

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN THAT THE BUILDING STANDARDS COMMISSION WILL CONVENE INTO A REGULAR SESSION IN THE SENATOR FLORENCE SHAPIRO COUNCIL CHAMBERS LOCATED AT 1520 K AVENUE, PLANO, TEXAS ON TUESDAY, OCTOBER 18, 2016, AT 4:00 P.M., AND WILL HOLD PUBLIC HEARINGS AS FOLLOWS:

AGENDA ITEMS:

1. Public Comments. In accordance with the Open Meeting Act, the Building Standards Commission will hear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for further consideration. Remarks are limited to five (5) minutes per speaker, with a maximum of 30 total minutes of testimony. Other time restraints may be directed by the Chairman. Specific factual information or an explanation of current policy may be made in response to an inquiry; but any discussion or decision must be limited to a proposal to place the item on a future agenda. Speakers will be notified when speaking time has expired.
2. Approval of Minutes September 20, 2016
3. Discussion and possible action regarding the release of the Commission's Final Orders issued for the properties located at the addresses listed below. Due to the properties' compliance, City staff is seeking release of the Final Orders.
 - a. 1113 F Avenue – Owner James Simpson (Final Orders issued on February 20, 2001)
 - b. 2109 Los Rios Blvd – Owner James and Linda Wong (Final Orders issued on March 18, 2003)
 - c. 3400 E. Parker Road – Owner United Pentecostal Church of Plano (Final Orders issued on February 19, 2002)
4. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

4032 Leon Drive – Owner James Tseng Hui Chao

5. Items for future agendas.

Note: The Building Standard Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.

Council Liaisons: Deputy Mayor Pro Tem Ben Harris and Council Member Angela Miner

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Ave., with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers are located on the first floor. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Building Inspection Department at 972-941-7140

I certify that the above notice of meeting was posted on
the bulletin board in the Municipal Building, 1520 Avenue K,
Plano, Texas on the 7th day of October
20 16, at 5:00 o'clock, p.m.

Alicia D. Spahr
Asst. City Secretary



**Building Standards Commission
September 20, 2016**

Board Members Present

Art Stone, Chairman
James Craft
Joe Milkes
Richard Kelley
Earl Dedman
Chris Polito
Robert Pierce

Staff

Jennifer Knox-Walker, Assistant City Attorney
Timothy Dunn, Assistant City Attorney
Selso Mata, Building Official
Diana Casady, Sr. Administrative Assistant

Chairman Art Stone called the meeting to order at 4:00 p.m., Tuesday September 20, 2016 in the Senator Florence Shapiro Council Chambers of the Municipal Center. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairman Stone admitted all documents and testimony given into the official Building Standards record.

1. Public comments: There was no public comment.

2. Approval of Minutes from July 19, 2016.

Commission Member Chris Polito made a motion to approve the minutes from July 19, 2016. Commission Member Joe Milkes seconded the motion. The Board voted 7/0 in favor of approving the minutes from July 19, 2016.

3. Update on Substandard Property located 4032 Leon Drive – Owner James Tseng Hui Chao. Final Orders were issued on this Property on January 19, 2016

Kyle Watson, Property Standards Specialist, gave an update on the condition of the property at 4032 Leon Drive since coming before the Commission on January 19, 2016. Mr. Watson answered questions from the Commission.

In response to the Commission's question about the safety of the property, Timothy Dunn, Assistant City Attorney, responded that City staff cannot ensure the property is safe. Mr. Dunn also testified that this property could return to the Commission at a later date.

4. Discussion and consideration of applicant's request for approval of an alternate material of compliance for the construction of the fence requirements of Chapter 6, Article VII, Division 1, Section 6-186, Building and Building Regulations, of the Code of Ordinances of the City of Plano, Texas. Applicant: John Holder.

John Holder, property owner of 3300 Dartmouth, testified that he had planned this fence design and materials very carefully. Mr. Holder explained that the material is very durable compared to wood, more environmental friendly, and recyclable. Mr. Holder testified when he came in to get the permit for the fence, he had his application, which stated that the fence would be eight feet tall and made of steel, as well as, a picture of the kind of material it would be made from. The permit was granted, and he built the fence. Mr. Holder stated it was during the inspection when he was told by the inspector that the fence failed due to using metal, and it not being an approved fencing material. Mr. Holder also testified that his neighbors did not have any objections to the fence and presented a petition signed by neighbors. Mr. Holder answered questions from the Commission.

Jennifer Knox-Walker, Assistant City Attorney reminded the Commission this would not be a variance because the Commission cannot grant a variance for use of alternative material. Ms. Walker stated per the City's Code of Ordinances the Commission may only make a determination as to whether the alternative material equally meets the applicable code standards, especially considering the alternative adequacy, stability, strength, sanitation, and safety for the public's health and welfare.

Chairman Stone closed the floor to public comment and directed discussion to the Commission.

After discussion, Commission member James Craft made the motion to approve the applicant's request for approval of an alternate material of compliance for construction of the fence requirements of Chapter 6, Article VII, Division 1, Section 6-186, Building and Building Regulations, of the Code of Ordinances of the City of Plano, Texas. Commission member Joe Milkes seconded the motion. The Commission voted 6/1, with Robert Pierce being the only vote against. The Applicant's request was granted for alternate material.

5. Items for future agendas.

None at this time, the cutoff date for the October meeting is on September 30, 2016.

The Public Hearing adjourned at 4:49 p.m.

Art Stone, Chairman

Building Standard Commission

4032 Leon Drive
PSD Case #15-00008228
October 18, 2016

Property Standards Department

Property Description:

Address: 4032 Leon Drive, Plano, Collin County, Texas 75074
Property Owner: James Tseng Hui Chao
Purchased: 1979

Remarks:

The case was opened as a Routine Daily on July 1, 2015, as a result from a re-inspection on June 25, 2015, from a complaint received for high grass and weeds. The inspection, on June 25, 2015, found two deficiencies with the dwelling. These deficiencies are: 1.) Rear Exterior – brick veneer missing, exposing sheathing and studs. 2.) Front Exterior – soffits over front entrance have spacing between the boards and are not being maintained in good repair, weather resistant or water tight. A Notice of Violation was mailed to the Property Owner with the Deficiency List attached.

Mr. James Tseng Hui Chao delivered a hand written appeal of the Notice of Violation letter issued on July 1, 2015. Mr. James Tseng Hui Chao states the reasons for his appeal are based upon: "Request for an approval of an alternate method or material", "Request for consideration of a code amendment for this case", and "Request to extend time six (6) months".

Neighborhood Services Department met with the Property Owner to discuss the condition of the dwelling since the last inspection in February 2014 (which confirmed extensive deconstruction of the interior creating hazards and unsanitary living conditions). During one meeting, the Property Owner confirmed the interior has not been repaired since the Community Services Division did a repair to the HVAC unit inside the dwelling, in February 2014. Community Services provided the Property Owner an application for a rehab on the dwelling with a deadline of October 27, 2015. The Property Owner withdrew his appeal for the above stated requests and decided to pursue the rehab application. On October 28, 2015, a denial letter was issued by the Community Services Department to the Property Owner stating the incomplete application was denied.

