

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

**March 3, 2010**

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, March 3, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas, to consider items on the following Agenda.

1. Call to order.
2. Approval of the minutes from the February 3, 2010 Meeting.
3. PUBLIC HEARING: Cases for rehabilitation and demolition.
4. 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

**3. 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
06-057	1726 Graham Outlot 3, Blk. H, Arthel Henson, Lot 2, Abilene, Taylor County, Texas	David Davila 1318 Orange Abilene, TX 79601	<p>Condemned: Sept. 25, 2006</p> <p>3/7/07 – 30 days for Plan of Action &amp; obtain permits; if done, 60 days to obtain rough-in inspections; if done, grant an additional 30 days to complete repairs.</p> <p>8/1/07 – 30 days to provide a Plan of action, if this is done an additional 60 days to obtain necessary permits and complete rough-in inspections; if done, 60 days to sell or demolish.</p> <p>5/7/08 – 30 days to provide a plan of action, with cost estimates, or demolish.</p> <p>9/3/08 – 60 days to obtain necessary permits and rough-in inspections, if done, grant additional 60 days to complete repairs.</p> <p>2/4/09 – 30 days to provide a plan of action and start obtaining necessary permits, and if done, grant 60 additional days to complete repairs.</p> <p>6/3/09 – 90 days &amp; strongly encourage owner to sell within this time frame.</p> <p>10/7/09 – 30 days for a plan of action, if done grant an additional 60 days to obtain all necessary permits and rough-in</p>

			inspections, if done, grant an additional 60 days to complete repairs.
<i>Sq. Ft.: 1072   Structural: Poor   Foundation: Pier &amp; Beam   Value: \$19,943   Total: \$21,466</i> <i>Del. Tax: \$2,155.77</i>			
As of 2/9/2010, the building is semi-secure and the lot is semi-clean. No request for a time extension has been submitted. The new owner has not taken out any permits to repair this property. The certified notice of this meeting, along with the extension request form, was received by owner. The Community Enhancement Division has not received any recent complaints regarding this property.			

Case No.	Address & Description	Owner	Board Action
<b>08-058</b>	<b>702 Meander</b> Lot 1 & 2, Blk. 4, Alta Vista, Abilene, Taylor County, Texas	Scott Tillman 2209 Palm Abilene, TX 79602	Condemned: June 5, 2008 1/7/09 – 90 days to sell. 5/6/09 – 30 days to sell. 8/5/09 – 30 days for a plan of action, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 90 days to complete repairs.
<i>Sq. Ft.: 3185   Structural: Poor   Foundation: Pier &amp; Beam   Value: \$40,497   Total: \$46,797</i> <i>Del. Tax: \$1,209.89</i>			
Building, plumbing and mechanical permits have been obtained, but no inspections have been requested. An electrical permit was obtained, and a final inspection was made 12/16/09. The Community Enhancement Division received a complaint regarding overgrown grass in 10/08, which resulted in the owner mowing the lot. The owner received the certified notice of this meeting, along with the extension request form, on 1/14/10.			

Case No.	Address & Description	Owner	Board Action
<b>08-082</b>	<b>2402 Walnut (&amp; rear bldg.)</b> OC Howell of North Pk. 3, 4 & 12-14, Blk. 1, Lot 5 & 6, Abilene, Taylor County, Texas	Christine Dodson 334 S. Leggett Abilene, TX 79605	Condemned: Nov. 12, 2008 6/3/09 - 30 days to provide plan of action, w/cost estimates, if done, 60 days to obtain all rough-in inspections, if done, 60 days to complete repairs. 10/7/09 – 60 days to obtain all rough-in inspections, and if this is done, grant an additional 60 days to complete repairs.
<i>Sq. Ft: 820   Structural: Poor   Foundation: Pire &amp; Beam   Value: \$22,351   Total: \$24,451</i> <i>Del. Tax: \$1,459.43</i>			

As of 2/9/2010, the building is unsecure and the lot is clean. No request for an extension of time has been submitted. Building, electrical and plumbing permits have been issued for the front house and the back apartment, but no inspections have been made. A complaint was received by the Community Enhancement Division in December, 2008, which resulted in the case being sent to the condemnation division. The certified notice of this meeting, along with the extension request form, was received by owner.

Case No.	Address & Description	Owner	Board Action
<b>08-088</b>	<b>1202 Plum</b> E/2 Lot 6, 200 Johnston OT, 1-A, ABL Abilene, Taylor County, Texas	Jessica L. Aguirres 1634 Burger St. Abilene, TX 79603	Condemned: Dec. 12, 2008 7/1/09 - 30 days for a plan of action, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs.
<i>Sq. Ft: 800    Structural: Poor    Foundation: Pier &amp; Beam    Value: \$7,412    Total: \$7,850</i> <i>Del. Tax: \$201.11</i>			

As of 2/9/10, the lot is semi-clean and the building is secure. No request for an extension of time has been submitted. A building permit was issued 2/26/09, but no inspections have been requested. An electrical permit was issued 4/8/09, and a rough-in inspection was made 5/1/09. No other permits have been issued to repair this property. Community Enhancement Division received complaints regarding unsightly conditions and a vehicle parked in the yard. The complaints were resolved by the owner. Owner received the certified notice of this meeting, along with the extension request form, on 1/19/10.

