

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

**August 5, 2015**

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, August 5, 2015, 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 July 1, 2015 meeting.
3. PUBLIC HEARING: Cases for rehabilitation, demolition or civil penalties.
4. Consideration, with possible action, regarding the request of Mr. Daniel Cato to be allowed to leave the foundation of the building demolished at his residence at 801 Victoria St. (see attachment)
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.).

\_\_\_\_\_  
City Secretary

**3. CASES FOR REHABILITATION, DEMOLITION OR CIVIL PENALTIES:**

**STATEMENT OF POLICY:** In all cases, except where specifically stated otherwise, 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 board orders the owner to demolish a structure or structures but the owner fails to demolish or appeal the board’s order, the City may demolish. Any appeal must be filed in district court within 30 calendar days after the aggrieved party receives notice of the board’s decision.

Case No.	Address & Description	Owner	Board Action
10-031	617 Jeanette 3 185 5 Wise ABL OT Piedmont, Abilene, Taylor County, Texas	Blanca Cortez 410 University Odessa, TX 79764	Condemned: June 10, 2010 1/12/11 - Granted 30 days to provide 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. 7/6/11 – Granted 30 days to obtain all necessary permits and rough-in inspections or demolish. 12/6/12 – Tabled. 5/6/15 – Granted 60 days to complete repairs.
<i>Sq. Ft.: 1,406 Structural: Poor Foundation: Pier &amp; Beam Value: \$8,482 Total: \$11,632 Del. Tax: \$1,222.15</i>			
<p>As of 7/23/2015, the building is secure and the lot is clean. A building permit was obtained on 12/17/13 and no inspections have been requested. The permit expired and was renewed on 1/5/15. A plumbing permit for a gas retest was obtained on 9/17/14 and was inspected on 9/19/14. An electrical permit was obtained on 3/26/15 and no inspections have been requested. No request for time extension has been submitted.</p> <p>Staff recommends the board make the following findings: (1) The owner <u>Blanca Cortez</u> has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On <u>May 6, 2015</u> the board made the following order:</p> <p><u>Granted 60 days to bring the property out of condemnation</u>, and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.</p> <p>Further, staff recommends that the Board assess civil penalties</p>			

Case No.	Address & Description	Owner	Board Action
<b>10-052</b>	<b>5281 Taos</b> Alameda Addn SEC 5, Block T, Lot 11., Abilene, Taylor County, Texas	Rosa Rodriguez 5358 Laguna Dr. Abilene, TX 79605-2529-58	Condemned: September 7, 2010. 12/3/14 – Granted 60 days to complete repairs. 4/1/15 – Assessed civil penalties and granted 60 days to complete repairs.
<i>Sq. Ft.: 1,324 Structural: Fair Foundation: Slab Value: \$31,762 Total: \$33,655 Del. Tax: \$1,254.56</i>			
<p>As of 7/23/2015, the building is secure and the lot is clean. A building permit was obtained on 4/2/14, no inspections were requested and the permit expired. The building permit was renewed on 12/18/14 and no inspections have been requested. An electrical permit was obtained 7/16/12 for the previous owner and a service change inspection was made on 7/16/12. An electrical permit was obtained on 1/30/15 and a final inspection was made on 2/3/15. A plumbing permit was obtained on 2/9/15 and no inspections have been requested. No request for time extension has been submitted.</p> <p>Staff recommends the board make the following findings: (1) The owner <b><u>Rosa Rodriguez</u></b> has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On <b><u>April 1, 2015</u></b> the board made the following order:</p> <p><b><u>Granted 60 days to bring the property out of condemnation,</u></b> and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.</p> <p>Further, staff recommends that the Board assess civil penalties.</p>			

