

AGENDA
MEETING OF THE DANGEROUS STRUCTURE DETERMINATION BOARD
CITY OF LIVE OAK
WILL BE HELD AT THE LIVE OAK COUNCIL CHAMBERS
8001 SHIN OAK DRIVE
THURSDAY, DECEMBER 4, 2025 AT 11:00 A.M.

The public may watch the meeting live at www.liveoaktx.net by clicking on the "Live Meetings" button.

1. CALL TO ORDER
2. ROLL CALL
3. CITIZENS TO BE HEARD

Per City of Live Oak Code of Ordinances Section 2-21.5 (1) Live Oak Municipal Code: The rules of courtesy are adopted for persons in attendance at all meetings of Council include: "Those signed up to speak under Citizens To Be Heard shall be called upon in the order that they have registered. No personal attacks shall be allowed by any speaker."

4. PUBLIC HEARING AND ACTION ITEMS

- A. Discussion and consideration regarding 11917 Toepperwein Road (Lot 71, Block 59, Toepperwein Office Park) to determine (1) whether structure(s) meet the definition of a dangerous building to be considered a nuisance; and (2) if the structure(s) are dangerous and therefore a nuisance, what remediation may be required.

1. Staff Presentation
2. Questions & Comments from Board
3. Presentation by the Property Owner
4. Open Public Hearing – Receive comments from public
5. Close Public Hearing – After receiving all public comments
6. Board Action

- B. Discussion and consideration regarding 8020 Old Austin Road (one acre out of the John James Survey, Abstract 380, City Block 5044A, P-1) to determine (1) whether structure(s) meet the definition of a dangerous building to be considered a nuisance; and (2) if the structure(s) are dangerous and therefore a nuisance, what remediation may be required.

1. Staff Presentation
2. Questions & Comments from Board
3. Presentation by the Property Owner
4. Open Public Hearing – Receive comments from public
5. Close Public Hearing – After receiving all public comments
6. Board Action

5. EXECUTIVE SESSION

- A. The Board will meet in executive session pursuant to Texas Government Code Section 551.071 Consultation with Attorney regarding remediation of structures.

6. ADJOURNMENT

I certify that the above notice of meeting was posted on the bulletin board of the City Hall, 8001 Shin Oak Drive, City of Live Oak, Texas, not later than Wednesday, November 26, 2025, by 5:00 p.m.


Christina Sanchez
Interim City Secretary



This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office, for concerns or requests, at (210) 653-9140, Ext. 2213

The Dangerous Structure Determination Board for the City of Live Oak reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §§ 551.071 (Consultation with Attorney), and any other provision under Texas law that permits a governmental body to discuss a matter in a closed executive session.

REQUEST ALL PHONES BE TURNED OFF, WITH THE EXCEPTION OF EMERGENCY ON-CALL PERSONNEL

It is possible that a quorum of the Live Oak City Council, Planning and Zoning Commission, Economic Development Corporation, Parks and Recreation Commission, and Zoning Board of Adjustment could attend this meeting. The individual members will not engage in any discussion or deliberation on any matters presented by the agenda.



DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

Meeting date: December 4, 2025

AGENDA ITEM: 4A

Prepared by: Ron Ruthven, ACM

REVIEWED BY: Christina Sanchez, EA

Department: Community Development

AGENDA ITEM DESCRIPTION:

Discussion and consideration regarding 11917 Toepperwein Road (Lot 71, Block 59, Toepperwein Office Park) to determine (1) whether structure(s) meet the definition of a dangerous building to be considered a nuisance; and (2) if the structure(s) are dangerous and therefore a nuisance, what remediation may be required.

PROPERTY/SITE INFORMATION:

ADDRESS:	11917 TOEPPERWEIN ROAD
LEGAL DESCRIPTION:	Lot 71, Block 59, Toepperwein Office Park
CURRENT ZONING:	B-2 – Neighborhood Services District
# OF STRUCTURES:	Two buildings, multiple structures
STRUCTURE TYPE/USE/SIZE:	Abandoned commercial building previously used as a gas station/convenience store. Convenience store building: 1,628 square feet; car wash building – 792 square feet; gas station canopy - 2,800 square feet. Other structures include a dumpster enclosure, gasoline pumps, pylon sign, directional signs and exterior pole lighting.
STRUCTURE AGE:	Approximately 37 years (built in 1988)
SITE ACREAGE:	0.659 acres
DEVELOPMENT CONDITION:	Abandoned and unoccupied.