Case No.	Address & Description	Owner	Board Action
<b>09-019</b>	<b>442 &amp; 422-1/2 Portland</b> Park Heights, ABL, Blk. 12, Lot 7, Abilene, Taylor County, Texas	Wells Fargo Bank NA 1 Home Campus Dr. Des Moines, IA 50328-0001	Condemned: 17, 2009 10/7/09 - 30 days for a plan of action, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs.
<i>Sq. Ft.: 2,084    Structural: Poor    Foundation: Pier &amp; Beam    Value: \$58,302    Total: \$59,702</i> <i>Del. Tax: -0-</i>			

As of 2/9/10, 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 received a complaint regarding high weeds in Sept. 2009, which resulted in the City mowing the lot. The owner received the certified notice of this meeting, along with the extension request form, on 1/16/10.

Case No.	Address & Description	Owner	Board Action
<b>09-023</b>	<b>632 N. 10<sup>th</sup> St.</b> W35' E70' Lot 7, 199 4-3, Sharp ABL OT, Abilene, Taylor County, Texas	Kelly Alberta 818 Plum Abilene, TX 79601	Condemned: April 2, 2009 11/4/09 - 30 days for a plan of action, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs.
<i>Sq. Ft.: 324 Structural: Poor Foundation: Pier &amp; Beam Value: \$1,157 Total: \$1,332 Del. Tax: \$482.31</i>			
As of 2/9/10, the lot is clean and the building is semi-secure. 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 mailed to owner was returned marked "unclaimed".			

Case No.	Address & Description	Owner	Board Action
<b>09-024</b>	<b>910 Nelson</b> Meadowbrook Addn., Blk. 3, Lot 11, Abilene, Taylor County, Texas	M. D. Pierce Realty Group PO Box 871861 Mesquite, TX 75187-1861	Condemned: April 2, 2009 11/4/09 – 30 days to provide a plan of action and obtain all necessary permits.
<i>Sq. Ft.: 1,600 Structural: Poor Foundation: Slab Value: \$15,768 Total: \$16,329 Del. Tax: \$415.13</i>			
As of 2/8/10, the lot is clean and the building is secure. No request for an extension of time has been submitted. A building permit was issued 12/8/09, but no inspections have been requested. A plumbing permit was issued 12/3/09, and a rough-in, top-out inspection was made 2/3/10. An electrical permit was issued 12/8/09 and a rough-in inspection was made 12/4/10. The Community Enhancement Division had a recent complaint regarding unsightly conditions, which was abated by the owner.			

Case No.	Address & Description	Owner	Board Action
<b>09-028</b>	<b>318 EN 12<sup>th</sup> St.</b> College Drive Replat, Blk. 18, Lot 3, Rep of 12 & 13 to BF Horn Addn., Abilene, Taylor County, Texas	Oliver Frank Kirk 318 EN 12 <sup>th</sup> St. Abilene, TX 79601	Condemned: April 10, 2009 11/4/09 - 30 days for a plan of action, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs.
<i>Sq. Ft.: 1,006 Structural: Poor Foundation: Pier &amp; Beam Value: \$3,438 Total: \$5,460 Del. Tax: -0-</i>			
As of 2/9/10, 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 received a complaint about unsightly conditions, and the City contractor abated 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>09-029</b>	<b>1602 Shelton</b> Crescent Heights, Blk. N, Lot 28, Abilene, Taylor County, Texas	John & Betty Jean Leal 1602 Shelton Abilene, TX 79603	Condemned: April 20, 2009 11/4/09 - 30 days for a plan of action, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs.
<i>Sq. Ft.: 1,454   Structural: Poor   Foundation: Pier &amp; Beam   Value: \$26,204   Total: \$27,688 Del. Tax: \$718.92</i>			
As of 2/9/10, the lot is semi-clean and needs to be mowed. The building is secure. 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 mailed to the owner advising them of this meeting was returned marked “not deliverable as addressed”.			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>09-030</b>	<b>518 Forrest</b> Pecan Park, Blk. J, Lot 3, Abilene, Taylor County, Texas	Wanda Marie Gallion 518 Forrest Abilene, TX 79603	Condemned: April 23, 2009 11/4/09 - 30 days for a plan of action, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs.
<i>Sq. Ft.: 752   Structural: Poor   Foundation: Pier &amp; Beam   Value: \$12,003   Total: \$13,403 Del. Tax: -0-</i>			
As of 2/9/10, the building is unsecured and the lot needs to be cleaned. No request for an extension of time has been submitted. A building permit was issued 11/30/09, but no inspections have been requested. No other permits have been issued to repair this property. The Community Enhancement Division recently received a complaint regarding vehicles parked in the yard, and the owner abated the problem. Owner received the certified notice of this meeting, along with the extension request form, on 2/1/10.			

