Building & Standards Commission Agenda

Notice is hereby given that the Rockport Building and Standards Commission will hold a meeting on Monday, July 13, 2020, at 5:30 p.m. The meeting will be held at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.

Public Hearings

2. Call to Order Public Hearing -- Building and Standards Commission.

3. Administer Oath to any and/or all persons providing testimony on Agenda items.

4. Conduct a Public Hearing to consider recommendations from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at 601 West Market Street, also known as J. Smith Survey, 0.61 acre, Rockport, Aransas County, Texas; currently owned by John S. and Shelia Wood.

5. Conduct a Public Hearing to consider recommendations from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at 304 South Sixth Street, also known as Fulton Oaks, Block 3, Lot 12, Rockport, Aransas County, Texas; currently owned by Opal I. Owens.

6. Conduct a Public Hearing to consider recommendations from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at 205 West Morgan Street, also known as Doughty and Mathis Division, Block 149, most Easterly 50' of Lots 9, 10, and 11, Rockport, Aransas County, Texas; currently owned by Severo and Andrea Martinez.

Regular Agenda

7. Deliberate and act on June 1, 2020, meeting minutes and corrections to the July 29, 2019, minutes.

8. Deliberate and act on show cause from John and Shelia Wood that the Building and Standards Commission should not order building(s) demolished on property located at 601 West Market Street, also known as J. Smith Survey, 0.61 acre, Rockport, Aransas County Texas.

9. Deliberate and act on show cause from Opal I. Owens that the Building and Standards Commission should not order building(s) demolished on property located 304 South Sixth Street, also known as Fulton Oaks, Block 3, Lot 12, Rockport, Aransas County, Texas.

10. Deliberate and act on show cause from Severo and Andrea Martinez that the Building and Standards Commission should not order building(s) demolished on property located 205 West
Morgan Street, also known as Doughty and Mathis Division, Block 149, most Easterly 50' of Lots 9, 10, and 11, Rockport, Aransas County, Texas

11. Adjournment.

**Special Accommodations**
This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213, ext. 225 or FAX (361) 790-5966 or email citysec@cityofrockport.com for further information. Braille is not available.

**Certification**
I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Thursday, June 11, 2020, by 5:00 p.m. and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot and Corpus Christi Caller Times.*

___
Teresa Valdez, City Secretary
BRIEF SUMMARY OF REQUEST

During Officer West sweep of the City for possible sub-standard structures in early 2018, Officer West noted possible sub-standard structure. After further investigation Officer West noted property owner no longer lives there. Water and sewer have been off since June of 2019 and electricity was disconnected in December of 2019. According to police records (attached) someone is living in the structure with no utilities connected. This is a health and safety issue. Structures are sub-standard with junk and trash noted. Officer West is requesting demolition.

STAFF RECOMMENDATION

The original owner of the property Virginia Wood has passed away and the new owners are John & Shelia Wood. A niece has moved an RV onto the property and has installed an illegal electrical hook up (no permits and no inspections) and water hook up (no permits and no inspections). The house remains in a substandard condition with no work being observed. There is junk and trash on the property as well as an abandon RV in the rear corner of the property.

See attached supporting documents
Aransas CAD

Property Search > 33744 WOOD JOHN S & SHELIA for Year 2020

Property

Account

Property ID: 33744
Geographic ID: 5590-760-000-000
Type: Real
Property Use Code: 
Property Use Description: 

Legal Description: J SMITH SURVEY, ACRES 0.61
Zoning: 
Agent Code: 

Location

Address: 601 W MARKET ST
ROCKPORT, TX 78382
Mapsco: 
Map ID: A-2
Neighborhood: 
Neighborhood CD: 
Owner

Name: WOOD JOHN S & SHELIA
Mailing Address: 1609 MCGREGOR AVE
WICHITA FALLS, TX 76301-6254
Owner ID: 135056
% Ownership: 100.00000000000%
Exemptions: HS, OTHER

Values

(+) Improvement Homesite Value: + $14,510
(+) Improvement Non-Homesite Value: + $0
(+) Land Homesite Value: + $69,090
(+) Land Non-Homesite Value: + $0 Ag / Timber Use Value:
(+) Agricultural Market Valuation: + $0
(+) Timber Market Valuation: + $0

-----------------------------------
(=) Market Value: = $83,600
(−) Ag or Timber Use Value Reduction: − $0

-----------------------------------
(=) Appraised Value: = $83,600
(−) HS Cap: − $0

-----------------------------------
(=) Assessed Value: = $83,600

Taxing Jurisdiction

Owner: WOOD JOHN S & SHELIA
% Ownership: 100.0000000000%
Total Value: $83,600

<table>
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<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
<th>Tax Ceiling</th>
</tr>
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<td>$83,600</td>
<td>$0.00</td>
<td>$0.00</td>
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<td>GAR</td>
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<td>COUNTY ROAD &amp; FLOOD</td>
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<td>$83,600</td>
<td>$76,109</td>
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Total Tax Rate: 1.553543
General Warranty Deed