STAFF BRIEFING:

City staff has determined that a public nuisance exists and is requesting that the Board make a determination and take action regarding the buildings and structures located at 11917 Toepperwein Road. The site contains an abandoned gas station / convenience store that has been unoccupied since 2018. Included on the site are two buildings, a convenience store and a car wash, and multiple structures including gas pumps, a gas pump canopy, a dumpster enclosure, a pylon sign and some directional signs, exterior parking lot light poles, and several other small structures.



DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

Current Building and Site Conditions

The structures and general site conditions have been in a constant state of deterioration since the buildings were abandoned in 2018, when the windows and doors were boarded up. Generally, structural paint has faded, buildings have sustained damage, the dumpster enclosure has sustained damage and been used for illegal dumping. Light poles and signs have weathered and sustained damage while vandalism and trespassing has occurred, with intermittent vagrancy occurring in the car wash building with vagrants penetrating the boarded up bay door(s).

Given the ongoing deterioration of the site, a municipal court warrant was issued to inspect the property on October 23, 2025 wherein City officials inspected the buildings and site. The results of those inspections are summarized as follows:

Car Wash Building:

- The interior contains junk, trash, and signs of vagrant activity.
- There are electrical conduits, housing and junction boxes with exposed wires.
- The entryway on the northside bay has a substantial crack in the top framing that may indicate some leveling issues.
- One of the plywood panels at the back door was damaged and ripped away from the frame.
- Plumbing inside is removed and/or exposed.
- Although the building was boarded up, there were a few small holes in the walls.

Convenience Store Building:

- The building is not weather proofed and there is a large hole in the roof from a damaged Air Conditioning unit.
- There are signs of weather damage and as well as dry rot to the underlay that is evident around hole.
- There is a hole in the roof on the east side corner of the roof. There is water damaged and deterioration underlay.
- The back of the building located on the west side of the building has trash, and vandalized wires.
- The kitchen fixtures have been damaged or partially removed as well.
- There is active power to the building, however, no electricity source could be determined as there is no electric meter and electrical wiring in the building has sustained significant damage.
- There are signs of rodent infestation.
- Deterioration of the building façade canopy including structural detachment;
- Caulking is rotting off at masonry expansion joints on the exterior walls;
- There is a small wall penetration at the rear of the building, approximately 4 inches in diameter, which may allow rodents and other outside infiltration of pests into the building;



DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

Other Site Conditions:

- The dumpster enclosure is rusted and is in disrepair.
- The property pylon sign is damaged and is in disrepair.
- Certain light poles in the parking lot are leaning and in a state of damage and disrepair.
- The property is not secure and appears to be used by other businesses for pick-up and drop-off of business items and/or delivery relay. The property is also frequently used as a rendezvous, staging and loitering point for various individuals and businesses.

Police Department and Code Enforcement Activity:

- Since 2023, there have been 13 code enforcement cases logged for the property including citations for high grass and weeds, graffiti, illegal and sub-standard signage, unsecured and sub-standard building(s), trash, illegal occupancy, and truck parking. Any records prior to 2023 are incomplete or no longer exist.
- Since 2018, there have been 102 documented police incidents logged at the subject property. Included in the incidents were suspicious persons or vehicles, burglary, criminal mischief, narcotics possession, assault, graffiti, and welfare checks of individuals on the property.

STAFF FINDINGS OF DETERMINATION

Chapter 5, Article 9 – Dangerous Buildings and Distressed Properties in the Live Oak Code of Ordinances provides the regulations and requirements for determining that a building is dangerous and describes the remedies for addressing a dangerous building. As they pertain specifically to the subject property, the following conditions that constitute a dangerous building, as listed in Chapter 5, Article 9, Section 181, have been determined to apply to 11917 Toepperwein Road:

“Dangerous building means any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building and a hazard to the public health, safety, and welfare, provided that such conditions or defects of dilapidation, sub-standard nature, or unfitness for human habitation, pose a threat or potential threat to life, health, property, or human safety.”

- *“The buildings are in a state of dilapidation, deterioration and decay.”*

The site buildings and structures have been abandoned, with no maintenance or upkeep, since 2018. This has led to building penetrations, vandalism, vagrancy, weather damage, all of which have served to promote the decay of the structures.