Case No.	Address & Description	Owner	Board Action
10-062	629 & 629 ½ N. 8 <sup>th</sup> St. 6 146 2B Conrad & Menefee OT ABL TIF #1, Abilene, Taylor County, Texas	Terrence Sims 5317 Pueblo Dr. Abilene, TX 79605	Condemned: Sept. 23, 2010 4/6/11 - 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. 8/3/11 – Granted 30 days to sell. 11/2/11 – Granted 30 days to complete sale, if done, an additional 30 days to complete repairs. 2/1/12 – Tabled until the March meeting. 3/7/12 – Tabled. 12/3/14 – Granted 120 days to complete repairs. 5/6/15 – Assessed civil penalties and granted 60 days to complete repairs.
<i>Sq. Ft.: 768/240 Structural: Poor Foundation: Pier &amp; Beam Value: \$3,763 Total: \$5,203</i> <i>Del. Tax: \$364.50</i>			
<p>As of 7/23/2015, the building is secure and the lot is clean. A building permit was obtained on 3/12/14 and no inspections have been requested and the permit expired. The building permit was renewed on 12/18/14 and no inspections have been requested. An electrical permit was obtained on 5/5/15 and no inspections have been requested. No other permits have been obtained for repair of this property. No request for time extension has been submitted.</p> <p>Staff recommends the board make the following findings: (1) The owner <b>Terrence Sims</b> has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On <b>May 6, 2015</b> the board made the following order:</p> <p><b>Granted 60 days to bring the property out of condemnation,</b> and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.</p> <p>Further, staff recommends that the Board assess civil penalties.</p>			

Case No.	Address & Description	Owner	Board Action
<b>10-088</b>	<b>1818 Jefferies St.</b> North Park Addn, Block 26, Lot W100 E578.33 N100 2.3 AC TR, Abilene, Taylor County, Texas	Rosa Sims 5358 Laguna Dr. Abilene, TX 79605-2529-58	Condemned: Nov. 16, 2010 6/1/11 - 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. 11/2/11 – Granted 30 days to obtain all necessary permits and rough-in inspections. 3/7/12 – Tabled. 12/3/14 - Granted 90 days to complete repairs. 4/1/15 – Granted 30 days to complete repairs.
<i>Sq. Ft.: 1,361 Structural: Poor Foundation: Pier &amp; Beam Value: \$6,828 Total: \$7,628 Del. Tax: \$534.95</i>			
<p>As of 7/23/2015, the lot needs to be mowed and the building is secure. A building permit was obtained on 3/12/14, no inspections were requested and the permit expired. The building permit was renewed on 12/18/14 and no inspections have been requested. An electrical permit was obtained on 4/1/15 and no inspections have been requested. A plumbing permit was obtained on 4/27/15 and no inspections have been requested. No request for time extension has been submitted.</p> <p>Staff recommends the board make the following findings: (1) The owner <b>Rosa Sims</b> has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On <b>April 1, 2015</b> the board made the following order:</p> <p><b><u>Granted 30 days to bring the property out of condemnation,</u></b> and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.</p> <p>Further, staff recommends that the Board assess civil penalties.</p>			

Case No.	Address & Description	Owner	Board Action
<b>11-022</b>	<b>871/873 Cedar St.</b> LTS 6 179 3 Radford ABL OT, Abilene, Taylor County, Texas	Antonio Ortiz 1025 S. Willis St. Abilene, TX 79605-3921	Condemned: May 10, 2011 12/7/11 – Granted 90 days to complete the sale of the property. 6/6/12 – Granted 30 days to complete the sale of the property. 2/6/13 – Tabled. 4/1/15 – Granted 90 days to complete repairs.
<i>Sq. Ft.: <b>1,880</b> Structural: <b>Poor</b> Foundation: <b>Pier &amp; Beam</b> Value: <b>\$8,550</b> Total: <b>\$10,398</b>  <i>Del. Tax: <b>\$381.29</b></i> </i>			
<p>As of 7/23/2015, the building is secure and the lot needs to be cleaned and mowed. A building permit was obtained on 9/23/13 and no inspections were requested and the permit is expired. No other permits have been obtained for repair of this property. No request for time extension has been submitted.</p> <p>Staff recommends the board make the following findings: (1) The owner <b><u>Antonio Ortiz</u></b> has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On <b><u>April 2, 2015</u></b> the board made the following order:</p> <p><b><u>Granted 90 days to bring the property out of condemnation,</u></b> and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.</p> <p>Further, staff recommends that the Board assess civil penalties</p>			

