

## 626 Glazebrook Street Property History

7/22/2011	Property purchased by Daniel & Lisa Marie McDonald according to the Nueces County Appraisal District (NCAD) records
8/9/2017	Property damaged by fire
1/17/2018	Property damaged by a 2nd fire
1/18/2018	Initial inspection of substandard structure
4/20/2018	Property purchased by Samer Hamed according to the NCAD records
5/3/2018	Code Enforcement (Code) gave new owner, Mr. Hamed, time to start demo/remodel of structure
8/8/2018	Roof Permit issued by Development Services
8/21/2018	Initial inspection completed and new substandard building case started against Mr. Hamed
8/23/2018	Notice of violation mailed to owner
9/14/2018	Code received owner's notice of violation returned as "Unclaimed"
9/23/2018	Owner's unclaimed notice of violation posted at front door of property
9/25/2018	Property was reinspected and was in the same condition as initial inspection previously conducted on 8/21/2018 (no work had been started on roof).
October 2018	Code gave Mr. Hamed a 30 day extension to bring property into compliance
November 2018	Deadline for owner to comply with agreed upon extension to bring property into compliance
12/7/2018	Property was reinspected and was in the same condition as initial inspection previously conducted on 8/21/2018 (no work had been started on roof). Owner failed to comply with extended deadline to bring property in compliance.
12/10/2018 & 12/11/2018	Notice of violation posted in Caller Times
1/10/2019	Deadline to comply with Newspaper Notice of Violation
1/10/2019	Complaint Filed with the Building Standards Board (BSB)
1/24/2019	<b>1st Scheduled BSB Meeting.</b> Case presented to BSB. Mr. Hamed did not appear but sent Deborah Sherrill as a representative on his behalf. Ms. Sherrill stated she was assisting Mr. Hamed with the process to restore the property. She stated that she had just started speaking to Development Services staff on 1/23/2019, about permits needed and that Mr. Hamed was in the process of hiring an engineer for the project. Ms. Sherrill requested the Board grant an extension to allow time to obtain permits and start restoring the property. Assistant City Attorney Yvette Aguilar clarified to Ms. Sherrill that she must submit a detailed plan and time schedule for the work at the next hearing and establish that the work cannot reasonably be completed within 90 days in order for the board to grant more than 90 days to repair pursuant to Section 214.001(j) of the Local Government Code. Code recommended demolition, however, the BSB rejected City Staff's recommendation and tabled the case to the next scheduled meeting.
2/4/2019	Roof Permit Expired--No work had been completed on the roof
3/28/2019	<b>2nd Scheduled BSB Meeting</b> (Not held due to no quorum)
5/3/2019	Property was reinspected and was in the same condition as initial inspection previously conducted on 8/21/2018.
5/23/2019	<b>3rd Scheduled BSB Meeting</b> (Not held due to no quorum)
7/25/2019	<b>4th Scheduled BSB Meeting.</b> Case presented to BSB. Mr. Hamed did not appear. David Walker, Architect, appeared as a representative on his behalf. Mr. Walker explained they were having some issues with a previously hired structural engineer but have since hired a new one. Mr. Walker stated he expected permits could be obtained within 30 days. Board members were concerned about proximity to Ray High School and prohibiting people from getting into the property if an extension was granted or case was tabled. Assistant City Attorney Yvette Aguilar clarified for Mr. Walker must submit a detailed plan and time schedule for the work at the next hearing and establish that the work cannot reasonably be completed within 90 days in order for the board to grant more than 90 days to repair pursuant to Section 214.001(j) of the Local Government Code. Code recommended demolition, however, the BSB rejected City Staff's recommendation and tabled the case for 60 days to allow permits to be pulled and required a detailed timeline to be presented at the next board hearing. A fence that meets the requirements of Sect.13-3011, Code of Ordinances, was to be erected to secure the property within 21 days and signs that meet the requirements of Sect. 13-3011, needed to be posted to prohibit entry into the property.



