

**Public Notice  
Agenda of  
Board of Building Standards**

**January 6, 2010**

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, January 6, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas, to consider items on the following Agenda.

1. Call to order.
2. Election of Officers.
3. Approval of the minutes from the December 2, 2009 Meeting.
4. PUBLIC HEARING: Cases for rehabilitation and demolition.
5. Adjourn.

**NOTICE**

Persons with disabilities who would like special assistance or need special accommodations to participate in this meeting should contact David Sartor at 676-6272 at least forty-eight (48) hours in advance of this meeting. Telecommunication device for the deaf is 676-6360.

**CERTIFICATE**

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_o-clock \_\_\_\_\_ (A.M. P.M.).

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City Secretary

**4. CASES FOR REHABILITATION OR DEMOLITION:**

**STATEMENT OF POLICY:** In all cases, except where specifically stated otherwise, and except in cases where immediate demolition is ordered, buildings must be secured and the lot clean and mowed by the owner within 10 days of receipt of notice of results of this hearing. If this is not done, the City is to do so and bill the owner. In any case where the owner is ordered to demolish a structure or structures but fails to do so, the City is to demolish, remove debris, clean the lot and bill the owner.

Case No.	Address & Description	Owner	Board Action
<b>07-090</b>	<b>1555 Mimosa</b> Blk. 4, Lot 4, Sec. 1, Green Acres, Abilene, Taylor County, Texas	David Batten 6305 Hunter’s Circle Abilene, TX 79606	Condemned: Oct. 19, 2007 5/7/08 – 30 days to submit a plan of action, with cost estimates, or a plan to sell, if either of these are done, the owner is granted an additional 90 days to complete the sale or repairs. 10/1/08 – 60 days to sell. 1/7/09 – 60 days to sell or demolish. 2/25/09 – Property sold. 7/1/09 – 30 days to provide a plan of action, if done, 60 days to obtain all permits and rough-in inspections, if done, 60 days to complete repairs.

*Sq. Ft.: 1900    Structural: Fair    Foundation: Slab    Value: \$48,405    Total: \$51,573*  
*Del. Tax: \$1,199.89*

As of 12/17/09, the building is secure and the lot needs to be cleaned. No request for an extension of time has been submitted. There are no open permits to repair this house. All permits previously obtained have expired with no work inspected. The Community Enhancement Division received a complaint on 8/09 regarding unsightly conditions, which the owner abated. Another complaint was received 11/09 regarding high grass and weeds and the City contractor abated the problem. The owner received the certified notice of this meeting, along with the extension request form, on 12/9/09.

Case No.	Address & Description	Owner	Board Action
<b>08-030</b>	<b>1757 N. 8<sup>th</sup> St.</b> N80' of Lot 2, DA Winters of Cannon, Abilene, Taylor County, Texas	Zacarias Serrato 3050 Orange Abilene, TX 79601	Condemned: March 21, 2008 10/1/08 - 30 days to submit plan of action, if done, an additional 60 days to obtain all necessary permits and obtain rough-in inspections, if done an additional 60 days to complete repairs. 3/4/09 – 30 days to obtain all necessary permits, if done, an additional 90 days to complete repairs. 8/5/09 – 30 days to obtain rough-in inspections, if done 90 days to complete repairs.
<i>Sq. Ft:</i> <b>1812</b> <i>Structural:</i> <b>Poor</b> <i>Foundation:</i> <b>Pier &amp; Beam</b> <i>Value:</i> <b>\$10,548</b> <i>Total:</i> <b>\$11,348</b> <i>Del. Tax:</i> <b>\$264.03</b>			
As of 12/17/09, the building is secure and the lot is semi-clean. No request for an extension of time has been submitted. A building permit was obtained 9/8/08, an electrical permit was obtained 3/27/09, and a plumbing permit was obtained 9/11/09, but no inspections have been requested on any permit. The certified notice of this meeting, along with the extension request form, was received by owner 11/23/09. The Community Enhancement Division has not received any recent complaints regarding this property.			