Date: October 8, 2019

Grantor: Sara Virginia Wood

Grantor's Mailing Address:
Sarah Virginia Wood
1609 McGregor Avenue
Wichita Falls, Texas 76301

Grantee: John Steven Wood and Shelia Wood, a married couple

Grantee's Mailing Address:
John Steven Wood and Shelia Wood
1609 McGregor Avenue
Wichita Falls, Texas 76301

Consideration:
Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):
0.61 acres being Aransas CAD Property ID 33744 located in J. Smith Survey and commonly known as 601 W. Market St., Rockport, Aransas County, Texas 78382

Reservations from Conveyance:
For Grantor and Grantor's assigns, a reservation of the full possession, benefit, and use of the Property for the remainder of the life of Grantor, as a life estate. Grantor retains complete power, without the joinder of any person, to mortgage, sell, and convey the Property and to spend any proceeds; to exchange it for other property; to lease the surface and subsurface of the Property; to execute and deliver oil, gas, and other mineral leases for any term of years and for a term based on the continuing production of oil, gas, or other minerals from the Property, ending either before or after Grantor's death; and to invest and reinvest all proceeds from the sale or other disposition of the Property. This life estate carries with it the right to possess and consume all bonuses, delay rentals, royalties, and other benefits payable on any mortgage, sale, or conveyance under oil, gas, and other mineral leases covering the Property at the inception of this life estate without any duty to the remainderman and without liability for waste.

Exceptions to Conveyance and Warranty:
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Sarah Virginia Wood

STATE OF TEXAS  
COUNTY OF ARCHER  

This instrument was acknowledged before me on October 8, 2019, by Sara Virginia Wood.

R. B. Morris  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

BURK MORRIS  
LAWYER  
PO Box 1065  
Archer City, Texas  
(940) 574-2858  
rbmorris@brazosnet.com

AFTER RECORDING RETURN TO: 
Shelia Wood  
1609 McGregor Avenue  
Wichita Falls, Texas 76301

FILED FOR RECORD IN  
OFFICIAL PUBLIC RECORDS  
AT 2:05 P. M.  
INDEXED  MAR 10 2020

STATE OF TEXAS—COUNTY OF ARANSAS  
I, the undersigned, do hereby certify that this instrument was FILED on the date and at the time affixed hereto by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS, as stamped hereto by me.

Valerie K. Amason  
VALERIE K. AMASON, COUNTY CLERK,  
ARANSAS COUNTY, TEXAS
AFFIDAVIT OF HEIRSHIP

THE STATE OF TEXAS
COUNTY OF ARANSAS

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned Notary Public, this day personally appeared, JANICE BELL and FRANCES PEVOTO, being duly sworn and upon their oath state that:

"This Affidavit of the life of BUNICE S. EASTER ("Deceased") is being made to clarify and identify successors of her interest in all property owned by her.

Deceased was born February 25, 1899 in Coushatta, Louisiana.
Deceased was married one time and that was to John Peter Easter in the year 1926.

Two children were born of this marriage both of whom are still living. They are:

CECIL LUTHER EASTER, born May 1, 1922 in Boerne, Kendall County, Texas, and
SARAH VIRGINIA EASTER WOOD, born March 16, 1932 in Kerrville,
Kerr County, Texas.

No children were adopted by deceased during her lifetime.
This marriage was terminated by the death of JOHN PETER EASTER in February of 1932.

Deceased died July 12, 1991, in Rockport, Aransas County, Texas, at the age of 92 years. Her two children, CECIL LUTHER EASTER and SARAH VIRGINIA EASTER WOOD are the only immediate members of her family surviving her.

There are no debts due against the estate of deceased, the same having been paid by her daughter.

There are no estate or inheritance taxes due against the estate of deceased as the value of the estate was less than $600,000.00.

Your affiants have no interest in the estate of deceased.

JANICE BELL
FRANCES PEVOTO
THE STATE OF TEXAS

COUNTY OF ARANSAS

This instrument was acknowledged before me on the 24th day of October, 1991 by JANICE SELL.

Notary Public, State of Texas
My Commission expires: 11-27-94
Sheila V. Gordon
Printed Name of Notary

THE STATE OF TEXAS

COUNTY OF ARANSAS

This instrument was acknowledged before me on the 23rd day of October, 1991 by FRANCES PEVOTO.

Notary Public, State of Texas
My Commission expires: 11-27-94
Sheila V. Gordon
Printed Name of Notary

State of Texas

County of Aransas

I hereby certify that this instrument was filed on 11-20-91
and was duly recorded in the Official Public Records of
Aransas County, Texas, under File No. 160333, on 11-27-91

VAL JEAN BATON
COUNTY CLERK
ARANSAS COUNTY, TEXAS
Event ID: 201901125

PUBLIC EVENT SHEET

Received: 6/13/2019 11:13:21 PM  Enroute:
Dispatched: 6/13/2019 11:14:13 PM  Under Control:

EVENT

Event Type: CONBRN  Status: Closed
Requested Action:  Call Method:

CONTACT

Party Relationship: CALL  Party Name: 111
Caller Location:  
Phone (361) 0 ext.