Due to the application being denied, an Administrative Search Warrant was executed on November 19, 2015, to determine the interior and exterior conditions of the dwelling. The result of that inspection yielded numerous violations including but not limited to, unpermitted concrete pours, improper framework, exterior surfaces removed, non-functioning kitchen, and questionable sanitary conditions throughout the interior and exterior of the premises. An amended Notice of Violation was mailed to the Property Owner and posted on the front door on November 20, 2015, allowing thirty (30) days for voluntary compliance.

On December 30, 2015, an Administrative Search Warrant was executed to determine the conditions of the interior and exterior of the dwelling and premises since the initial inspection on November 19, 2015. The result concluded the violations corrected were the installation of smoke alarms in appropriate locations and obstruction removed allowing ingress/egress of the front door.

On January 26, 2016, Property Standards condemned the structure. An engineering firm was hired by the Property Standards department with an inspection completed on March 3, 2016 through an Administrative Search Warrant.

Mr. Chao was issued a Notice of Violation on April 15, 2016, to secure the condemned structure as the rear elevation was open to the elements and potentially attracts nuisances and the securing of the structure was confirmed Compliance Met on April 29, 2016.

Property Standards opened a Vacant Property case under the Vacant Property Program to monitor the vacant property. A series of inspections were conducted resulting in an issuance of a Notice for high grass/weeds, one time posting, and three Contract Work Orders executed.

Since the condemnation, no plans by a licensed contractor have been submitted to Building Inspections and violations to the exterior of the structure are still evident.

Recommendation:

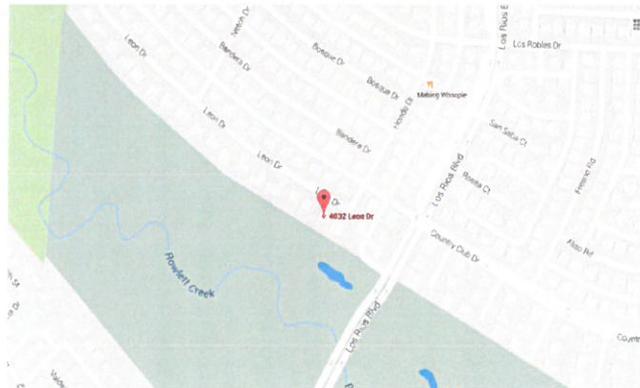
Corrective Action(s)

The property owner must bring the property into compliance within thirty (30) days (November 19, 2016) by repairing or demolishing the structure, including the removal and proper disposal of demolition debris.

Abatement Actions

Staff recommends that in the event a Final Order is issued by the Building Standards Commission and the property owner fails to comply with said Order, the City will be authorized to demolish the structure, remove all remaining debris and recoup the costs incurred by the City by filing a lien against the property.

Property Description



Case Number: 15-00008228

Address: 4032 Leon Drive
Plano, TX 75074

Zoning: Single-Family Residence- 9

Owner: James Tseng Hui Chao

Collin County Appraisal:

Improvement Value:	\$ 79,258.00
Land Value:	\$ 78,650.00
Total Value:	\$ 157,908.00

Tax Information: Current

Legal Description: Los Rios # 3 BLK 1, LOT 7

Occupant: Condemned

Exemptions: 1.Homestead

Lien Information: Lien
Holder(s): City of Plano

Mortgage
Holder (s): N/A

Collin Central Appraisal District Information

Property Search

Property ID: 128418 - Tax Year: **2017**

General Information

Property ID	128418
Property Status	Active
Geographic ID	R-0252-001-0070-1
Property Type	Real
Property Address	4032 Leon Dr Plano, TX 75074
Total Land Area	n/a
Total Improvement Main Area	2,911 sq. ft.
Abstract/Subdivision	Los Rios #3
Primary State Code	A (Residential Single Family)
Legal Description	Los Rios #3, Blk 1, Lot 7

Owner Information

Owner ID	334413
Owner Name(s)	Chao James Tseng Hui
Exemptions	HS (Homestead)
Percent Ownership	100.00%
Mailing Address	4032 Leon Dr Plano, TX 75074-3819

2017 Value Information

Value information for Property ID 128418 in the 2017 tax year is unavailable. Value information for prior years may be available in the [Value History](#) section below.

Entities

Taxing Entity	Tax Rate	Collected By
CPL (Plano City)	0.478600 (2016 Rate)	Collin County Tax Office
GCN (Collin County)	0.208395 (2016 Rate)	Collin County Tax Office
JCN (Collin College)	0.081222 (2016 Rate)	Collin County Tax Office
SPL (Plano ISD)	1.439000 (2016 Rate)	Collin County Tax Office

Improvements

Improvement #1	Residential
State Code	A (Residential Single Family)
Homesite	Yes
Market Value	
Total Main Area	2,911 sq. ft.

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1978	2,344
2	MA2 - Main Area 2nd Floor	1978	567
3	AG - Attached Garage	1978	572
4	CP - Covered Porch/patio	1978	187
5	CP - Covered Porch/patio	1978	112

Land Segments

Land Segment #1	Residential Single Family
State Code	A (Residential Single Family)
Homesite	Yes
Market Value	
Ag Use Value	n/a
Land Size	n/a

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2016	\$79,258	\$78,650	\$157,908	\$0	\$157,908	\$0	\$157,908
2015	\$92,790	\$67,210	\$160,000	\$0	\$160,000	\$0	\$160,000
2014	\$141,719	\$64,350	\$206,069	\$0	\$206,069	\$7,178	\$198,891
2013	\$134,010	\$46,800	\$180,810	\$0	\$180,810	\$0	\$180,810
2012	\$134,372	\$46,800	\$181,172	\$0	\$181,172	\$0	\$181,172

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
Deed Date	Seller	Buyer	Instr #	Volume/Page
03/08/1994	CHAO JAMES T	CHAO JAMES TSENG HUI		95-0092135
11/01/1979	** n/a **	CHAO JAMES T		

SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005**RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:**

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.

HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015**RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:**

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.

Violation(s)

Violations listed below are dated December 30, 2015, as presented to the Commission on January 19, 2016. The deadline for the Property Owner to have the structure repaired, demolished, or plans submitted to the Building Inspections Department is October 8, 2016. An Administrative Search Warrant will be requested and executed the week of October 10, 2016, to which updated photos will be presented to the Commission members.

**CO-06-46 IMPC
Section 302.1 & CoO 14-3(b.)**

302.1 SANITATION. All exterior property and premises shall be maintained in a clean, safe and sanitary condition.



**CO-06-46 IMPC
Section 304.1.1.8
UNSAFE CONDITIONS**

304.1.1.8 UNSAFE CONDITIONS. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.



**CO-06-46 IPMC
SECTION 304.2
PROTECTIVE TREATMENT**

304.2 PROTECTIVE TREATMENT. All exterior surfaces, including but not limited to, doors, windows, and wood trim, shall be maintained in good condition and shall be protected from the elements and decay by painting or other protective covering or treatment.