Case No.	Address & Description	Owner	Board Action
<b>08-053</b>	<b>5342 N. 9<sup>th</sup> St.</b> Lot 19, Blk. H, Holiday Hills, Sec. 1, Cont., Abilene, Taylor County, Texas	Tommy Gilmore 5210 Congress Abilene, TX 79603	Condemned: June 5, 2008 1/7/09 -30 days to submit a plan of action, if done, grant an additional 60 days to obtain all permits and rough- in inspections, if done, grant an additional 60 days to complete repairs. 7/1/09 – 30 days to provide plan of action, if done, 90 days to obtain all permits and rough-in inspections, if done, 60 days to complete repairs.
<i>Sq. Ft.:</i> <b>1294</b> <i>Structural:</i> <b>Poor</b> <i>Foundation:</i> <b>Slab</b> <i>Value:</i> <b>\$14,044</b> <i>Total:</i> <b>\$15,034</b> <i>Del. Tax:</i> <b>-0-</b>			

As of 12/17/09, the building is secure and the lot is clean. Owner is requesting 120 days to complete repairs. A building permit was obtained 5/11/09, and an electrical permit was issued 9/21/09, but no inspections have been requested of either permit. No other permits have been obtained to repair this property. The City has received numerous complaints regarding overgrown grass, all of which have been abated by the owner. Owner received the certified notice of this meeting, along with the extension request form, on 11/19/09.

Case No.	Address & Description	Owner	Board Action
<b>08-060</b>	<b>1141 S. 14<sup>th</sup> St.</b> W146.3' Lot 1, less N8', Blk. C, Ledbetter, Abilene, Taylor County, Texas	Santiago G. Soto 517 Neas Rd, Abilene, TX 79605	Condemned: June 13, 2008 1/7/09 – 90 days to sell. 5/6/09 – 90 days to sell or demolish. 6/1/09 – Property sold. 9/2/09 – 90 days to complete repairs.
<i>Sq. Ft.: 1226   Structural: Poor   Foundation: Pier &amp; Beam   Value: \$550   Total: \$11,568</i> <i>Del. Tax: \$269.14</i>			

As of 12/17/09, the building is secure and the lot is semi-clean. No request for an extension of time has been submitted. A building permit was issued 6/4/09, and an electrical permit was issued 9/17/09, but no inspections have been requested on either permit. A plumbing permit was issued 12/10/09 and a rough-in, top-out inspection was made 12/21/09. The Community Enhancement Division has not received any recent complaints regarding this property. The owner received the certified notice of this meeting, along with the extension request form, on 11/24/09.

Case No.	Address & Description	Owner	Board Action
<b>08-064</b>	<b>1910 N. 3<sup>rd</sup> St.</b> E128 7-8-9 & S5.5 E123.5 of 6 205 2 B Johnston, OT ABL, Abilene, Taylor County, Texas	Abilene Preservation League PO Box 3451 Abilene, TX 79604	Condemned: July 7, 2008 2/4/09 – 120 days to sell. 8/5/09 – 60 days to provide a plan of action, if done 120 days to obtain all permits.
<i>Sq. Ft: 4210   Structural: Poor   Foundation: Pier &amp; Beam   Value: \$21,822   Total: \$27,507</i> <i>Del. Tax: \$192.74</i>			

As of 12/17/09, the building is secure and the lot is clean. No request for an extension of time has been submitted. A building permit was issued 8/4/09, but no inspections have been requested. No other permits have been issued to repair this property. The Community Enhancement Division has not received any recent complaints on this property. Owner received the certified notice of this meeting, along with the extension request.