- *“The buildings and structures are manifestly unsafe for the purpose for which they are intended for being used.”*



DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

There are roof and wall penetrations in the convenience store building. Both the car wash and convenience store building have sustained significant plumbing and wiring damage. The sign and light poles are damaged along with damaged and/or weathered gas pumps, phone booth, paint, building façade and dumpster enclosure.

- *"The buildings are in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence."*

The site is abandoned, which serves to promote illegal activity, including vagrancy, vandalism, trespassing, loitering, dumping. The site also has frequent high grass and weed issues wherein the City must mow the grass in the absence of any action by the property owner. Generally, the site is in disrepair and serves as an aesthetic blight on the City. The buildings are located within 1,000 feet of a state licensed daycare center as well (121 feet at the closest point).

- *"The buildings, regardless of their structural condition, are unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered by children;"*

The site has been abandoned since 2018. There has been documented vagrant activity at the site including other illegal activity. The buildings are located within 1,000 feet of a state licensed daycare center as well (121 feet at the closest point).

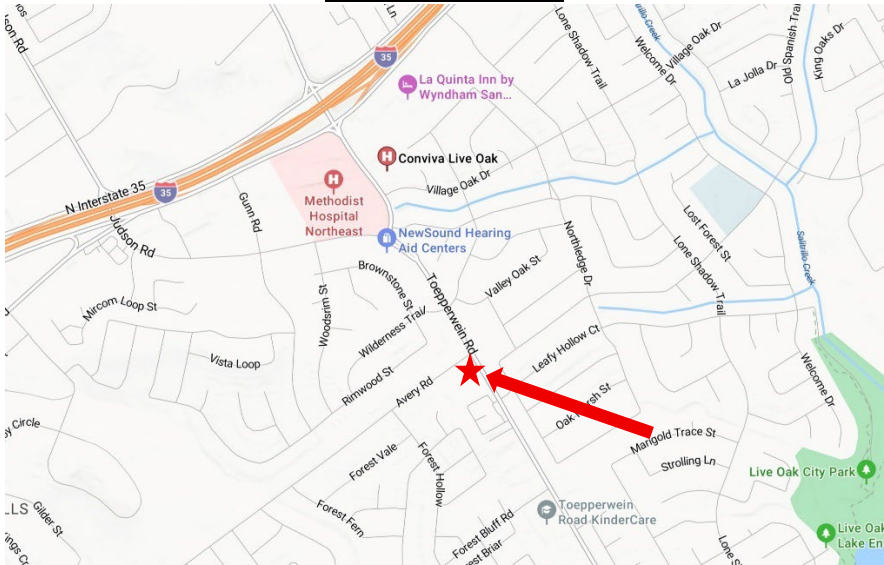
- *"The buildings and structures have become so dilapidated or deteriorated or neglected as to become a harbor for vagrants or criminals."*

The building doors and windows are boarded up. However, there have been past building penetrations and entry by vagrants in the past. The convenience store building currently has a roof penetration with the rooftop easily accessible via a ladder.



DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

LOCATION MAP:



SITE AERIAL 2025:





**DANGEROUS STRUCTURE DETERMINATION BOARD
AGENDA ITEM FORM**

SITE PICTURES – OCTOBER 2025 – CAR WASH BLDG:



**DANGEROUS STRUCTURE DETERMINATION BOARD
AGENDA ITEM FORM**

SITE PICTURES – OCTOBER 2025 – CAR WASH BLDG (cont):





DANGEROUS STRUCTURE DETERMINATION BOARD
AGENDA ITEM FORM

SITE PICTURES – OCTOBER 2025 – CONVENIENCE STORE BLDG:

Oct 23, 2025 at 10:30:56 AM
11917 Toepperwein Rd
Live Oak TX 78233
United States



Oct 23, 2025 at 10:31:37 AM
11917 Toepperwein Rd
Live Oak TX 78233
United States





**DANGEROUS STRUCTURE DETERMINATION BOARD
AGENDA ITEM FORM**

SITE PICTURES – OCTOBER 2025 – CONVENIENCE STORE BLDG:





**DANGEROUS STRUCTURE DETERMINATION BOARD
AGENDA ITEM FORM**

SITE PICTURES – OCTOBER 2025 – CONVENIENCE STORE BLDG (cont.)





DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

Additional site and structure pictures may be viewed by clicking [here](#)

BOARD OPTIONS FOR ACTION:

- **Vote for a determination of nuisance based on conditions noted herein and order the property owner to:**
 - (1) Secure the building and structures such that potential building penetrations are minimized discouraging unauthorized entry within a specified timeframe;**
 - (2) Provide a detailed scope and schedule from the property owner to repair structural damages as noted herein within a specified timeframe;**
- **Table the item to a future date;**
- **Vote for a finding of no determination of nuisance;**

STAFF RECOMMENDED MOTION:

Staff recommends that the Board vote for a determination of nuisance based on factors noted herein subject to the following conditions:

1. The property owner has up to 30 days from the date of the order to secure the building and structures and/or site such that potential building penetrations are minimized discouraging unauthorized entry;
2. The property owner has up to 30 days from the date of the order to provide a detailed scope and schedule to repair structural damages and/or further secure the site and structures as noted herein;
3. The property owner has up to 90 days from the date of the order to begin repairs of structural damages as noted herein, or demolish the buildings and structures;
4. City staff may reconvene the Board to consider any proposal received by the property owner to provide structural repairs;
5. In accordance with Chapter 5, Article 9, Live Oak Code of Ordinances, should any of the above conditions not be met, the Board may reconvene to consider approval of an order to begin the process of demolition of any or all of the damaged structures on the site as noted herein.



Incorporated in 1960

May 28, 2025

11917 Toepperwein Road, LLC
P. O. Box 1206
Kemah, TX 77565-1206

RE: Code Violations – 11917 Toepperwein Road, Live Oak, Texas 78233

To Whom it May Concern:

The purpose of this letter is to inform you that the above-mentioned property is currently in violation of multiple City of Live Oak codes. The violations were observed upon a recent inspection of the property after receiving several complaints. The following is a summary of the violations:

1. Paint on the main structure is peeling and faded. Violation of Chapter 5, Article 9 – Live Oak Code of Ordinances;
2. Dumpster enclosure is rusted and is in disrepair. Violation of Chapter 24, Section 57 – Live Oak Code of Ordinances;
3. The property pylon sign is damaged, in disrepair and is abandoned. As an abandoned sign, the City hereby declares the sign to be a nuisance and will seek a court order to have the sign removed. Violation of Chapter 24, Section 83 – Live Oak Code of Ordinances;
4. Trash receptacles located under the gas pump canopy are filled with trash and overflowing, occasionally dumping waste onto the property. Violation of Chapter 5, Section 191(h) – Live Oak Code of Ordinances;
5. Certain light poles in the parking lot are leaning and in a state of damage and disrepair. Violation of Chapter 13, 2021 International Property Maintenance Code, Section 301.3 and 302.3, Live Oak Code of Ordinances;
6. General building deterioration, including:
 - Deterioration of the building façade canopy including structural detachment;
 - Caulking is rotting off at masonry expansion joints on the exterior walls;
 - There is a small wall penetration at the rear of the building, approximately 4 inches in diameter, which may allow rodents and other outside infiltration of pests into the building;

Violation of Chapter 13, 2021 International Property Maintenance Code, Section 305, Live Oak Code of Ordinances;



Incorporated in 1960

7. Landscaping is not compliant with current landscaping requirements. Violation of Chapter 24, Section 58, Live Oak Code of Ordinances.
8. The property is not secure and appears to be used by other businesses for pick-up and drop-off of business items and/or delivery relay. The property is also frequently used as a rendezvous, staging and loitering point for various individuals and businesses.

Notwithstanding the above listed violations, the property, having been abandoned for seven years, has become a community nuisance and blight on the visual character of the City.

Given these conditions, you have up to 30 days from the date of this letter to address and correct these violations, which at a minimum include: removal of all trash and trash receptacles; repainting and sealing the building; removal of the pylon sign; removal/repair of damaged/leaning parking lot light poles; allow access to the interior of the structure to the Fire Marshal and Building Official to visibly inspect the interior of the building for compliance with relevant building and fire codes.

If these issues are not addressed within 30 of the date of this letter, further action from the City will be taken to ensure compliance with all applicable codes to ensure public health and safety and promote community aesthetics.