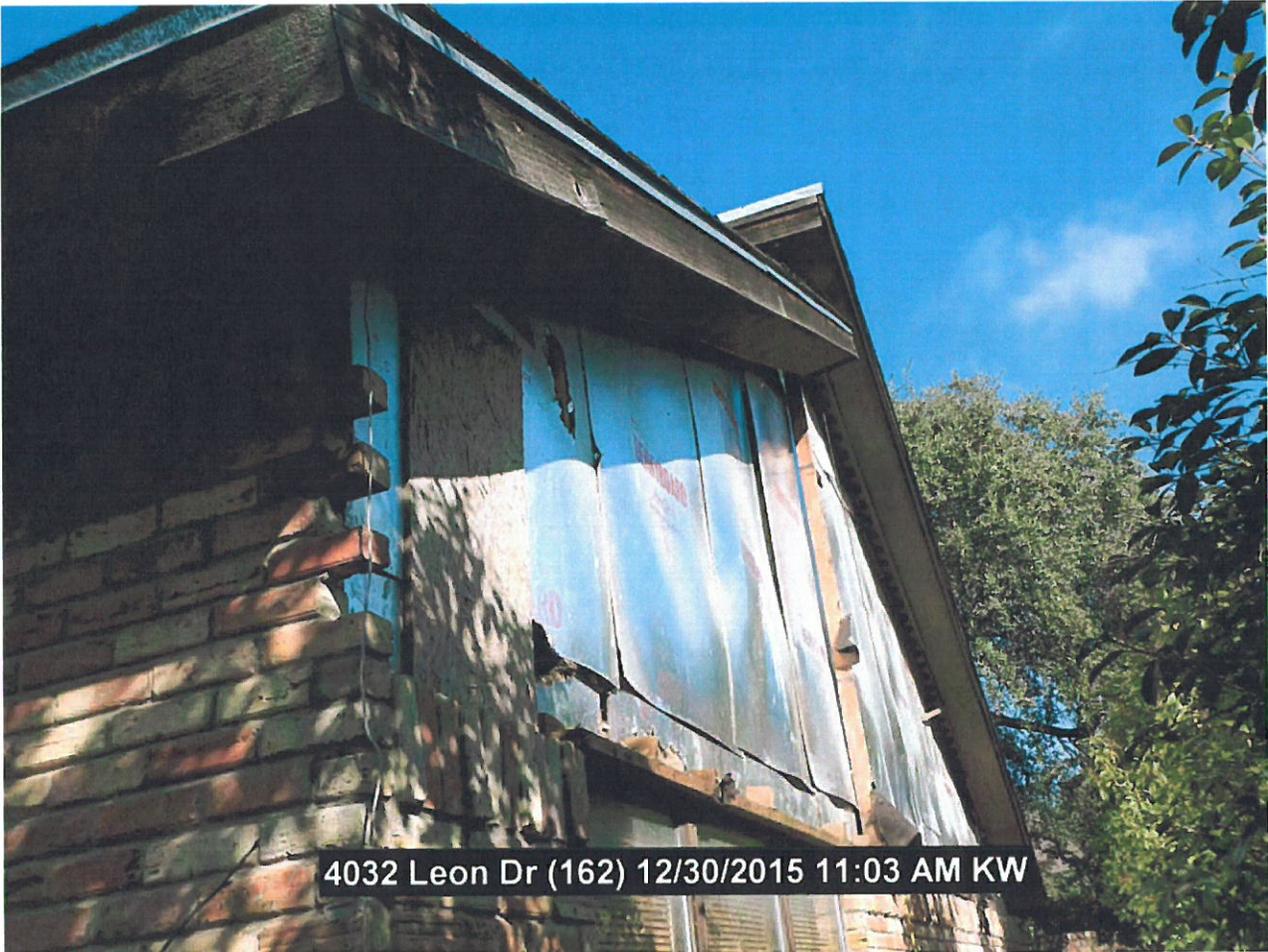
**CO-06-46 IPMC
SECTION 304.4
STRUCTURAL MEMBERS**

304.4 STRUCTURAL MEMBERS. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.



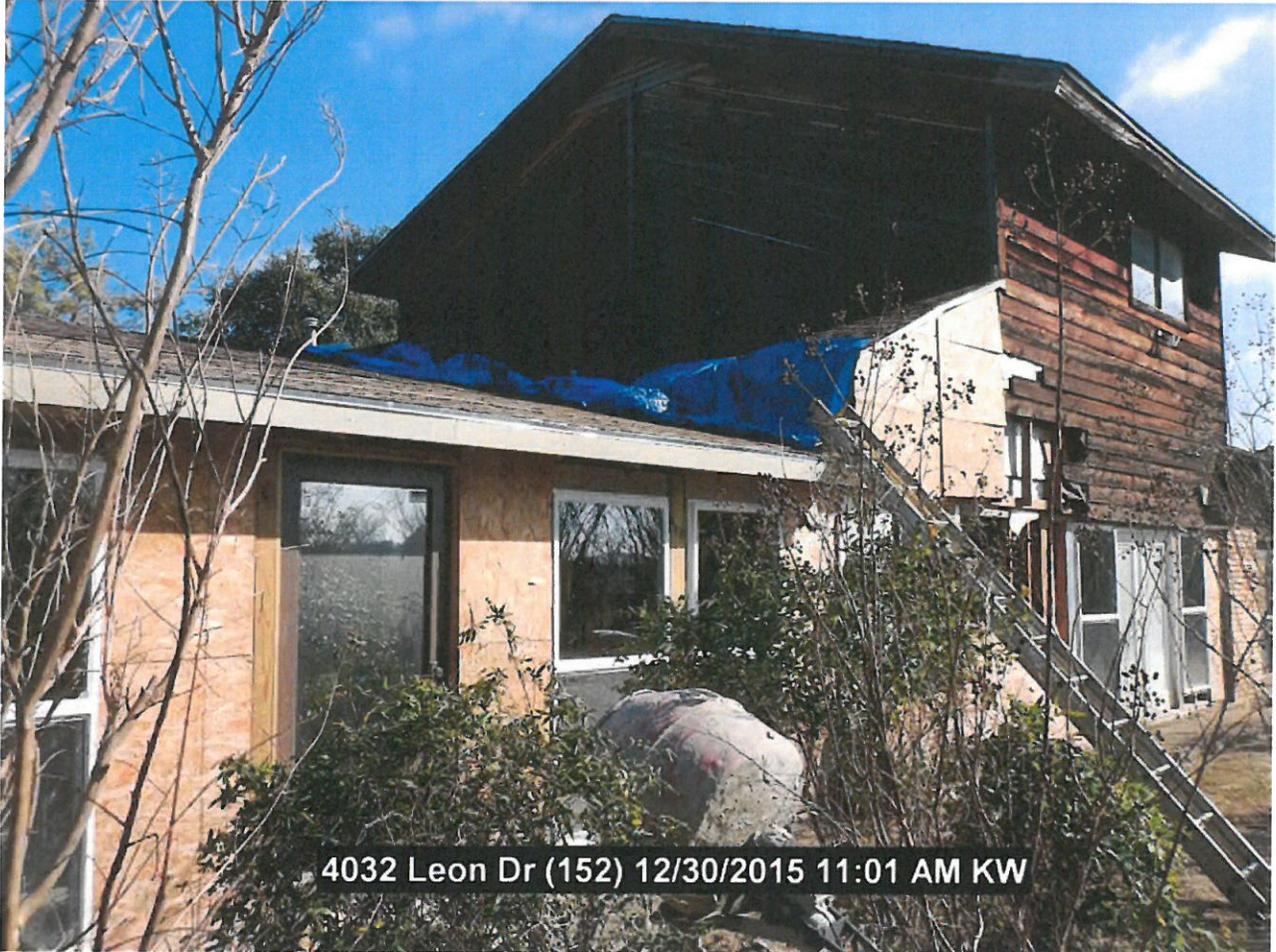
**CO-06-46 IPMC
SECTION 304.6
EXTERIOR WALLS**

304.6 EXTERIOR WALLS. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof, and properly surface coated where required to prevent deterioration.