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>08-067</b>	<b>1773 State</b> N 85' of Lot 1, Blk EN Kirby Sub., W.G. Cannon Addn., Abilene, Taylor County, Texas	A&M Investments 1250 NE Loop 410 #400 San Antonio, TX 78209	Condemned: Aug. 7, 2008 3/4/09 – 30 days for a plan of action, if done 60 days to obtain all permits and rough- in inspections, if done, 60 days to complete repairs. 9/2/09 – 30 days to provide plan of action, if done, 60 days to complete repairs.
<i>Sq. Ft.: 1204    Structural: Fair    Foundation: Pier &amp; Beam    Value: \$6,501    Total: \$7,564</i> <i>Del. Tax: \$175.99</i>			
As of 12/17/09, the building is secure and the lot is semi-clean. No request for an extension of time has been submitted. Plumbing and electrical permits have been obtained and final inspections have been made. A building permit was issued 9/2/09 and a final inspection was requested, but the inspector left a correction notice. The Community Enhancement Division received a complaint regarding high weeds 8/09, which resulted in the City contractor abating the problem. The certified notice of this meeting, along with the extension request form, was received by owner on 11/20/09.			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>08-075</b>	<b>5917 Conestoga</b> Lot 1, Blk. D, Sec. 2, Crown Place, Abilene, Taylor County, Texas	Nassau Wilson 1110 S. La Salle Dr. Abilene, TX 79605-3612	Condemned: Sept. 5, 2008 4/1/09 - 30 days to submit a plan of action, if done, grant an additional 60 days to obtain all permits and rough- in inspections, if done, grant an additional 60 days to complete repairs. 7/1/09 - 30 days to submit a plan of action, if done, grant an additional 60 days to obtain all permits and rough- in inspections, if done, grant an additional 60 days to complete repairs.
<i>Sq. Ft: 1568    Structural: Poor    Foundation: Mobile Home    Value: \$7,860    Total: \$13,634</i> <i>Del. Tax: \$782.00</i>			
As of 12/17/09, the building is secure and the lot needs to be cleaned. Owner is requesting 180 days to complete repairs. A building permit was obtained on 4/1/09, but no inspections have been requested. A permit for a temporary power pole was issued and inspected. No other permits have been obtained to repair this property. The Community Enhancement Division received a complaint regarding high weeds in 9/08, which resulted in the owner abating the problem. The certified notice of this meeting was returned marked “unclaimed”.			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>09-003</b>	<b>1618 S. 15<sup>th</sup> St.</b> Lot 16, Blk. 1, South Fairmont, Abilene, Taylor County, Texas	Nancy L. Casey PO Box 6380 Abilene, TX 79608	Condemned: Jan. 7, 2009 8/5/09 - 30 days to submit a plan of action, if done, grant an additional 60 days to obtain all permits and rough- in inspections, if done, grant an additional 90 days to complete repairs.
<i>Sq. Ft.: 1,376    Structural: <b>Poor</b>    Foundation: <b>Pier &amp; Beam</b>    Value: <b>\$5,796</b>    Total: <b>\$8,766</b> Del. Tax: <b>\$43.71</b></i>			
As of 12/17/09, the building is secure and the lot is semi-clean. No request for an extension of time has been submitted. No permits have been obtained to repair this property. On 7/22/09, an order was send to the City Contractor to mow the over-grown lot. The building is secure. No request for an extension of time has been submitted. The Community Enhancement Division has not received any recent complaints regarding this property. The certified notice of this meeting mailed to owner was returned marked “not at this address”.			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>09-004</b>	<b>1025 S. 11<sup>th</sup> St.</b> Lot E51’, W172’ N126’ S398’, Blk. B, Northington, Abilene, Taylor County, Texas	Alton Smith 3026 Woodway Cr. Abilene, TX 79606	Condemned: Jan. 7, 2009 8/5/09 - 30 days to submit a plan of action, if done, grant an additional 60 days to obtain all permits and rough- in inspections, if done, grant an additional 90 days to complete repairs.
<i>Sq. Ft.: 1496    Structural: <b>Pier &amp; Beam</b>    Foundation: <b>Poor</b>    Value: <b>\$19,668</b>    Total: <b>\$22, 238</b> Del. Tax: <b>\$258.68</b></i>			
As of 12/17/09, the building is secure and the lot is semi-clean. No request for an extension of time has been submitted. A building permit was obtained 1/26/09 and renewed 7/16/09, but no inspections have been requested. A temporary power pole was set and inspected, and an electrical permit was obtained 2/9/09, and an electrical rough-in was made 12/10/09. No other permits have been issued to repair this property. The Community Enhancement Division received a complaint regarding high weeds 8/2008, which resulted in the owner mowing the lot. Owner received the certified notice of this meeting, along with the extension request, on 11/24/09.			