ADDRESS

Primary Address
✅ 601 W MARKET STREET ROCKPORT TX 00000-000

PARTIES

Caller
Party Relationship: CALL  Caller Name: 111
Phone: (361) 0  Notes: ADDRESS: 601 W MARKET STREET

Person
Party Relationship: ASGNOFF  Person Name: BRYAN CANTU
Person Relationship: DISP  Person Name: VANESSA TURCIOS
Person Relationship: RCVDBY  Person Name: VANESSA TURCIOS

Place

Party Relationship:

MEMOS

Notes: SARAH VIRGINA EASTER WOOD

Created By  Created Time  Updated By  Updated Time

DISPOSITIONS

Disposition  Agency  Filed
PSC  APSC  6/13/2019 11:22:03 PM
I-2  RPD  6/13/2019 11:57:27 PM
CASE ID(S)

019004345  RPD  6/13/2019 11:14:17 PM
019011125  APSC  6/13/2019 11:14:06 PM

UNIT STATUS

EVENT HISTORY

Event  SubType  Status  Created Time
ONBRN  

Closed  6/13/2019 11:57:33 PM
Event ID: 2019016857

PUBLIC EVENT SHEET

Received: 9/1/2019 5:09:25 AM  Enroute: 9/1/2019 5:11:17 AM

EVENT

Event Type: CRTRS  Status: Closed
Requested Action:
Call Method:

CONTACT

Party Relationship: CALL  Party Name: TIMOTHY WOOD
Caller Location:
Phone (361) -2293322 ext.

ADDRESS

Primary Address
✓ 601 W MARKET STREET ROCKPORT TX 00000-000

PARTIES

caller

Party Relationship: CALL  Caller Name: TIMOTHY WOOD
Phone: (361) 229-3322 ext

person

Party Relationship: ASGNOFF  Person Name: DONNIE CHESNUT
Party Relationship: ASSTOFF  Person Name: DEVON EARLS
Party Relationship: DISP  Person Name: VALERIE STRIBLING
Party Relationship: RCVDBY  Person Name: VALERIE STRIBLING
Party Relationship: OTH  Person Name: HILARY VERDUZCO
Party Relationship: ASGNOFF  Person Name: NATHANIAL C WARD

Note

Party Relationship:
Place Name:

MEMOS

Notes: WOOD, TIMOTHY A ETUX SANDRA L

33 s burton comp adv there are a few subsj outside that seem to have wanted to break into his residence // they were ampering with his window

Created By
CREATED, VALERIE  9/1/2019 5:10:32 AM
Updated By
STIBLING, VALERIE  9/1/2019 5:10:32 AM
Updated Time

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<tr>
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<td>SARAH VIRGINA EASTER WOOD</td>
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Event ID: 2019019786

PUBLIC EVENT SHEET

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<td>10/14/2019 12:36:57 AM</td>
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EVENT

Event Type: USA
Status: Closed
Requested Action:
Call Method:

CONTACT

Party Relationship: CALL
Party Name: TIMOTHY WOOD-CC
Caller Location:
Phone (361) -2293322 ext.

ADDRESS

Primary Address
✓ 601 W MARKET STREET ROCKPORT TX 00000-000

PARTIES

Caller
Party Relationship: CALL
Phone: (361) 229-3322 ext
Caller Name: TIMOTHY WOOD-CC
Notes: ADDRESS: 601 W MARKET STREET

Person
Party Relationship: ASGNOFF
Person Name: BRYAN CANTU
Party Relationship: DISP
Person Name: BRANDI MILLS
Party Relationship: RCVDBY
Person Name: BRANDI MILLS
Party Relationship: ASSTOFF
Person Name: RACHEL OLENICK
Party Relationship: ASSTOFF
Person Name: JAMES DAVID ROLLINS

Place
Party Relationship:
Place Name:

MEMOS

Notes: 2 MALE SUBJS OUTSIDE HIS RESD //
HISPANIC AND WHITE MALE //

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Notes: EB TWRDS TACO STAND //
**Notes:** Contacted complainant a checked area.

Created By | Created Time | Updated By | Updated Time
---|---|---|---

**Notes:** Complainant appears to be 10-96.

Created By | Created Time | Updated By | Updated Time
---|---|---|---

### DISPOSITIONS

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<td>9/1/2019 5:16:04 AM</td>
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<td>RPD</td>
<td>9/1/2019 6:23:47 AM</td>
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### UNIT STATUS

### EVENT HISTORY

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PUBLIC EVENT SHEET

Received: 10/14/2019 2:41:16 AM  Enroute: 10/14/2019 6:38:41 AM
Dispatched: 10/14/2019 2:42:18 AM  Under Control:
Arrived: 10/14/2019 2:48:02 AM  Completed: 10/14/2019 6:50:59 AM

EVENT

Event Type: DIOOTH
Requested Action:

Status: Closed
Call Method:

CONTACT

Party Relationship: CALL
Party Name: TIMOTHY WOOD - CC
Caller Location:
Phone (361) -2293322 ext.