**CO-06-46 IPMC
SECTION 304.7
ROOFS AND DRAINAGE**

304.7 ROOFS AND DRAINAGE. The roof and flashing shall be sound, tight, and not have defects. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.



**CO-06-46 IPMC
SECTION 304.13
WINDOW, SKYLIGHT, AND DOOR FRAMES**

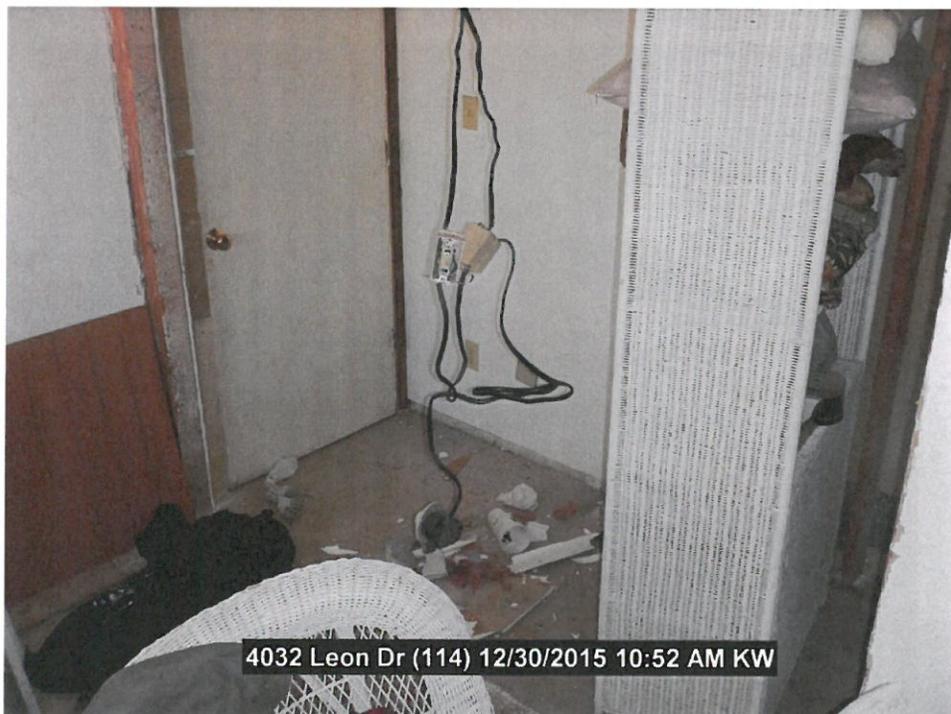
1. **304.13 WINDOW, SKYLIGHT, AND DOOR FRAMES.** Every window, door and frame shall be kept in sound condition, good repair, and weather tight.



4032 Leon Dr (143) 12/30/2015 10:57 AM KW

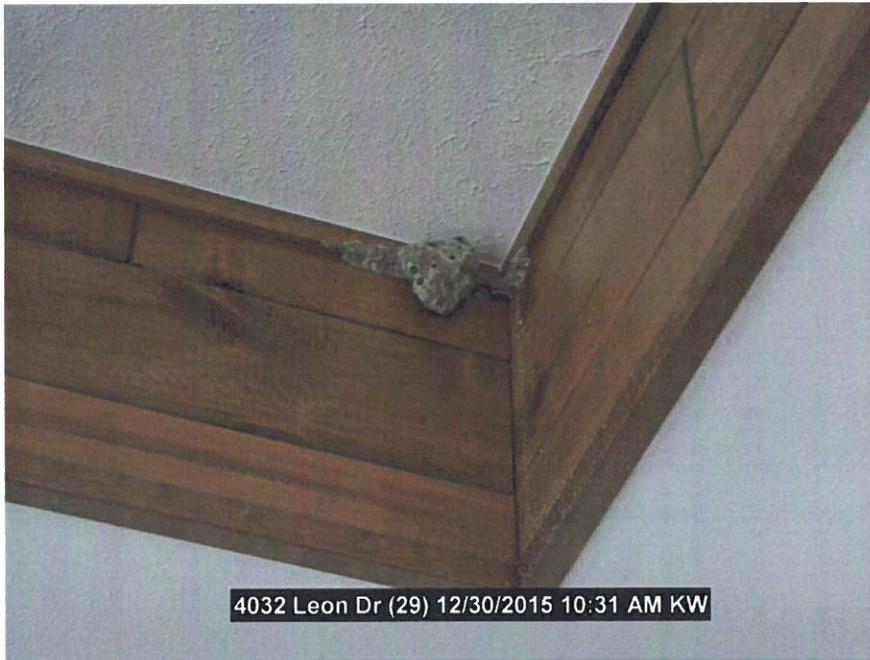
**CO-06-46 IPMC
SECTION 305.3
INTERIOR SURFACES**

305.3 INTERIOR SURFACES. All interior surfaces, including floors, windows, and doors, shall be maintained in good, clean and sanitary condition.



**CO-06-46 IPMC
SECTION 309.1
INFESTATION**

309.1 INFESTATION. All structures shall be kept free from insect and rodent infestation. All structures in which insects are found shall be promptly exterminated by approved processes that will not be injurious to human health.



