / 2005 NEC
- 02. Any wall or other vertical structural members list, lean, or buckle to an extent that a plumbline passing through the center of gravity falls outside of the middle third of its base.
- 03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated.
- 04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated.
- 05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

- X 06. The structure or any part thereof has inadequate means of egress as required by the city's building code.
- X 07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:
- X light
  - X ventilation
  - X sanitation facilities
- X 08. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse.
- X 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
- X Holes or cracks in the floor, exterior wall or roof
  - X Loose, rotten, warped or protruding boards
- X 10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
- X Defective materials
  - X Structural deterioration
  - X Interior walls or ceilings with holes, cracks or loose plaster

COMMENTS (1) DOG FECELES EVERYWHERE (2) EVIDENCE OF ROOF LEAKS  
 (3) ROTTEN / LOOSE WALLS (4) BACK DOOR ROTTEN - WALL ROTTEN  
 AND LOOSE (5) ALUMINUM WIRING (6) TREES GROWN UP  
 AND PUSHING IN WALLS (7) LOOSE STRAPS / ANCHORS  
 (8) NO SKIRTING (9) SOFT FLOORS (10) AWNING STYLE WINDOWS

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D. DETERMINATION

- X 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:
- A. \_\_\_ Be vacated OR X remain unoccupied; and
  - B. \_\_\_ Be repaired OR X be demolished.
- \_\_\_ 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

*Gregory S. Cox*

Signature

GREGORY S. COX

Printed Name

6-7-13

Date



# Dangerous Structures Survey Report

Code Enforcement

Case #1950 - AA

A. PROPERTY DESCRIPTION

Address: 2601 Rountree Drive No 4

Lot(s) Space 4 Block(s) 1 Addition(s) Lakeside MHP

Owner(s) Morin Jesus Guadalupe

Mailing Address: 449 Higgs Drive, Bryan TX 77801

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories \_\_\_\_\_ Structures \_\_\_\_\_

STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant
- Open

C. FINDINGS

- 01. The building, structure, or a part thereof is unsecured and open.
- 02. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.
- 03. The building, structure, or a part thereof presents an attractive nuisance to children.

D. DETERMINATION

- 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured or has been secured and must remain so.
- 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.





# Dangerous Structures Survey Report

Fire Marshal

Case 1950 - AA

A. PROPERTY DESCRIPTION

Address: 2601 Rountree Drive No 4

Lot(s) Space 4 Block(s) 1 Addition(s) Lakeside MHP

Owner(s) Morin Jesus Guadalupe

Mailing Address: 449 Higgs Drive, Bryan TX 77801

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories \_\_\_\_\_ Structures 1

STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant
- Open

C. FINDINGS

- 01. The structure or a part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety, and welfare. I estimate that 100% of the structure is considered a loss.
- 02. The structure or a part thereof has deteriorated to such an extent that it has become dangerous to the public health, safety, and welfare.
- 03. The structure or a part thereof does not have adequate means of egress as required by the City's building code, and poses a danger in case of fire or panic.
- 04. The structure or a part thereof lacks necessary fire-resistive construction, and the threat of a fire in the structure poses a risk to inhabitants, neighboring structures, and fire department personnel.
- 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
- 06. The proximity of the structure or a part thereof to other structures on this or neighboring properties constitutes a fire hazard for the other structures.

Case # \_\_\_\_\_

D.  07. DETERMINATION The structure or a part thereof is in violation of the City's fire code.

1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:
- A.  Be vacated OR  remain unoccupied; and
  - B.  Be repaired OR  be demolished.
2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

COMMENTS

Aluminum Wiring  
unpermitted elec  
Soft Floors  
Soft walls  
Animal feces Throughout

*[Signature]* Fred Taylor Deputy Fire Marshal 6-7-13

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**July 22, 2013**

**Case #: 1951**

**Building Address: 2601 Rountree Drive #5**

**Record Owner(s): Zalazar Elpidio**

**The City's Chief Building Official has requested this Commission hearing to discuss the building on this property, and all legal notices of the hearing were provided to record owners, lienholders, and mortgagees. They were also notified that if they wanted to repair the building they needed to meet with City staff and come to the hearing with a detailed plan for repairs, including cost estimates. Based on the surveys, reports, photographs, and other evidence provided to the Commission, the City recommends that the Commission find the building unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 subsection(s):**

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- 2)  The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, county, state or federal government.
- 3)  One or more walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third or its base.
- 4)  The foundation or the vertical or horizontal supporting members are twenty five percent (25%) or more damaged or deteriorated.
- 5)  The non supporting coverings of walls, ceilings, roofs, or floors are fifty percent (50%) or more damaged or deteriorated.
- 6)  The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
- 7)  The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- 8)  The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- 9)  The structure does not have adequate light ventilation, or sanitation facilities as required by the City's Building Codes and Plumbing Code.

**The City further recommends that the Commission find that:**

- the building is occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.
- the accessory structure(s) is/are occupied and pose a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.
- the building is unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the building.**

- the accessory structure(s) is/are unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the structure(s).
- the building may feasibly be repaired so that it is no longer in violation of City ordinances.
- the building may not be feasibly repaired in compliance with City ordinances.**

**The City recommends that the Commission issue an order to the owner, lienholder, or mortgagee to:**

- vacate the building within \_\_\_\_ days.
- secure the building from unauthorized entry within 7 days.**
- demolish/remove the building within 30 days.**
- demolish/remove or  repair the building  and accessory structure(s) within \_\_\_\_ days, in accordance with the schedule below:

Deadline

Task

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- appear before the Commission at each regularly scheduled meeting to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.