ADDRESS

Primary Address
✓ 601 W MARKET STREET ROCKPORT TX 00000-000

PARTIES

Caller
Party Relationship: CALL
Phone: (361) 229-3322 ext
Caller Name: TIMOTHY WOOD - CC
Notes: ADDRESS: 601 W MARKET STREET

Person
Party Relationship: ASGNOFF
Person Name: BRYAN CANTU
Party Relationship: ASSTOFF
Person Name: STEFANIE GARCIA
Party Relationship: ASSTOFF
Person Name: AMY MEISSNER
Party Relationship: DISP
Person Name: BRANDI MILLS
Party Relationship: RCVDBY
Person Name: BRANDI MILLS
Party Relationship: OTH
Person Name: MELINDA LYNN MOLSHEE
Party Relationship: ASSTOFF
Person Name: ELEU RAMOS

Place
Party Relationship:
Place Name:

MEMOS

Notes: SUBJS ARE BACK // TOOK OFF RUNNING
Created By Created Time Updated By Updated Time
Notes: CHECKED THE AREA/ UTL
### DISPOSITIONS

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<tr>
<td>2019019786</td>
<td>APSC</td>
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### UNIT STATUS

### EVENT HISTORY

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**Event ID: 2020001866**

**PUBLIC EVENT SHEET**

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**EVENT**

Event Type: INFO ACAC

Status: Closed

Requested Action: 

Call Method: 

**CONTACT**

Party Relationship: CALL

Party Name: mary city of rockport

Caller Location: 

Phone (361) -7901125 ext. 251

**ADDRESS**

Primary Address

✓ 601 W MARKET STREET ROCKPORT, TX 00000-000

**PARTIES**

**Caller**

Party Relationship: CALL

Phone: (361) 790-1125 ext 251

Caller Name: mary city of rockport

Notes: 

**Person**

Party Relationship: DISP

Person Name: LATISHA CROSS

Party Relationship: ASGNOFF

Person Name: CAITLAN FINSTAD

Party Relationship: DISP

Person Name: CAITLAN FINSTAD

Party Relationship: RCVDBY

Person Name: VERONICA PEREZ FRUIA

Party Relationship: DISP

Person Name: ALLY JUSTICE

Party Relationship: ASSTOFF

Person Name: JESSICA RUIZ

Party Relationship: ASSTOFF

Person Name: CLOVIS GENE YARNALL III

**Place**

Party Relationship: 

Place Name: 

**MEMOS**

Notes: dog tied up at the location appears to be a very thin large dog the house appeared to be vacant

<table>
<thead>
<tr>
<th>Created By</th>
<th>Created Time</th>
<th>Updated By</th>
<th>Updated Time</th>
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Notes: SENT INFO TO 849 VIA TEXT
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**CASE ID(S)**

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**UNIT STATUS**

**EVENT HISTORY**

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Notes: Angie with code enforcement called back advised the acac worker with to the location advised there appears to be someone staying at the address and there is drug para on the property comp would like an officer to go out to location also also there is no working water on the property

Notes: 104 ADV IT WAS NOT DRUG PARA THAT IT WAS COLOGNE

Notes: 849 TO ENTER NOTES UPON RETURN

Notes: dog has no food water talked owners sister who redeemed that dog previously she will be contacting him and letting him know that bowl of food need to be with food and water while tied

Notes: timothy wood called ref t this address the comp is the resident he was conferenced with 849

### DISPOSITIONS

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### UNIT STATUS

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### General

#### Mailing Address

- **Attention**: 
- **Address**: 1609 MCGREGOR AVE
  WICHITA FALLS, TX 76301-6254

### Profile

- **Statement Bill**: 
- **Statement Group**: 
- **Class**: OCL, OUTSIDE CITY LIMITS
- **E-Mail**: 
- **Exceptions**: No Donation

### Account Details

- **Status**: Finaled on 6/11/19
- **Start Date**: 3/12/1974
- **Bill Thru Date**: 6/11/2019
- **Last Bill Date**: 6/15/2019
- **Balance**: 163.23
- **Pending Activity**: 0.00
- **Credit History**: Bill:24 Cut: 1 Pen:14
- **Deposits**: 0.00
- **Cutoff**: N/A
- **Contracts**: 0.00
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STAFF REPORT
Building & Development Services | Angela West, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 790-1125, x. 108 | Email: AWest@cityofrockport.com

PROPERTY ADDRESS/LOCATION
304 S SIXTH ST

APPLICANT/PROPERTY OWNER
OPAL I OWENS

LEGAL DESCRIPTION: FULTON OAKS, BLOCK 3, LOT 12

PUBLIC HEARING/HEARING DATE 7/13/2020

BRIEF SUMMARY OF REQUEST

COMPLAINT WAS RECEIVED IN JUNE OF 2019. OFFICER WEST INVESTIGATED AND FOUND HIGH WEEDS, JUNK AND TRASH, AND A SUBSTANDARD STRUCTURE. NOTICE WAS SENT JULY 5, 2019 GIVING PROPERTY OWNER 10 DAYS TO REPAIR, REMOVE OR DEMOLISH THE STRUCTURE. SEVERAL NOTICES HAVE BEEN SENT AND SEVERAL INSPECTIONS HAVE BEEN CONDUCTED. CONTRACTOR WAS HIRED TO MOW AND REMOVE JUNK AND TRASH. NO WORK HAS BEEN OBSERVED BY PROPERTY OWNER (PROPERTY OWNER IS DECEASED) AND STRUCTURE CONTINUES TO DETERIORATE.