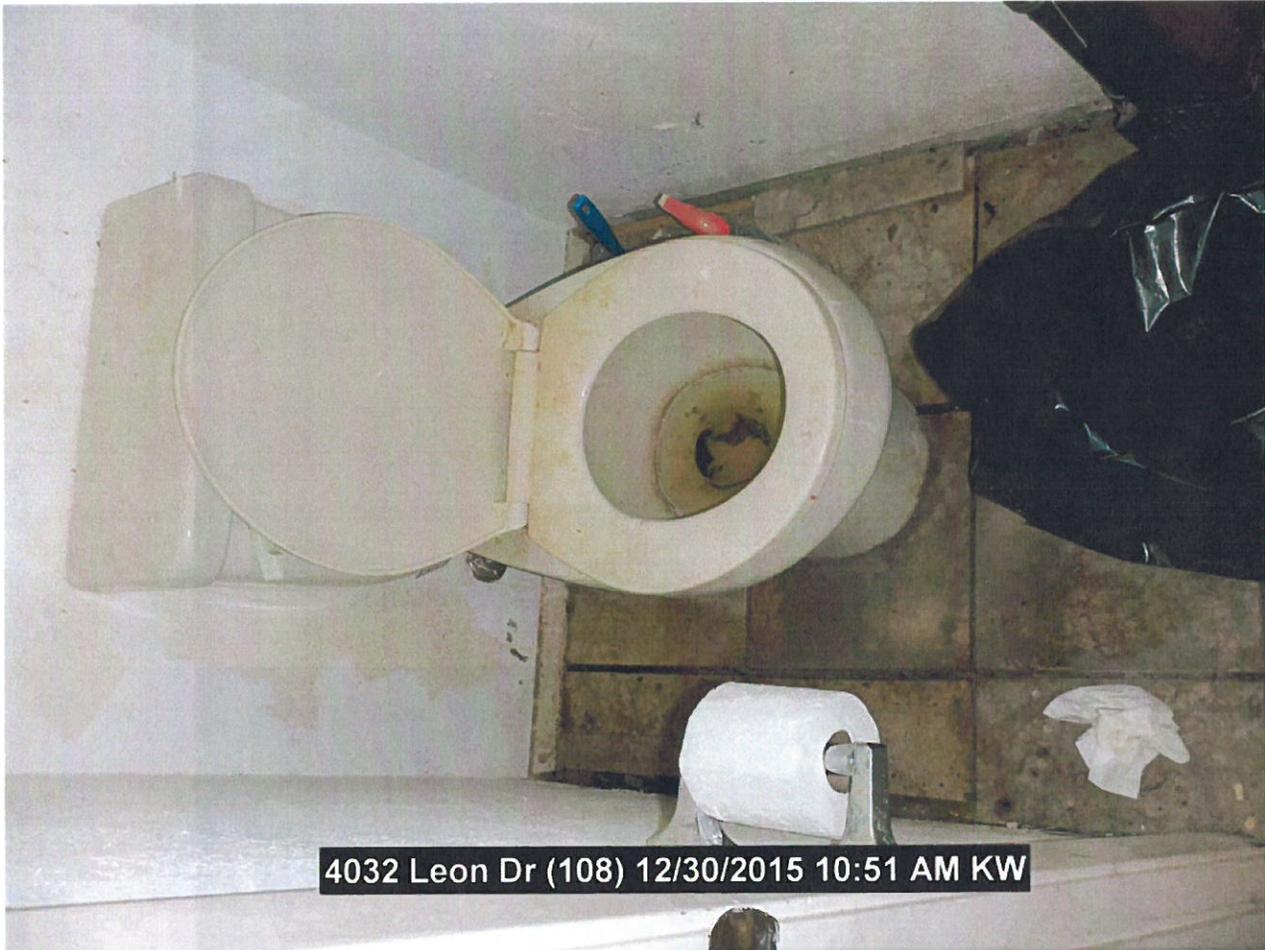
**CO-06-46 IPMC
SECTION 502.1
REQUIRED FACILITIES**

502.1 DWELLING UNITS. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition.



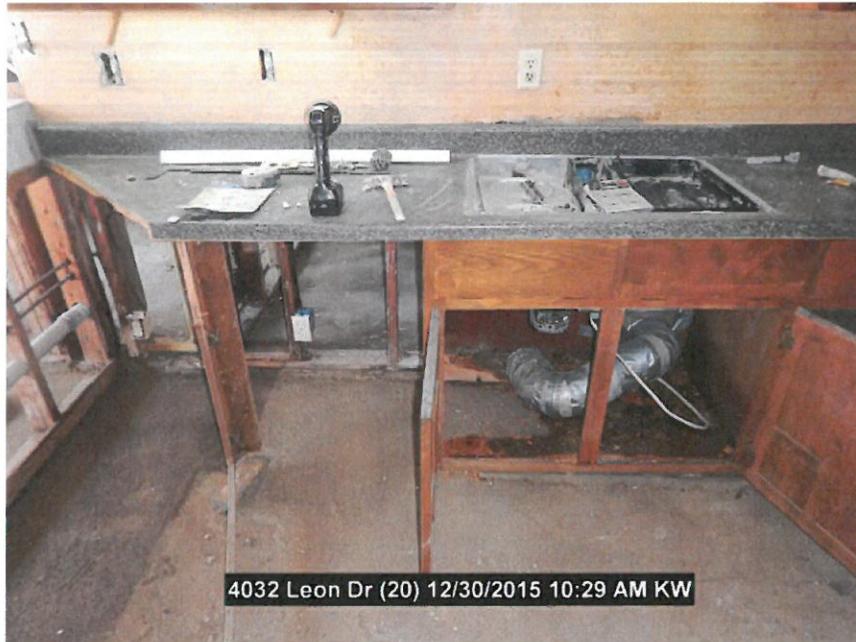
**CO-06-46 IPMC
SECTION 504.1
PLUMBING SYSTEMS AND FIXTURES**

504.1 GENERAL. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.



**CO-06-46 IPMC
SECTION 603.1
MECHANICAL APPLIANCES**

603.1 MECHANICAL APPLIANCES. All mechanical appliances, including cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.



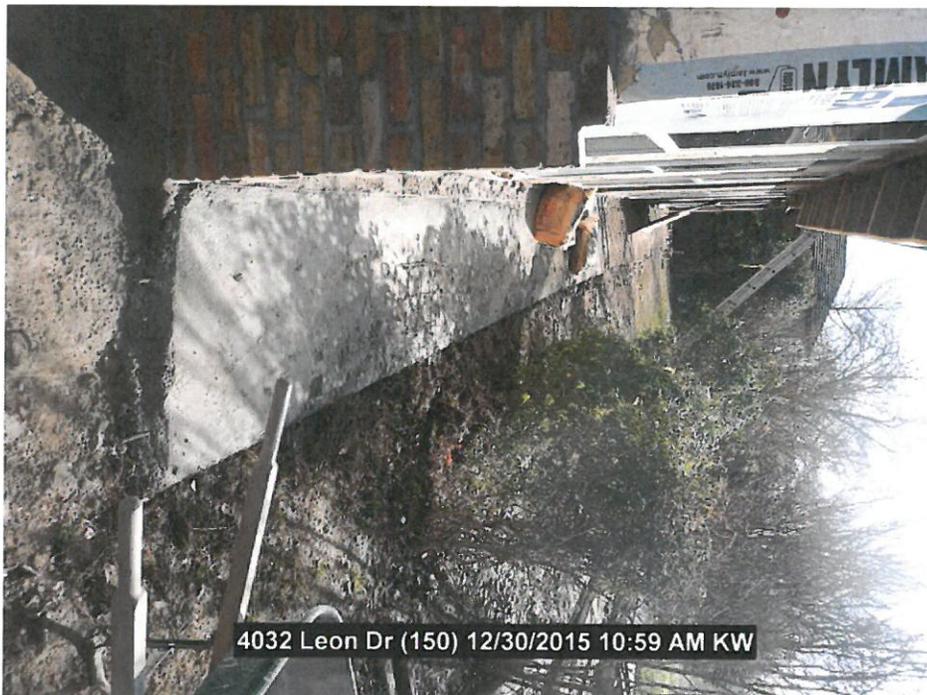
**CO-06-46 IPMC
SECTION 604.3
ELECTRICAL SYSTEM HAZARDS**

604.3 ELECTRICAL SYSTEM HAZARDS. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects shall be corrected to eliminate the hazard.



**CO-06-46 IPMC
SECTION 304.1.1,6
UNSAFE CONDITIONS**

304.1.1,6. UNSAFE CONDITIONS. Foundation systems that are not firmly supported by footing, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects must be corrected.