Case No.	Address & Description	Owner	Board Action
11-027	<b>1934 S. 3<sup>rd</sup> (Rear Bldg. Only)</b> E63 W 148 S 190 207 OT 2 ABL, Abilene, Taylor County, Texas	Blanca Cortez 410 University Odessa, TX 79764	Condemned: June 8, 2011 1/4/12 – Granted 30 days to submit a plan of action, obtain a building permit and remove stairs, deck and supports. 5/6/15 – Granted 60 days to complete repairs.
<i>Sq. Ft.: 1440/960 Structural: Poor Foundation: Pier &amp; Beam Value: 31,104 Total: \$37,089 Del. Tax: \$2,293.62</i>			
<p>As of 7/23/2015, the building is secure and the lot is needs to be mowed. A building permit was obtained on 12/17/13 and no inspections have been requested and the permit expired. The building permit was renewed on 1/5/15 and no inspections have been requested. No other permits have been obtained for repair of this property. No request for an extension of time has been submitted.</p> <p>Staff recommends the board make the following findings: (1) The owner <b><u>Blanca Cortez</u></b> has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On <b><u>May 6, 2015</u></b> the board made the following order:</p> <p><b><u>Granted 60 days to bring the property out of condemnation</u></b>, and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.</p> <p>Further, staff recommends that the Board assess civil penalties</p>			

Case No.	Address & Description	Owner	Board Action
<b>12-043</b>	<b>424 Elm Creek Rd.</b> AO349 20 A Thompson Tract 2 (Hagar Add) Acres 1.9, Abilene, Taylor County, Texas	Alton & Alicia Smith P.O. Box 4139 Abilene, TX 79608	Condemned: August 6, 2004. 12/3/14 – Granted 60 days to complete repairs. 4/1/15 – Granted 90 days to complete repairs.
<i>Sq. Ft.: 1,512 Structural: Fair Foundation: Pier &amp; Beam Value: \$5,220 Total: \$17,710 Del. Tax: \$0</i>			
<p>As of 7/23/2015, the building is secure and the lot is clean. A building permit was obtained 4/17/13 and a roof framing inspection was made on 8/7/13. No other inspections were requested. The permit expired and was renewed on 5/7/14 and 5/22/15. An electrical permit was obtained on 1/21/15 and a rough-in inspection was approved on 2/21/15. No other permits have been obtained for repair of this property. No request for time extension has been submitted.</p> <p>Staff recommends the board make the following findings: (1) The owners <b><u>Alton &amp; Alicia Smith</u></b> have received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On <b><u>April 1, 2015</u></b> the board made the following order:</p> <p><b><u>Granted 90 days to bring the property out of condemnation</u></b>, and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.</p> <p>Further, staff recommends that the Board assess civil penalties.</p>			



Case No.	Address & Description	Owner	Board Action
<b>13-011</b>	<b>1934 S 3<sup>rd</sup> St.</b> E63 W148 S190 207 OT 2ABL, Abilene, Taylor County, Texas	Blanca Cortez 410 University Odessa, TX 79764	Condemned: May 9, 2013. 5/6/15 – Granted 60 days to complete repairs.
<i>Sq. Ft.: 1,440 Structural: <b>Poor</b> Foundation: <b>Pier &amp; Beam</b> Value: <b>\$11,174</b> Total: <b>\$11,766</b> Del. Tax: <b>\$2,786.40</b></i>			
As of 7/23/2015, the lot is clean and the building is secure. A building permit was obtained on 12/17/13 and no inspections have been requested. A plumbing permit was obtained for a gas retest only on 9/17/14 and no inspections have been requested and the permit expired. The plumbing permit was renewed on 3/17/15 and no inspections have been requested. An electrical permit was obtained on 3/26/15 and failed the final inspection on 6/26/15. No request for time extension has been submitted.			
Staff recommends the board make the following findings: (1) The owners <b>Blanca Cortez</b> have received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On <b>May 6, 2015</b> the board made the following order:			
<b>Granted 60 days to bring the property out of condemnation</b> , and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.			
Further, staff recommends that the Board assess civil penalties			

Case No.	Address & Description	Owner	Board Action
<b>14-025</b>	<b>5134 Congress Av.</b> Holiday Hills Sec 1, Block B Lot 8, Abilene, Taylor County, Texas	Richard Meek III & Angelica Hernandez 735 Redwood Dr Abilene, TX 79603-5524	Condemned: December 16, 2014. 5/6/15 – Granted 30 days to provide a plan of action.
<i>Sq. Ft.: 1,192 Structural: <b>Poor</b> Foundation: <b>Slab</b> Value: <b>\$2,420</b> Total: <b>\$3,410</b> Del. Tax: <b>\$1,162.49</b></i>			
As of 7/23/2015, the building is secure and the lot is clean. A building permit was obtained on 6/22/15 and no inspections have been requested. No other permits have been obtained for repair of this property. No request for time extension has been submitted.			