Office West is requesting demolition.

<table>
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<tr>
<th>EXISTING ZONING</th>
<th>EXISTING LAND USE</th>
<th>SURROUNDING ZONING &amp; LAND USE</th>
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<th>SIZE OF PROPERTY</th>
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STAFF RECOMMENDATION

REPAIR

1/30/20 OFFICER WEST RE-INSPECTED LOCATION @ 1:25 P.M. FOR MOWING & JUNK & TRASH REMOVAL. (11 PICS TAKEN OF STRUCTURE) OFFICER OBSERVED ELECTRICITY DROP AND METER BOX REMAINS ON HOUSE, RAMP AND FRONT PORCH HAVE FALLEN IN, NO WINDOWS APPEAR TO BE BROKEN, LAUNDRY ROOM DOOR IS OPEN AND INTERIOR DOORS APPEAR TO BE OPEN FROM LAUNDRY ROOM. HOWEVER, SO MUCH JUNK & TRASH IS PILED IN LAUNDRY AND ENTRY INTO ANOTHER ROOM IT WOULD BE DIFFICULT FOR VAGRANTS TO ENTER HOME. CE ASST TO REQUEST BIDS TO BOARD UP DOOR OPENING. CLOSE BIDS 2/7/20. R/R SCHEDULED 2/17/20.

2/14/20 OFFICER WEST RE-INSPECTED LOCATION @ 3:45 P.M. (2 PICS TAKEN) OFFICER OBSERVED BACK DOOR TO LAUNDRY ROOM REMAINS OPEN. CE ASST TO AWARD BID TO BOARD UP BACK DOOR. RE-INSPECT 2/24/20 FOR COMPLETION OF ABATEMENT.

ON 2/19/20 AT APPROXIMATELY 8:15 A.M. I RE-INSPECT THE PROPERTY FOR AN UNSECURED UTILITY ROOM DOOR. I OBSERVED THE DOOR HAD BEEN PROPERLY BOARDED UP AND SECURED. PHOTOS WERE TAKEN.

LAST WATER BILL WAS 3/15/17 AND METER HAS BEEN TURNED OFF.

See attached supporting documents
**Property Search Results > 19536 OWENS OPAL I for Year 2020**

**Property**

**Account**
- Property ID: 19536
- Geographic ID: 2099-003-012-000
- Type: Real
- Property Use Code: Property Use Description:
- Legal Description: FULTON OAKS, BLOCK 3, LOT 12
- Zoning: Agent Code:

**Location**
- Address: 304 S SIXTH ST
  ROCKPORT, TX 78382
- Neighborhood: Mapso:
- Neighborhood CD:
- Map ID: A-5

**Owner**
- Name: OWENS OPAL I
- Mailing Address: 1315 S CHURCH ST
  APT 3
  ROCKPORT, TX 78382-2207
- Owner ID: 73404
- % Ownership: 100.0000000000%
- Exemptions: OTHER, HS

**Values**

* Improvement Homesite Value: $15,980
* Improvement Non-Homesite Value: $0
* Land Homesite Value: $27,500
* Land Non-Homesite Value: $0
* Agricultural Market Valuation: $0
* Timber Market Valuation: $0

\[ \text{Market Value: } \sum = \text{Market Value} \]
\[ \text{Ag or Timber Use Value Reduction: } \sum = \text{Ag or Timber Use Value Reduction} \]

\[ \text{Appraised Value: } \sum = \text{Appraised Value} \]
\[ \text{HS Cap: } \sum = \text{HS Cap} \]

\[ \text{Assessed Value: } \sum = \text{Assessed Value} \]

**Taxing Jurisdiction**

Owner: OWENS OPAL I

% Ownership: 100.0000000000%

Total Value: $43,480

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Total Tax Rate: 1.953543
OWENS

Opal I. Owens, 81, passed away Tuesday, Feb. 25, 2020. She was born Sept. 10, 1938 in Fulton.

She was preceded in death by her parents, Jessie Owens and Sadie Owens; and brothers, Jessie Owens, Jerald Owens, and Burton Owens.

She is survived by nieces and nephews, Nona Owens-Gravell, Wanda Winder, Richard Key, Stella Owens, and Neal Owens.