Notice(s) of Violation



Property Standards
7501-A Independence Parkway
Plano, TX 75025
Tel: 972.208.8150
Fax: 972.208.8158

City of Plano
P.O. Box 860358
Plano, TX 75086-0358
Tel: 972.941.7000
plano.gov

AMENDED

November 20, 2015

PROPERTY OWNER

JAMES TSENG HUI CHAO
4032 LEON DR
PLANO, TX 75074-3819

CASE NO: 15-00008228
RE: 4032 LEON DR

Dear JAMES TSENG HUI CHAO:

In accordance with the City of Plano's Code of Ordinances, you are hereby notified that the above referenced property was inspected on June 25, 2015 and November 19, 2015. Based on this inspection, the property did not meet minimum standards established by the City of Plano Code of Ordinances. The enclosed **Substandard Deficiency List** details the conditions found and the corrections required to bring the property into compliance.

According to the real property records of Collin County, Texas, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office no later than the 20th day after the date of this notice. If you do not send the affidavit, it may be presumed that you own the property described in this notice, even if you do not.

Please be advised that you have 4 days from the date of this notice (November 24, 2015) to complete repair #1 listed on the enclosed deficiency list, and 30 days from the date of this notice (December 20, 2015) to complete repair #2-#17 on the enclosed deficiency list. If a building permit is required, the compliance time frame as specified in this notice remains in effect and is NOT extended by the permit. If the repair(s) is not completed within the time specified, the City may: (i) proceed to cause the work to be done and charge the costs thereof against you and your property; (ii) issue a Notice to Appear in Municipal Court which could result in a fine not to exceed Two thousand dollars (\$2,000.00) for each and every day that the violation exists; and/or (iii) request a public hearing before the Building Standards Commission (BSC). If the property is referred to the BSC and is found to be in violation of the minimum standards established by ordinance, the Commission may order, depending on the type and the severity of violation, the property vacated, secured, repaired, removed, or demolished within a specified time. In accordance with section 106 of the International Property Maintenance Code (IPMC) failure to reimburse the City for any costs incurred by the City to abate substandard conditions may result in a lien upon the real estate referenced above.

Please be advised that you may appeal this notice to Building Standards Commission at 1520 K Avenue, Suite 150, Plano, TX 75074. The appeal, as outlined in IPMC Section 111.1, must be in writing, received within 20 days from the date of service of this notice, and specify the reason for your appeal based upon: 1) a claim that the intent of the code has been incorrectly interpreted, 2) the provisions of the code do not fully apply or 3) the requirements for the code are adequately satisfied by other means. Failure to appeal as outlined in the aforementioned requirements will constitute a waiver of all rights to any administrative hearing and adjudication of the notice.

If you have any questions, comments or concerns regarding this notice, please contact me at Property Standards Department, 7501-A Independence Pkwy or by telephone (972) 208-8150.

Sincerely,

KYLE WATSON
Property Standards Specialist
Property Standards
Neighborhood Services Department

Enclosure
Deficiency List

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Si usted necesita ayuda en español por favor llame al teléfono (972) 208-8150.

AMENDED

DEFICIENCY LIST

4032 Leon Dr

November 20, 2015

******VIOLATIONS LISTED BELOW MUST BE ABATED BY 11/24/15******

1. Smoke alarms shall be installed and maintained regardless of occupant load: 1) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2) In each room used for sleeping purposes. Properly install and maintain functional smoke alarms throughout interior as listed. (IPMC 704.2)

******VIOLATIONS LISTED BELOW MUST BE ABATED BY 12/20/15******

2. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Bottles, wood, and all other items must be removed and properly disposed throughout exterior of premises. (IPMC 302.1 & CoO 14-3(b.))
3. Improper installation of roofing components and shingles over front gable end must be repaired. (IPMC 304.1.8)
4. All exterior surfaces, including but not limited to, doors, windows, and wood trim, shall be maintained in good condition and shall be protected from the elements and decay by painting or other protective covering or treatment. Chipped and peeling paint shall be eliminated and repainted throughout exterior. (IPMC 304.2)
5. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. (IPMC 304.4)
6. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof, and properly surface coated where required to prevent deterioration. Repair/replace missing exterior brick veneer and wood siding throughout dwelling (IPMC 304.6)
7. The roof and flashing shall be sound, tight, and not have defects. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Repair openings in eaves on rear elevation and soffits on front and rear elevations. (IPMC 304.7)
8. Every window, door and frame shall be kept in sound

condition, good repair, and weather tight. Repair door frames and close all other openings throughout dwelling properly. (IPMC 304.13)

9. All interior surfaces, including floors, windows, and doors, shall be maintained in good, clean and sanitary condition. (IPMC 305.3)

10. All structures shall be kept free from insect and rodent infestation. All structures in which insects are found shall be promptly exterminated by approved processes that will not be injurious to human health. Remove presence of termite infestation. (IPMC 309.1)

11. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. (IPMC 502.1)

12. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. Properly repair and maintain all plumbing fixtures throughout structure, including but not limited to bathrooms and kitchen. (IPMC 504.1)

13. All mechanical appliances, including cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Properly repair, reconnect, and maintain all mechanical, cooking, and water heating appliances throughout structure. (IPMC 603.1)

14. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects shall be corrected to eliminate the hazard. Repair electrical wiring throughout dwelling in accordance with the International Building Code. (IPMC 604.3)

15. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way; having a means of egress. Remove boxes from obstructing front entry door. (IPMC 702.1)

16. Foundation systems that are not firmly supported by footing, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects must be corrected. (IPMC 304.1.1,6)

17. Repair and bring structure into compliance or demolish (IPMC 108.1.1 & 110.1)

A permit may be required to complete the above repairs. Please contact Building Inspections Department at (972) 941-7140 to determine what permits are required. Please present this deficiency list to Building Inspections at the time of permit application.

Code of Ordinance Art III. Section 6-45 International Property Maintenance Code.

**Kyle Watson
Property Standards Specialist**

Collin County Deed Information

2005- 0015645

Release of Lien (by Corporation)
796037

The State of Texas

Know All Men By These Presents:

County of Collin

That in consideration of the payment in full according to the face and tenor thereof, of certain promissory note dated 11/29/1995, in the original principle sum of 83,800.00 payable to the order of GUARDIAN MORTGAGE COMPANY, INC., as therein provided; described in a certain Deed of Trust executed by

SUSAN H CHAO
and JAMES T CHAO

to GREGORY J. SWEET OR WILLIAM G. SMITH, TRUSTEE dated the 29th day of November, 1995, and recorded in Vol. 95-0092136 on page of the records of Deed of Trust of Collin County, Texas, Guardian Mortgage Company, Inc., acting herein by and through its duly authorized officers, a Corporation duly organized and existing under the laws of the state of Michigan the owner and holder of said note does hereby release the Deed of Trust lien shown by said instrument to exist upon the following described property, to secure payment of said note, viz:

LOT 7, BLOCK 1,
LOS RIOS ADDN., PHASE III

IN WITNESS WHEREOF, the said Corporation had caused these presents to be signed by its duly authorized officers of the Corporation this 25th day of January, A.D., 2005.

AFTER RECORDING PLEASE RETURN TO:
GUARDIAN MORTGAGE COMPANY, INC.
ATTN: MARY JANE LAFFERTY
P.O. BOX 833890
RICHARDSON, TEXAS 75083-3890

GUARDIAN MORTGAGE COMPANY, INC.