8/15/2019	<b>Deadline to install a 8 ft high chain link fence around the building and have 1 or more signs posted at or near each entrance to the building AND on fences or walls as appropriate. Per ordinance signs must state: DO NOT ENTER. It is a misdemeanor to enter or occupy this building or premises or to remove or deface this notice Trespassers will be prosecuted.</b>
9/13/2019	Property was reinspected. A fence was in the process of being installed, all windows had been removed and lower openings were secured. There were a couple of "Keep Out" signs on boarded windows but no signs prohibiting entry were posted on the fence and no signs containing the required language of Section 13-3011 (3) were posted.
9/26/2019	<b>5th Scheduled BSB Meeting.</b> Case presented to BSB. Mr. Hamed did not appear. David Walker, Architect, appeared as a representative on his behalf. Mr. Walker stated that he had applied for a permit last week, does not have a permit just yet but should have one by next week. Mr. Walker stated the plan is to restore the building. At this time Mr. Walker did not have a detailed timeline for completion of the property but estimated that the owner could start construction within 2 weeks of getting the permit and complete project within 2 to 3 months. Code recommended demolition, however, the BSB rejected City Staff's recommendation and required substantial work and repairs be completed within 60 days. The fence was to remain as a perimeter around the premises to prohibit entry. Substantial work was clarified to mean windows, roofing, doors and insulation were to be completed by the next meeting. Also a completion date was to be submitted at the next board hearing.
11/11/2019	Development Services issued a Stop Work Order due to work being performed without permits
11/21/2019	<b>Deadline to comply with Board's order to have windows, roofing, doors and insulation completed and submit a completion date to the Board for the property to be fully in compliance</b>
11/21/2019	<b>6th Scheduled BSB Meeting</b> (Meeting was cancelled by Code Enforcement)
11/22/2019	A Commercial Permit was issued by Development Services for restoration of the original fourplex that was damaged by fire
12/26/2019	Property was reinspected. Pitch on roof was constructed but the entire structure was gutted and exposed
1/23/2020	<b>7th Scheduled BSB Meeting</b> (Not held due to no quorum)
March 2020- September 2020	<b>The Board did not have sufficient members appointed to hold meetings in March, May, July or September.</b>
5/20/2020	Code attempted to reinspect property but could not enter due the fence surrounding the property. A photo was taken of the exterior of the structure showing some progress.
5/22/2020	<b>Commercial Permit expired</b>
10/16/2020	Property was reinspected and there appeared to be no changes since the photo taken on 5/20/20. Some of the house wrap was coming off the building and the fence was no longer secure and no signs prohibiting entry were posted.
11/9/2020	Property was reinspected. Interior photos show property is not habitable and work previously ordered by the Board to be completed by November 2019, had not been completed
11/19/2020	<b>8th Scheduled BSB Meeting.</b> Case Presented to the BSB. Case presented to BSB. Mr. Hamed did not appear but his brother, Shauky Hamed, appeared remotely on his behalf. Mr. Hamed was given the opportunity to delay the start of the case until later in the meeting so that Samer Hamed could be present, but Shauky Hamed said his brother told him it was okay to proceed without him present. Code Officer Diana T. Garza informed the Board that the roofing permit issued in 2018 and the permit for repairs issued on November 22, 2019, had both expired and work had not been started. The building did not have windows, leaving the structure open to the elements. The fence surrounding the property was not secure and there were no signs posted prohibiting entry. Mr. Shauky Hamed could not provide a reason that his brother did not comply with the Boards previous order to have windows, roofing, doors and insulation completed by November 21, 2019. He kept stating that the COVID-19 pandemic prevented the timely completion of the repairs and still could not provide a completion date or any definite plans for repairs to the structure. Code Enforcement recommended demolition. The Board order the structure be demolished by the owner within 30 days. The Board further ordered the City will demolish the building if the action ordered is not taken within the allotted time.