A funeral was held Friday, Feb. 28, 2020 at Charlie Marshall Funeral Home in Rockport.
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STAFF REPORT
Building & Development Services | Angela West, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 790-1125, x. 108 | Email: AWest@cityofrockport.com

PROPERTY ADDRESS/LOCATION
205 W MORGAN ST

APPLICANT/PROPERTY OWNER
SEVERO & ANDREA MARTINEZ

LEGAL DESCRIPTION; DOUGHTY & MATHIS, BLOCK 149,
Lot most easterly 50' of 9, 10, and 11

PUBLIC HEARING/HEARING DATE 7/13/2020

BRIEF SUMMARY OF REQUEST
CALL IN COMPLAINT OF A STRUCTURE THAT HAS NOT BEEN ADDRESSED SINCE HARVEY. SUBSTANDARD & UNSCURED STRUCTURE. NOTICE SENT 10/16/18, TO SECURE ALL OPENINGS THEN REPAIR, MOVE OR DEMOLISH STRUCTUR(S). OFFICER WEST HAD NUMEROUS CONVERSATIONS WITH DIFFERENT MORTGAGE COMPANIES. CERTIFIED LETTERS RETURNED UNDELIVERABLE. CONTRACTOR HIRED, TO MOW AND TO SECURE BUILDING. NO WORK HAS BEEN OBSERVED, BUILDING CONTINUES TO DETERIORATE.

Office West is requesting demolition.

EXISTING
ZONING          EXISTING LAND USE              SURROUNDING
ZONING & LAND USE       SITE IMPROVEMENTS       SIZE OF PROPERTY
R-2               RESIDENTIAL              R-2 and B-1              NONE

0.1722 ACRES
7500SQ FT

STAFF RECOMMENDATION

REPAIR WITH CONDITIONS

7/17/19 OFFICER WEST RESEARCHED PREVIOUS PROPERTY CODE ENFORCMENT CASES FOR INFORMATION ON SERVICING COMPANY. OFFICER CALLED SERVICILNK AND SPOKE KAREN. SHE STATED THE COMPANY NO LONGER SERVICES THE PROPERTY-END DATE WAS JANUARY 2019. SHE PROVIDED A PHONE NUMBER FROM THEIR RECORDS. OFFICER CALLED NUMBER AND GOT SPECIALIZED LOAN SERVICING. (SLS.NET) OFFICER SPOKE TO ALANA WITH SLS. SHE WAS NOT ABLE TO PROVIDE ANY ACCOUNT INFORMATION DUE TO PRIVACY LAWS. HOWEVER, SHE TOOK OFFICER'S INFORMATION TO PASS ON TO ANOTHER DEPARTMENT TO CONTACT OUR OFFICE TO HAVE VIOLATIONS RESOLVED. SHE STATED THEY WILL CONTACT OUR DEPT. WITHIN THE NEXT 24-48 HOURS.


2/19/20-GRAND DAUGHTER (DEVON HEYWARD MARK GONZALES HUSBAND) OF PROPERTY OWNER CAME IN TO INQUIRE WHAT THE STATUS OF THE PROPERTY. SHE WANTS TO TRY & KEEP THE HOME. CE ASST EXPLAINED THERE IS A LIEN ON THE PROPERTY. CE ASST GOT WITH ADMIN ASST & SHE SAID NOT TO WORRY ABOUT THE INTEREST AT THIS TIME, BECAUSE IT IS A NEW LIEN. THERE ARE BACK TAXES OWED ALSO, SHE HAS BEEN TO THE COUNTY COURT HOUSE. HER GRANDFATHER IS IN A NURSING HOME IN HOUSTON & HER UNCLE THAT WAS TAKING CARE OF HIM HAS PASSED. CE ASST RECOMMENDED TO HER TO GO TO THE COUNTY COURTHOUSE & TALK WITH THE CLERK'S OFFICE ABOUT WHAT HER LEGAL OPTIONS ARE TO GET THE PROPERTY TRANSFERRED INTO HER NAME. SHE SAID IF SHE CAN GET IT TRANSFERRED INTO HER NAME, SHE WILL PAY THE BACK TAXES & THE LIEN ON THE PROPERTY.

OFFICER WEST RE-INSPECTED 5/8/2020 AND OBSERVED PROPERTY IS BEING MAINTAINED, STRUCTURE IS IN SAME CONDITION AND CONTINUES TO DETERIORATE.

See attached supporting documents
Property Search Results > 18284 MARTINEZ SEVERO & ANDREA M for Year 2020

Property

**Account**
- Property ID: 18284
- Legal Description: DOUGHTY & MATHIS, BLOCK 149, LOT MOST EASTERLY 50' OF 9, 10, AND 11
- Geographic ID: 1575-149-309-002
- Type: Real
- Property Use Code: R 2
- Property Use Description: 2ND SINGLE FAMILY DWELLING DISTRICT

**Location**
- Address: 205 W MORGAN ST ROCKPORT, TX 78382
- Neighborhood: MANNING MRKT SOUTH
- Neighborhood CD: MAN-MKT-SO

**Owner**
- Name: MARTINEZ SEVERO & ANDREA M
- Mailing Address: 15015 W AIRPORT BLVD APT 714 SUGAR LAND, TX 77498-7088
- Owner ID: 68459
- % Ownership: 100.0000000000%