Given the current zoning and location of the property, I would be happy to schedule a meeting with myself and the Live Oak economic development manager to discuss options for marketing, improving, and/or redeveloping the property while the immediate code concerns are addressed.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Ruthven".

Ron Ruthven, AICP
Assistant City Manager

[Sent VIA Certified Mail 5/28/2025 - Receipt # 9589 0710 5270 2059 0663 48]

Sent via certified mail

7/22/2025

9589 0710 5270 0502 0263 76



Incorporated in 1960

July 22, 2025

11917 Toepperwein Road, LLC
P. O. Box 1206
Kemah, TX 77565-1206

RE: Declaration of Abandoned Sign – 11917 Toepperwein Road, Live Oak, Texas 78233 (Lot 71, Block 59, Toepperwein Office Park)

To Whom it May Concern:

You are hereby notified that the freestanding sign located at the above address on the above-mentioned property has been declared as abandoned per Section 24-85 of the City of Live Oak Code of Ordinances as listed below. The sign, along with the property, has been in a state of abandonment for several years and the sign appears to be damaged and in a state of disrepair per the attached picture taken on July 18, 2025.

Please note that after 60 days from the date of this letter, the City will take action to remove the sign per the code section below unless one of the following items is completed:

1. The sign is removed by the property owner;
2. A sign permit is approved altering the sign in conjunction with Certificate of Occupancy for a new occupant on the premises;

“Section 24-85, City of Live Oak Code of Ordinances

(c) All abandoned and damaged signs and their supports shall be removed within 60 days from the date of abandonment. All damaged signs shall be repaired or removed within 60 days. The appropriate staff official shall have the authority to grant a time extension not exceeding an additional 60 days for an abandoned, nondamaged sign.

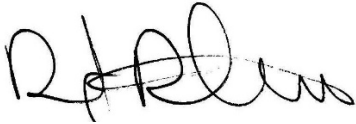
(d) Should the responsible party or parties after due notice fail to correct a violation of this section, the appropriate staff official shall cause such signs and supports to be removed. This official, on behalf of the city, shall also take necessary action to file against the property a lien in the amount of the cost of such work if such costs are not paid by the property owner within 15 days after he is billed.”



Incorporated in 1960

Please let me know if you have any questions.

Sincerely,



Ron Ruthven, AICP
Assistant City Manager





DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

Meeting date: December 4, 2025

AGENDA ITEM: 4B

Prepared by: Ron Ruthven, ACM

REVIEWED BY: Christina Sanchez, EA

Department: Community Development

AGENDA ITEM DESCRIPTION:

Discussion and consideration regarding 8020 Old Austin Road (one acre out of the John James Survey, Abstract 380, City Block 5044A, P-1) to determine (1) whether structure(s) meet the definition of a dangerous building to be considered a nuisance; and (2) if the structure(s) are dangerous and therefore a nuisance, what remediation may be required.

PROPERTY/SITE INFORMATION:

ADDRESS:	8020 OLD AUSTIN ROAD
LEGAL DESCRIPTION:	Unplatted. One acre out of the John James Survey, Abstract 380, City Block 5044A, P-1
CURRENT ZONING:	B-3 – General Business District
# OF STRUCTURES:	Two single family detached residences, two accessory structures
STRUCTURE TYPE/USE/SIZE:	Abandoned single family homes on one lot: 1 st home [building one] 1,142 square feet; 2 nd home [building two] 2,098 square feet. Accessory building one: 48 square feet. Accessory building two: 80 square feet.
STRUCTURE AGE:	Building one: Approximately 70 years (year built: 1955); Building two: Approximately 54 years (year built: 1971); Accessory building one and two: 49 years (year built: 1976).
SITE ACREAGE:	One acre
DEVELOPMENT CONDITION:	Abandoned and unoccupied.

STAFF BRIEFING:

City staff has determined that a public nuisance exists and is requesting that the Board make a determination and take action regarding the buildings and structures located at 8020 Old Austin Road. The site contains two abandoned single family detached structures and two small accessory structures. The structure noted as “building one” above has been abandoned since 2021, while the structure noted as “building two” above has been abandoned since

DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

2023. While the site is located within the City of Live Oak, the water utilities and trash service are provided by the city of Selma.

Current Building and Site Conditions

Given the current zoning and unplatted state of the property, the existing structures are considered legal non-conforming uses. As such, they may not receive any building permits until the property is platted. Additionally, the buildings cannot be expanded or significantly improved until the zoning is changed to allow for the appropriate residential use.