By:

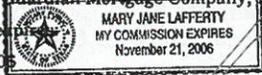
DOUGLAS P. SWEET, SR. VICE PRESIDENT

(Corporate Acknowledgement)

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 25th day of January, A.D., 2005 by Douglas P. Sweet, Sr. Vice President of Guardian Mortgage Company, Inc., a Michigan Corporation on behalf of said Corporation.

My Commission expires
November 21, 2006



Notary Public, State of Texas

Notary's printed name: MARY JANE LAFFERTY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW (COUNTY OF COLLIN) (THE STATE OF TEXAS) I hereby certify that this instrument was FILED on the file number Sequence on the date and the time stamped hereon by me, and was duly RECORDED in the Official Public Records of said Property of Collin County Texas on

FEB 07 2005

Brenda Taylor



Filed for Record in:
Collin County, McKinney TX
Honorable Brenda Taylor
Collin County Clerk

On Feb 07 2005
At 9:32am

Doc/Num : 2005- 0015645

Recording/Type:RE 14.00
Receipt #: 5095



20151228001612950 12/28/2015 03:57:16 PM L1 1/2

LIEN STATEMENT AND AFFIDAVIT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this date personally appeared **Scott Lussier**, Property Standards Manager for the **City of Plano, Texas**, a home rule municipal corporation, known to me to be a credible person and fully competent to make this Lien Statement and Affidavit, being by me duly sworn, upon her oath says:

1. That **JAMES TSENG HUI CHAO** ("Owner") is the owner of real property located in the City of Plano, Collin County, Texas, which is more particularly described as follows:

LOS RIOS #03, BLOCK 1, LOT 7
also known as **4032 LEON DR**, Plano, Collin County, Texas (the "Property").

2. On **May 5, 2015**, proper notice of a violation of Section 14-3 and noncompliance was provided to the owner of the subject property with a demand to bring the property into compliance within twelve (12) days of the delivery of such notice. Such notice also provided, that if another violation of the same kind or nature that posed a danger to the public health and safety occurred on or before the first anniversary of the original date of notice, that the City without further notice to the Owner could correct the subsequent violation at the owner's expense and assess the expense against the property unless the City was informed in writing of an ownership change.

3. On **June 25 & July 25, 2015**, the following conditions existed on the Property: **High Grass and Weeds**, which conditions were determined by the City to be a public nuisance and in violation of Section 14-3 of Article I, Chapter 14, of the Code of Ordinances of the City of Plano, Texas ("City Code").

4. As provided in the notice dated **May 5, 2015** and as authorized by Section 14-3 of the City Code, the following work was done at a cost incurred by the City on **July 28, 2015** as follows: **Ninety and No/100 Dollars (\$90.00)**, to **mow the property** to correct the violation set forth in Paragraph 3 above.

5. On **August 28, 2015**, the Director or her designee made written demand for payment of such charges upon the Owner of the Property, in the manner set forth in Section 14-3 of the City Code of Ordinances. Twenty (20) days have passed since demand for payment was made and complete payment has not been received by the City.

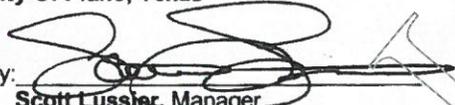
6. By filing this Affidavit, the City hereby imposes a privileged assessment lien on the above-described premises in the total amount of **Ninety and No/100 Dollars (\$90.00)** plus interest, which accrues from the date the City incurred the expense at the rate of ten percent (10%) per annum. This lien is imposed by virtue of the authority granted in V.T.C.A., Health and Safety Code, Sections 342.001-342.007, and Section 14-3 of Article I, Chapter 14, of the City of Plano, Texas, Code of Ordinances.

7. All notice provisions, procedures, City prerequisites required by V.T.C.A., Health and Safety Code, Sections 342.001-342.007, Section 14-3 of the City of Plano Code of Ordinance and all other applicable sections of the City Code for the imposition of the charges and the affixing of the lien have been complied with by the City.

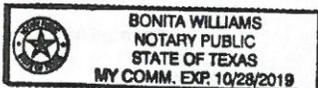
Executed this 14th day of December, 2015.

City Of Plano, Texas

By:


Scott Lussier, Manager

Subscribed and sworn to before me this 14th day of December, 2015.




Notary Public in and for the State of Texas

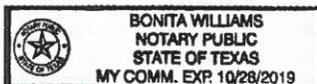
ACKNOWLEDGMENT

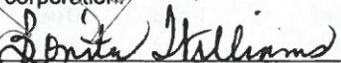
STATE OF TEXAS

§
§
§

COUNTY OF COLLIN

This instrument was acknowledged before me this 14th day of December, 2015, by **Scott Lussier**, Property Standards Manager of the **City of Plano, Texas**, a home rule municipal corporation, for and on behalf of said corporation.




Notary Public in and for the State of Texas

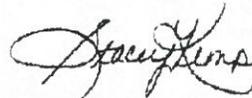
(Notary Seal)

After recording, return to
City of Plano, Texas
Property Standards
P. O. Box 860358
Plano, TX 75086-0358

File No.: 15-09097024

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/28/2015 03:57:16 PM
\$30.00 CJAMAL
20151228001612950





Search:

Local Weather **66°F**



[Print Friendly Version](#)

Property Tax Record

Kenneth L. Maun
Collin County Tax Assessor Collector
2300 Bloomdale Rd. Ste 2324
McKinney, TX 75071
Ph: 972-547-5020

Account: R025200100701
APD: 128418
Location: 0004032LEON DR
Legal: LOS RIOS #3 (CPL), BLK 1, LOT 7
Owner: CHAO JAMES TSENG HUI
4032 LEON DR
PLANO TX 75074--381

Acres: 0.000
Yr Built: 0
Sq Ft: 0
Def. Start: 4/1/2009
Def. End: NONE
Roll: R
UDI: 100%

2016 Values
Improvement 79258
Land 78650
2016 Exemptions
HS001 31582
OV003 40000

Click on the e-Statement button to view Total Tax Due.

Click on the e-Payment button to make a credit card or eCheck payment.

Year	Unit	Levy Amount	Amount Paid	Levy Due	Penalty	Interest	Col Penalty	Total Due	Receipt Date
2016	01	250.10	0.00	250.10	0.00	0.00	0.00	250.10	--
2016	23	413.16	0.00	413.16	0.00	0.00	0.00	413.16	--
2016	60	103.89	0.00	103.89	0.00	0.00	0.00	103.89	--
2016	73	1,560.80	0.00	1,560.80	0.00	0.00	0.00	1,560.80	--
2016	Totals	2,327.95	0.00	2,327.95	0.00	0.00	0.00	2,327.95	