**Values**
- (+) Improvement Homesite Value: + $0
- (+) Improvement Non-Homesite Value: + $0
- (+) Land Homesite Value: + $0
- (+) Land Non-Homesite Value: + $28,130 Ag / Timber Use Value
- (+) Agricultural Market Valuation: + $0
- (+) Timber Market Valuation: + $0

- (=) Market Value: = $28,130
- (-) Ag or Timber Use Value Reduction: = $0

- (=) Appraised Value: = $28,130
- (-) HS Cap: = $0

- (=) Assessed Value: = $28,130

**Taxing Jurisdiction**
- Owner: MARTINEZ SEVERO & ANDREA M
- % Ownership: 100.0000000000%
- Total Value: $28,130

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RECEIVE OF DEED

TEXAS
COUNTY OF ARANSAS

PREPARED BY: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895
WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402

THE undersigned, THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2, located at 8742 LUCENT BLVD STE 300, HIGHLANDS RANCH, CO 80129, being the owner, or nominee of the beneficial owner, of the indebtedness secured by that certain Deed of Trust/Security Instrument described below, in acknowledgement of payment in full of all sums described in and secured by said Deed of Trust/Security Instrument, does hereby release and reconvey to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Deed of Trust/Security Instrument, forever discharging the lien from said Deed of Trust/Security Instrument.

Said Deed of Trust/Security Instrument dated NOVEMBER 20, 2003 and executed by SEVERO O. MARTINEZ AND SPOUSE, ANDREA M. MARTINEZ, Trustor/Grantor, whose mailing address is 2154 PILGRIM POINT DR, FRIENDSWOOD, TX 77546, Trustor/Grantor, to ROBERT K. FOWLER, Trustee, for the benefit of WELLS FARGO HOME MORTGAGE, INC., Original Beneficiary/Grantee, and recorded on NOVEMBER 26, 2003 as Instrument No. 268355 in the Real Property Records of the County Clerk in and for ARANSAS County, State of TEXAS:

LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST/SECURITY INSTRUMENT

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on DECEMBER 14, 2018.

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2, BY SPECIALIZED LOAN SERVICING LLC, ITS ATTORNEY IN FACT

LISA M. CARTER, ASSISTANT VICE PRESIDENT

POD: 20181130
SL812011721M - LR - TX
STATE OF IDAHO     COUNTY OF BONNEVILLE     ss.

On DECEMBER 14, 2018, before me, CHRISTY BROWN, personally appeared LISA M. CARTER known to me to be the ASSISTANT VICE PRESIDENT of SPECIALIZED LOAN SERVICING LLC AS ATTORNEY-IN-FACT FOR THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2 the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

CHRISTY BROWN (COMMISSION EXP. 02/13/2021)
NOTARY PUBLIC

FILED FOR RECORD IN OFFICIAL PUBLIC RECORDS
AT 3:04 P.M.
INDEXED DEC 17 2018

FIRST AMERICAN MORTGAGE SOLUTION
1795 INTERNATIONAL WAY
IDAHOT FALIS ID 83402-9924

VALERIE K. AMASON, COUNTY CLERK,
ARANSAS COUNTY, TEXAS
CORPORATE ASSIGNMENT OF DEED OF TRUST

Contact JPMORGAN CHASE BANK, N.A. for this Instrument 780 Kansas Lane, Suite A, Monroe, LA 71203, telephone # (856) 756-8747, which is responsible for receiving payments.

Loan #: 0003417391

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, EMC MORTGAGE LLC F/K/A EMC MORTGAGE CORPORATION, WHOSE ADDRESS IS C/O JPMORGAN CHASE BANK, NA, 700 KANSAS LANE, MC 8000, MONROE, LA, 71203, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust with all interests secured thereby, all liens, and any rights due or to become due thereon, to THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2, WHOSE ADDRESS IS C/O JPMORGAN CHASE BANK, NA. 700 KANSAS LANE, MC 8000, MONROE, LA 71203, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust in the amount of $4,400.00, bearing the date 11/20/2003, was executed by SEVERO O. MARTINEZ AND ANDREA M. MARTINEZ and recorded as Instrument # 260355, in Book n/a, Page n/a, in the records of Real Property of ARANSA COUNTY, Texas.

IN WITNESS WHEREOF, this Assignment is executed on 02/08/2015 (MM/DD/YYYY).

EMC MORTGAGE LLC F/K/A EMC MORTGAGE CORPORATION

By: ____________________________
Vice President

STATE OF LOUISIANA PARISH OF OUACHITA
On ____________________________ (MM/DD/YYYY), before me appeared

TODD C SYLVESTER
Notary Public - State of LOUISIANA

Document Prepared By: ____________________________

When Recorded Return To: JPMorgan Chase Bank, NA, C/O Nationwide Title Clearing, Inc. 2100 Alt. 19 North, Palm Harbor, FL 34683

PCAS 25473143 - EMC T3015011113 [C-1] FRMTXG1

FILED FOR RECORD IN OFFICIAL PUBLIC RECORDS
AT 8:32 A.M.