**The City recommends that the Commission orders that the City may:**

- disconnect water and electric utilities to the building.**
- secure the structure, demolish the building and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lienholder, or mortgagee fails to comply with the Commission's order.**

2601 Rountree Drive #5 (taken 6/4/13)





# Dangerous Structures Survey Report

Chief Building Official

Case 1951 - AA

**A. PROPERTY DESCRIPTION**

Address: 2601 Rountree Drive No 5

Lot(s) Space 5 Block(s) 1 Addition(s) Lakeside MHP

Owner(s) Zalazar Elpidio

Mailing Address: 2601 Rountree Drive TRLR 5, Bryan TX 77801-1948

**B. SPECIFICATIONS**

Sq. Ft. \_\_\_\_\_ Rooms 3+/- Stories 1 Structures 1

**STRUCTURAL USE**

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

**CONSTRUCTION**

- Box
- Frame
- Masonry
- Mobile Home 1973

**OCCUPANCY**

- Occupied
- Vacant
- Open

**C. FINDINGS**

01. The structure or a part thereof was constructed or maintained in violation of a provision of the City's building code, other applicable ordinance, state law, or federal law. Specifically, the following:

2009 IRC / 2005 NEC

02. Any wall or other vertical structural members list, lean, or buckle to an extent that a plumbline passing through the center of gravity falls outside of the middle third of its base.

03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated.

04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated.

05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.

\$1,500

06. The structure or any part thereof has inadequate means of egress as required by the city's building code.
07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:
- light
  - ventilation
  - sanitation facilities
08. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse.
09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
- Holes or cracks in the floor, exterior wall or roof
  - Loose, rotten, warped or protruding boards
10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
- Defective materials
  - Structural deterioration
  - Interior walls or ceilings with holes, cracks or loose plaster

**COMMENTS** (1) FRONT PORCH DILAPIDATED/DAMAGED - STEPS LOOSE & ON GROUND  
 (2) SKIRTING DAMAGED OR MISSING (3) SIDING DAMAGED (4) BACK DOOR  
 DECK ROTTEN (5) ROTTEN OR MISSING FLOORS (6) ROTTEN FLOOR  
 JOIST (7) EXPOSED ROMEX WIRING (8) ROTTEN/LOOSE WALLS  
 (9) ORIGINAL ROOF TRUSSES MISSING IN KITCHEN/LIVING ROOM  
 - REPLACED WITH 2X6'S - NO ROOF DECKING (10) BOARDED  
 UP WINDOWS (11) ELECTRICAL BAD/HAZARDOUS

**D. DETERMINATION**

1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:
- A. \_\_\_ Be vacated OR  remain unoccupied; and
  - B. \_\_\_ Be repaired OR  be demolished.
- \_\_\_ 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

Gregory S. Cox  
Signature

GREGORY S. COX  
Printed Name

6-7-13  
Date



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Code Enforcement

Case #1951 - AA

A. PROPERTY DESCRIPTION

Address: 2601 Rountree Drive No 5

Lot(s) Space 5 Block(s) 1 Addition(s) Lakeside MHP

Owner(s) Zalazar Elpidio

Mailing Address: 2601 Rountree Drive TRLR 5, Bryan TX 77801-1948

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories \_\_\_\_\_ Structures \_\_\_\_\_

STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant
- Open

C. FINDINGS

- 01. The building, structure, or a part thereof is unsecured and open.
- 02. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.
- 03. The building, structure, or a part thereof presents an attractive nuisance to children.

D. DETERMINATION

- 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured or has been secured and must remain so.
- 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.





# Dangerous Structures Survey Report

Fire Marshal

Case 1951 - AA

A. PROPERTY DESCRIPTION

Address: 2601 Rountree Drive No 5

Lot(s) Space 5 Block(s) 1 Addition(s) Lakeside MHP

Owner(s) Zalazar Elpidio

Mailing Address: 2601 Rountree Drive TRLR 5, Bryan TX 77801-1948

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories \_\_\_\_\_ Structures 1

STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant
- Open

C. FINDINGS

- 01. The structure or a part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety, and welfare. I estimate that 100% of the structure is considered a loss.
- 02. The structure or a part thereof has deteriorated to such an extent that it has become dangerous to the public health, safety, and welfare.
- 03. The structure or a part thereof does not have adequate means of egress as required by the City's building code, and poses a danger in case of fire or panic.
- 04. The structure or a part thereof lacks necessary fire-resistive construction, and the threat of a fire in the structure poses a risk to inhabitants, neighboring structures, and fire department personnel.
- 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
- 06. The proximity of the structure or a part thereof to other structures on this or neighboring properties constitutes a fire hazard for the other structures.

07. The structure or a part thereof is in violation of the City's fire code.

D. DETERMINATION

   1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:

A.    Be vacated OR    remain unoccupied; and

B.    Be repaired OR    be demolished.

   2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

COMMENTS

open floors  
open ~~to~~ walls  
soft walls  
unpermitted construction work  
see 26

*[Signature]* Fran Taylor Deputy Fire MARSHAL 6-7-13