Case No.	Address & Description	Owner	Board Action
<b>09-050</b>	<b>1881 Jefferies</b> North Park Addn. of Jefferies, Blk. 26, Lot E72 W82 N100 of the A150 of N280, Abilene, Taylor County, Texas	Tennial, Oliver, Jr. 1881 Jefferies Abilene, TX 79603	Condemned: Aug. 6, 2009
<i>Sq. Ft:</i> <b>1512</b> <i>Structural:</i> <b>Poor</b> <i>Foundation:</i> <b>Pier &amp; Beam</b> <i>Value:</i> <b>\$,8,630</b> <i>Total:</i> <b>\$9,350</b> <i>Del. Tax:</i> <b>\$54.00</b>			
As of 2/9/10, 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 this property, the last complaints being in 2009 involved high grass and weeds and junk/abandoned vehicles. The owner abated the problems. The certified notice of this meeting was returned marked “vacant, unable to forward”.			

Case No.	Address & Description	Owner	Board Action
<b>09-051</b>	<b>1801 S. 3<sup>rd</sup> (garage only)</b> Wellington, Blk. B, Lot E63, Lts. 1-2, Abilene, Taylor County, Texas	Lynn D. & Helen M. Harris 1801 S. 3 <sup>rd</sup> . Abilene, TX 79602	Condemned: Aug. 6, 2009
<i>Sq. Ft:</i> <b>N/A</b> <i>Structural:</i> <b>Poor</b> <i>Foundation:</i> <b>P</b> <i>Value:</i> <b>N/A</b> <i>Total:</i> <b>\$24,066</b> <i>Del. Tax:</i> <b>-0-</b>			
As of 2/9/10, the lot needs to be cleaned. The building is semi-secure. No request for an extension of time has been submitted. A building permit was issued 10/8/09, but no inspections have been requested. The certified notice, along with the extension request, was received by the owner 1/14/10. The Community Enhancement Division has received numerous complaints regarding unsightly conditions and parking in the yard, which were abated by owner.			

Case No.	Address & Description	Owner	Board Action
<b>09-052</b>	<b>526 Meander (rear bldg. only)</b> Alta Vista, Blk. D, S 30’ E155’ of Lot 2 & N35’ E155’ of Lot 3, Abilene, Taylor County, Texas	Tonja Irene McAden 526 Meander Abilene, TX 79602	Condemned: Aug. 6, 2009
<i>Sq. Ft:</i> <b>N/A</b> <i>Structural:</i> <b>Poor</b> <i>Foundation:</i> <b>Pier &amp; Beam</b> <i>Value:</i> <b>N/A</b> <i>Total:</i> <b>\$42,228</b> <i>Del. Tax:</i> <b>-0-</b>			
As of 2/9/10, the lot is clean and the building is semi-secure. 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 mailed to the owner was returned marked “unable to forwarded”.			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>09-053</b>	<b>534 N. 8<sup>th</sup> St.</b> 6 177 3 3 LD King ABL of TIF #1, Abilene, Taylor County, Texas	Valentine & Angeleta Salazar 534 N. 8 <sup>th</sup> St. Abilene, TX 79601	Condemned: Aug. 6, 2009
<i>Sq. Ft:</i> <b>948</b> <i>Structural:</i> <b>Poor</b> <i>Foundation:</i> <b>Pier &amp; Beam</b> <i>Value:</i> <b>\$3,844</b> <i>Total:</i> <b>\$5,144</b> <i>Del. Tax:</i> <b>\$266.75</b>			
As of 2/9/2010, the lot is clean and the building is semi-secure. No request for an extension of time has been submitted. No permits have been issued to repair this property. The certified notice mailed to the owner was returned with the notation “vacant, unable to forward”. The Community Enhancement Division recently received a complaint regarding unsightly conditions, which resulted in the City abating the problem.			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>09-054</b>	<b>2489 Burger</b> Sears Park, Blk. 12, Lot 26, Abilene, Taylor County, Texas	Estrada Ramiro PO Box 1211 Abilene, TX 79604	Condemned: Aug. 7, 2009
<i>Sq. Ft:</i> <b>N/A</b> <i>Structural:</i> <b>Poor</b> <i>Foundation:</i> <b>N/A</b> <i>Value:</i> <b>-0-</b> <i>Total:</i> <b>\$264</b> <i>Del. Tax:</i> <b>\$6.58</b>			
As of 2/9/10, the building is unsecured and the lot needs to be cleaned. No request for an extension of time has been submitted. No permits have been issued to repair this property. The certified notice of this meeting, along with the extension request form, was received by owner 1/15/10. The Community Enhancement Division has received several complaints regarding this property, the last being high weeds in June 2009, which resulted in the owner moving the lot.			