STATE OF TEXAS COUNTY OF ARANSA
I hereby certify that the instrument was filed on this day and at the time stated above by me and was duly recorded on the eleventh day of FEB 2015, in the PUBLIC RECORDS of ARANSA COUNTY, TEXAS, as stamped hereon by me.

VALERIE K AMASA COUNTY CLERK
ARANSA COUNTY, TEXAS

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BUILDING & STANDARDS COMMISSION MINUTES

On this the 1st day of June, 2020, the Building and Standards Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Warren Hassinger
Leo Villa
Ric Young
Janetta Davis
Rick Smith

Members Absent

Carey Dietrich (EX)
Turf Overturf (EX)

Staff Members Present

Mike Donoho, Director Building and Development
Amanda Torres – Community Planner
Angela West – Code Enforcement Officer
Frank Truitt – Building Official
Mary Bellinger, Assistant to Director

Guest(s) Present

Two (2)

Open Meeting

1. Meeting called to order at 5:30 p.m.

Public Hearing

2. Call to Order – Building and Standards Commission

3. Administer oath to any and/or all persons providing testimony on Agenda items

Member Hassinger administered oath to Angela West, and Chrystal Perez.

4. Conduct a Public Hearing to consider recommendation from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at; 101 East Cornwall Street, also known as Hunter, Block 14, Lot 1, Aransas County, Texas: Currently owned by Chrystal D Perez.

Property owner Chrystal Perez spoke.
5. Conduct a Public Hearing to consider recommendation from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at; 207 West Cornwall Street, also known as Smith and Wood, Lot 1, Rockport, Aransas County, Texas: currently owned by Michelle L Torres and Donna Recchia.

Code Enforcement officer Angela West spoke.

6. Conduct a Public Hearing to consider recommendation from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at; 803 South Ann Street, also known as Hyland Oaks, Lot 1, Rockport, Aransas County, Texas: currently owned by Joe Valdez Sr.

Code Enforcement officer Angela West spoke.

Member Hassinger closed the Public Hearing at 5:43 pm.

Regular Agenda

Member Hassinger opened the regular meeting at 5:43 pm.

7. Deliberate and act on July 29, 2019, meeting minutes.

Member Hassinger asked for a motion to accept the July 29, 2019 meeting minutes as presented. Member Young moved to accept the minutes as presented, Member Smith seconded the motion. All voted in favor – motion carries.

8. Deliberate and act on show cause from Ms. Chrystal Perez that the Building and Standards Commission should not order building(s) demolished on property located at 101 East Cornwall Street, also known as Hunter, Block 14, Lot 1, Aransas County, Texas: Currently owned by Chrystal.

Property owner Chrystal Perez answered questions from the Commission.

After a brief discussion Member Hassinger asked if there were any other questions or comments, hearing none, Member Hassinger asked for a motion.

MOTION:
Member Villa moved to accept the demolition order from the Building and Standard Commission for property located at 101 East Cornwall and give property owner 30 days to demolish structure(s). Member Smith seconded the motion. Member Hassinger voted for, Member Davis voted for, Member Young voted for, all voted in favor - motion carried unanimously.

8 Deliberate and act on show cause from Ms. Michelle Torres and Ms. Donna Recchia that the
Building and Standards Commission should not order building(s) demolished on property located at 207 West Cornwall Street, also known as Smith and Wood, Lot 1, Rockport, Aransas County, Texas: currently owned by Michelle L Torres and Donna Recchia.

Code Enforcement Officer Angela West answered question from the Commission.

After a brief discussion Member Hassinger asked if there were any other questions or comments, hearing none, Member Hassinger asked for a motion.

**MOTION:**
Member Young moved to accept the demolition order from the Building and Standard Commission for property located at 207 West Cornwall and give property owner 30 days to demolish structure(s). Member Smith seconded the motion. Member Hassinger voted for, Member Davis voted for, Member Villa voted for, all voted in favor - motion carried unanimously.

8 Deliberate and act on show cause from Mr. Joe Valdez that the Building and Standards Commission should not order building(s) demolished on property located at 803 South Ann Street, also known as Hyland Oaks, Lot 1, Rockport, Aransas County, Texas: currently owned by Joe Valdez Sr.

Code Enforcement Officer Angela West answered question from the Commission.

After a brief discussion Member Hassinger asked if there were any other questions or comments, hearing none, Member Hassinger asked for a motion.

**MOTION:**
Member Smith moved to accept the demolition order from the Building and Standard Commission for property located at 803 South Ann and give property owner 30 days to demolish structure(s). Member Young seconded the motion. Member Hassinger voted for, Member Davis voted for, Member Villa voted for, all voted in favor - motion carried unanimously.

Adjournment

There being no further business, Member Hassinger adjourned the meeting at approximately 5:50 pm.

Prepared by:

Mary Bellinger, Assistant to Director

Approved by:

Carey Dietrich, Chairman

June 1, 2020, Building & Standards Commission Meeting Minutes