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1/19/2016	15-00008228	Initial BSC Meeting.
1/26/2016	15-00008228	Building Condemned.
1/27/16 - 3/2/16	15-00008228	Coordination of Engineering firm (approval by Purchasing Dept).
2/26/2016	15-00008228	Received notification from Timothy Dunn that Mr. Chao filed documents with the Federal District Court
3/3/2016	15-00008228	Interior Inspection with Engineering firm (Admin. Search Warrant).
3/22/2016	15-00008228	Received final report from Engineering firm
4/6/2016	Community Services	Mr. Chao left 2 voice message for Anna Graham asking for assistance with repairs at his home. The messages were forwarded to Timothy Dunn in Legal.
4/8/2016	Community Services	Mr. Chao left a voice message asking for emergency assistance with replacing his roof due to recent hail storms. Anna Graham returned the call and left a voice message stating that she mailed an application to him.
4/8/2016	15-00008228	Letter mailed to Mr. Chao advising to repair or demo structure within 6 months or case will be presented to BSC to seek demolition.
4/13/2016	Community Services	Anna Graham briefly met with Mr. James Chao this afternoon to collect his application for emergency repair for recent hail damage to his roof. Page 2 of his application indicates that he is occupying the property as his primary residence. The application is dated with today's date.
4/14/2016	Community Services	Community Services staff mailed a denial letter for the emergency repair program, as the application was ineligible for various reasons: <ul style="list-style-type: none"> · No homeowner's insurance · Property Standards lien on the property · Delinquent property taxes · Unresolved claim(s) against the City of Plano
4/15/2016	15-00008228	Property Standards Notice of Violation mailed to Mr. Chao for Securing Structure.
4/22/16 - 4/29/16	Community Services	Mr. Chao disagreed with the decision not to approve his emergency repair application. During this week, there was discussion between Community Services staff and Timothy Dunn regarding the reasons for the denial. Mr. Chao requested a copy of the entire Housing Rehabilitation policy, which we printed and he picked up from our office.
4/29/2016	15-00008228	Inspection confirmed dwelling secured (rear elevation boarded up).
5/6/2016	15-00008228	Received notification of mailing address change for Mr. Chao.
5/12/2016	VP16-00196	Vacant Property case opened to monitor vacant property (Vacant Property Program).
5/12/2016	VP16-00196	High grass/weeds observed. Notice of Violation mailed to Mr. Chao.
5/17/2016	Community Services	Mr. Chao called Anna Graham approximately noon contesting his denial for emergency repair for his roof stating the following: He is preparing documentation to show why Community Services is wrong on each item that is listed on the denial letter. His property taxes status being deferred and not delinquent. He will formally send Shanette Brown a request to waive the requirement to have homeowner's insurance. He requested a "relocation assistance program" form. Anna Graham advised no such program exists. He will wait until he is approved for the emergency program before pulling a building permit. He is going through a personal tragedy and would like to schedule a meeting soon to discuss his denial letter, so Anna Graham advised him to call us back when he is ready to coordinate a meeting with Community Services staff.
5/19/2016	Community Services	Community Services staff received a letter from Mr. Chao requesting reconsideration of our denial of his emergency repair application. He requested a waiver of several policies.
5/20/2016	Community Services	Community Services Manager and Community Services Supervisor met with Mr. Chao to discuss the reasons for denial of his emergency repair application.
5/31/2016	VP16-00196	Inspection for high grass/weeds. Progress underway by Mr. Chao towards compliance.
6/1/2016	15-00008228	Call from neighbor alleging Mr. Chao going in and out of dwelling at all hours.
6/8/2016	VP16-00196	Met with Mr. Chao to confirm compliance for high grass/weeds. Mr. Chao explained contractors coming out but would not enter dwelling because of placard on door. Advised Mr. Chao to contact Building Inspections for any required permits.
6/17/2016	VP16-00196	No Violations found aside from pending violations in 15-00008228.

6/17/2016	Community Services	A letter was mailed to Mr. Chao to formally deny his request for policy waivers.
6/27/2016	15-00008228	Call from neighbor alleging Mr. Chao doing electrical and masonry work, without permits.
6/27/2016	15-00008228	Call from Plano Police Officer Castaneda inquiring about a complaint received at the property and the Condemnation.
6/30/2016	VP16-00196	No Violations found aside from pending violations in 15-00008228.
7/7/2016	VP16-00196	Vacant Property Inspection - In Violation - high grass/weeds. Posted property and left Courtesy Notice on door requesting to be cut.
7/11/2016	VP16-00196	Call from Mr. Chao requesting extension to cut yard due to recent rainstorm and work on dwelling - Granted until 7/18/16.
7/18/2016	15-00008228	Call from neighbor inquiring about work done to dwelling.
7/18/2016	VP16-00196	Met with Mr. Chao to confirm compliance for high grass/weeds - In Violation. Mr. Chao stated he was working on dwelling and needs additional time to cut grass and it will be cut by tomorrow. Granted one more day. Mr. Chao explained Police has come to the property several times and contractors will not enter the dwelling because of the Condemnation placard on the door. Advised placard is not to be removed.
7/19/2016	VP16-00196	Vacant Property Inspection - In Violation - high grass/weeds Submitted Contract Work Order.
7/20/2016	VP16-00196	Contract Work Order Approved and Submitted to Contractor.
7/28/2016	VP16-00196	Vacant Property Inspection - In Compliance.
8/15/2016	Community Services	An attorney with Legal Aid, John Kelley, called and inquired about Mr. Chao's emergency repair application/denial. The call was forwarded to Timothy Dunn, who communicated with Mr. Kelley.
8/16/2016	VP16-00196	No Violations found aside from pending violations in 15-00008228.
8/25/2016	Community Services	Doris Carillo, Case Worker at the Wellness Center for Older Adults contacted Anna Graham to advise that she had spoken with Mr. Chao and asked if APS had been contacted regarding his issues. I advised that I am not aware of any APS contact or caseworker.
8/26/2016	VP16-00196	Vacant Property Inspection - In Violation - high grass/weeds. Submitted Contract Work Order.
9/2/2016	VP16-00196	Vacant Property Inspection - In Compliance.
9/15/2016	15-00008228	Call from realtor stating she was contacted by the daughter of Mr. Chao to assist in possible sale of property.
9/16/2016	VP16-00196	Vacant Property Inspection - In Violation - high grass/weeds. Submitted Contract Work Order.
10/5/2016	15-00008228	Contact attempt by Asst. City Attorney Dunn to Mr. Chao by phone and left a voicemail asking if Mr. Chao wanted to have contractors enter dwelling with Property Standards escort.

Appendix A



March 22, 2016

City of Plano Neighborhood Services : Property Standards Dept.
c/o Mr. Kyle Watson
kylew@plano.gov

RE: Final report for Residence at 4032 Leon Dr.

To whom it may concern:

Datum Engineers and Nelson Forensics have completed the report and structural engineering observation/evaluation of the home at 4032 Leon Dr.

Datum Engineers concurs with Nelson's findings that the structure, in its current state, is uninhabitable and poses a life safety risk.

Datum has reviewed the City of Plano online requirements for when a building permit is required. A permit is required when additions to a building are made, and when remodeling a building requiring replacement of walls and windows. The residence at 4032 Leon Drive meets both of these criteria and was required to have a building permit.

Please find the Nelson report attached and let me know if you have any questions or concerns.

Sincerely,
DATUM ENGINEERS, INC.

A handwritten signature in black ink that reads "Randy Lackner". The signature is written in a cursive, flowing style.

Randy Lackner, PE
Director of Forensics & Structural Diagnostics

THE ART OF STRUCTURAL ENGINEERING

6516 FOREST PARK ROAD ■ DALLAS, TEXAS 75235
214.358.0174 ■ FAX: 214.358.0445

5929 BALCONES DR., #100 ■ AUSTIN, TEXAS 78731
512.469.9490 ■ FAX: 512.469.2924

DATUM ENGINEERS, INC. F-2819

WWW.DATUMENGINEERS.COM