On November 25, 2025, Live Oak Municipal Court issued a warrant to enter the property and structures. The property and structures were inspected by the Building Official and code enforcement staff. The following is a detailed summary of current structural issues based on the inspection:

Building one:

The building has significant foundation issues, with the south corner of the building shifting and sinking. There are cracks in the exterior of the building that appear to be from the shifting foundation. The back portion of the structure has cracks in the exterior siding, and the interior living room ceiling appears to have moisture and water damage and is collapsing. The windows and doors on the building have been boarded up and secured by the property owner.

Building two:

Building two is not secured and has multiple openings. A fallen tree has damaged the south portion of the carport garage. The exterior walls on the garage/carport contains are missing wall panels, with exposed wood that has signs of dry rot and insect damage. There are multiple windows that are unsecured along with an open back door to the southeast of the structure. There is 5-to-6-inch gap from the slab porch to the front of the structure that appears to be from shifting of the foundation. The interior of building two contains multiple ceiling failures, damaged flooring, trash vandalism and signs of vagrant activity.

The rear fence on the property has missing panels where persons, including potential vagrants, have entered and exited the property from the parking lot of the commercial properties to the southeast.

In terms of police and code enforcement activity, the police department responded to a call for suspicious activity in 2024. Code enforcement has logged two cases since 2023 for high grass and weeds and for a substandard structure.

STAFF FINDINGS OF DETERMINATION

Chapter 5, Article 9 – Dangerous Buildings and Distressed Properties in the Live Oak Code of Ordinances provides the regulations and requirements for determining that a building is dangerous and describes the remedies for addressing a dangerous building. As they pertain

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DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

specifically to the subject property, the following conditions that constitute a dangerous building, as listed in Chapter 5, Article 9, Section 181, have been determined to apply to 8020 Old Austin Road:

“Dangerous building means any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building and a hazard to the public health, safety, and welfare, provided that such conditions or defects of dilapidation, sub-standard nature, or unfitness for human habitation, pose a threat or potential threat to life, health, property, or human safety.”

- *“The buildings are in a state of dilapidation, deterioration and decay.”*

The site buildings and structures have been abandoned, with no maintenance or upkeep, since 2021 and 2023 respectively. The abandonment has led to rapid deterioration and building openings.

- *“The buildings and structures are manifestly unsafe for the purpose for which they are intended for being used.”*

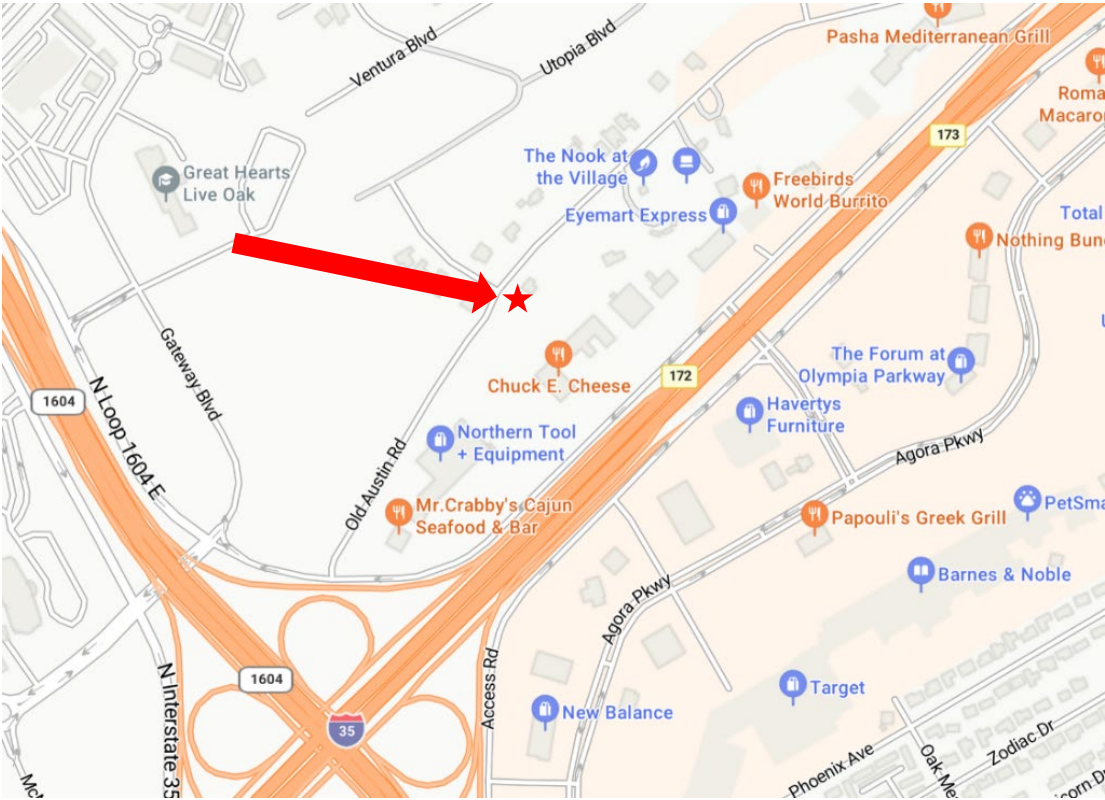
There are foundation issues, rotting wood, water leaks and building penetrations on building two.