Case No.	Address & Description	Owner	Board Action
<b>09-006</b>	<b>701 N. 12<sup>th</sup> St. (aka 701-1/2; 707; 709; 709-1/2)</b> E90 LTS 1-2 200 1-B JS Johnson, OT ABL, Abilene, Taylor County, Texas	Joe Howard 6009 W. Parker Rd., #149- 275 Plano, TX 75093-8120	Condemned: Jan. 15, 2009 8/5/09 - 30 days to submit a plan of action, if done, grant an additional 60 days to obtain all permits and rough- in inspections, if done, grant an additional 60 days to complete repairs.
<i>Sq. Ft.: 3944    Structural: Poor    Foundation: Pier &amp; Beam    Value: \$32,382    Total: \$33,282</i> <i>Del. Tax: \$4,831.10</i>			
As of 12/17/09, the building is secure and the lot is clean. No request for an extension of time has been submitted. A building permit was issued 7/27/09, but no inspections have been requested. No other permits have been issued to repair this property. The Community Enhancement Division has not received any recent complaints regarding this property. Owner received the certified notice of this meeting, along with the extension request form, prior to this meeting.			

Case No.	Address & Description	Owner	Board Action
<b>09-013</b>	<b>645 Locust</b> Lot 7, Blk 132, OLT Abilene, Taylor County, Texas	J. J. Oliver 645 Locust Abilene, TX 79602	Condemned: Feb. 5, 2009 9/2/09 - 30 days to submit a plan of action, if done, grant an additional 60 days to obtain all permits and rough- in inspections, if done, grant an additional 60 days to complete repairs.
<i>Sq. Ft.: 1,644    Structural: Poor    Foundation: Pier &amp; Beam    Value: \$16,083    Total: \$18,708</i> <i>Del. Tax: \$435.26</i>			
As of 12/17/09, the building is secure and the lot is semi-clean. No request for an extension of time has been submitted. No permits have been issued to repair this property. The Community Enhancement Division has received numerous complaints regarding high weeds and unsightly conditions at this property, the last being in December of 2008, which resulted in the property being condemned. The certified notice of this meeting mailed to the owner was returned marked “not deliverable as addressed, unable to forward”.			

Case No.	Address & Description	Owner	Board Action
<b>09-038</b>	<b>5434 Durango</b> Alameda Addn., Sec. 2, Blk. J, Lot 5, Abilene, Taylor County, Texas	Johnny Mark Faught 1473 Roanoak Dr. Abilene, TX 79603	Condemned: June 9, 2009
<i>Sq. Ft.: 1,104    Structural: Poor    Foundation: Slab    Value: \$9,095    Total: \$10,907</i> <i>Del. Tax: \$126.87</i>			

As of 12/17/09, the building is secure and the lot is clean. No request for an extension of time has been submitted. No permits have been issued to repair this property. Numerous complaints have been received by the Community Enhancement Division, resulting in the property being sent to condemnation. The certified notice of this meeting, along with the extension request form, was received by owner 11/23/09.

Case No.	Address & Description	Owner	Board Action
<b>09-039</b>	<b>2058 Sears</b> Sears Park, Blk. 32, Lots 19 & 20, Abilene, Taylor County, Texas	Manuel Guevara 2058 Sears Blvd. Abilene, TX 79603	Condemned: June 9, 2009
<i>Sq. Ft.: 816    Structural: <b>Poor</b>    Foundation: <b>B</b>    Value: <b>\$11,131</b>    Total: <b>\$12,111</b> Del. Tax: <b>\$281.78</b></i>			

As of 12/17/09, the building is semi-secure and the lot is semi-clean. No request for an extension of time has been submitted. No permits have been issued to repair this property. The Community Enhancement Division has not received any recent complaints regarding this property. The certified notice of this meeting was returned marked “unable to deliver”.

Case No.	Address & Description	Owner	Board Action
<b>09-040</b>	<b>1017 S. Danville</b> Elmwood West Sec. 8, Blk. 22, Lot 20, Abilene, Taylor County, Texas	Amy Duran 5220 Hartford #105 Abilene, TX 79605-3585	Condemned: June 9, 2009
<i>Sq. Ft.: 792    Structural: <b>Poor</b>    Foundation: <b>Pier &amp; Beam</b>    Value: <b>\$7,800</b>    Total: <b>\$10,604</b> Del. Tax: <b>\$246.71</b></i>			

As of 12/17/09, the building is secure and the lot is clean. Owner is requesting 180 days to complete repairs. A building permit was issued 6/11/09, but no inspections have been requested. No other permits have been issued to repair this property. Numerous complaints have been received by the Community Enhancement Division, all of which have been abated by the owner. Owner received the certified notice of this meeting, along with the extension request form, on 11/20/09.