- *“The buildings are in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.”*

The site is abandoned, partially unsecured with multiple building penetrations on building two, which serves to promote potential illegal activity, including vagrancy, vandalism, trespassing, loitering, dumping.

DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

LOCATION MAP:



SITE AERIAL 2025:



DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

SITE PICTURES – NOVEMBER 2025 – BUILDING ONE:





**DANGEROUS STRUCTURE DETERMINATION BOARD
AGENDA ITEM FORM**

SITE PICTURES – NOVEMBER 2025 – BUILDING ONE (cont.):



DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

SITE PICTURES – NOVEMBER 2025 – BUILDING ONE (cont.):



Nov 26, 2025 at 9:08:50 AM
8040 Old Austin Rd
Live Oak TX 78154
United States



Nov 26, 2025 at 9:10:40 AM
8020 Old Austin Rd
Selma TX 78154
United States



**DANGEROUS STRUCTURE DETERMINATION BOARD
AGENDA ITEM FORM**

SITE PICTURES – NOVEMBER 2025 – BUILDING TWO:





**DANGEROUS STRUCTURE DETERMINATION BOARD
AGENDA ITEM FORM**

SITE PICTURES – NOVEMBER 2025 – BUILDING TWO (cont.):





**DANGEROUS STRUCTURE DETERMINATION BOARD
AGENDA ITEM FORM**

SITE PICTURES – NOVEMBER 2025 – BUILDING TWO (cont.):





**DANGEROUS STRUCTURE DETERMINATION BOARD
AGENDA ITEM FORM**

SITE PICTURES – NOVEMBER 2025 – BUILDING TWO (cont.):



DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

GENERAL SITE PICTURES – NOVEMBER 2025





DANGEROUS STRUCTURE DETERMINATION BOARD AGENDA ITEM FORM

Additional site and structure pictures may be viewed by clicking [here](#)

BOARD OPTIONS FOR ACTION:

- **Vote for a determination of nuisance based on conditions noted herein and order the property owner to:**
 - (1) Secure the building and structures such that potential building penetrations are minimized discouraging unauthorized entry within a specified timeframe;**
 - (2) Provide a detailed scope and schedule from the property owner to repair structural damages as noted herein within a specified timeframe;**
- **Table the item to a future date;**
- **Vote for a finding of no determination of nuisance;**

STAFF RECOMMENDED MOTION:

Staff recommends that the Board vote for a determination of nuisance based on factors noted herein subject to the following conditions:

1. The property owner has up to 30 days from the date of the order to secure the unsecured portions of the building and structures and/or site such that potential building penetrations are minimized discouraging unauthorized entry;
2. The property owner has up to 30 days from the date of the order to provide a detailed scope and schedule to repair structural damages and/or further secure the site and structures as noted herein;
3. The property owner has up to 90 days from the date of the order to begin repairs of structural damages as noted herein, or demolish the buildings and structures;
4. City staff may reconvene the Board to consider any proposal received by the property owner to provide structural repairs;
5. In accordance with Chapter 5, Article 9, Live Oak Code of Ordinances, should any of the above conditions not be met, the Board may reconvene to consider approval of an order to begin the process of demolition of any or all of the damaged structures on the site as noted herein.