



## **City of Abilene Board of Building Standards Agenda**

Notice is hereby given of a meeting of the Board of Building Standards to be held on Wednesday, February 1, 2017 at 8:15 AM at 555 Walnut Street, 2nd Floor Council Chambers, for the purpose of considering the following agenda items.

**1. Call to Order**

**2. Minutes**

- a. Approval of minutes from January 4, 2017

**3. PUBLIC HEARING:**

- a. **Case No. 10-031** – 617 Jeanette St (3 185 5 Wise ABL OT Piedmont, Abilene, Taylor County, Texas) Owner(s): Blanca Cortez
- b. **Case No. 10-052** – 5281 Taos Dr (Alameda Adnn Sec 5, Block T, Lot 11, Abilene, Taylor County, Texas) Owner(s): Rosa M Rodriguez
- c. **Case No. 10-088** – 1818 Jefferies (North Park Adnn, Block 26, Lot W100 E578.33 N100 2.3 AC TR, Abilene, Taylor County, Texas) Owner(s): Rosa Sims
- d. **Case No. 10-089** – 2001 Graham St (Sears Park, Block 35, Lot 18, Abilene, Taylor County, Texas) Owner(s): Mary Pena
- e. **Case No. 12-025** – 1441 S 2<sup>nd</sup> St (OT Abilene, Block 120, Lot W1/2 of 11 & 12) Owner(s): Benjamin S Sanchez
- f. **Case No. 15-007** – 1329 S Jefferson Dr (Elmwood West Sec 11, Block D, Lot 26) Owner(s): Trisha Richardson
- g. **Case No. 16-018** – 1434 Hickory St (OT Abilene, Block 204, Lot 12 & S1/2 of 13, Outlot 2-C Baldwin) Owner(s): Sally Alcantar

**4. Adjournment**

### **NOTICE**

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending Board of Adjustment meetings. To better serve you requests should be received forty-eight (48) hours prior to the meetings. Please contact Planning at 676-6237. Telecommunication device for the deaf is 676-6360.

### **CERTIFICATION**

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



**Board of Building Standards  
Agenda Memo**

**Board of Building Standards Meeting Date: 2/1/2017**

**TO: Mr. Tim Littlejohn, Chief Building Official**

**FROM: Mr. Michael Moffitt, Code Enforcement/Building Condemnation**

**Case No. 10-031 – 617 Jeanette St (3 185 5 Wise ABL OT Piedmont, Abilene, Taylor  
SUBJECT: County, Texas) Owner(s): Blanca Cortez**

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**GENERAL INFORMATION**

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

COUNTY RECORDS – WARRANTY DEED NAMING BLANCA CORTEZ TO BE THE OWNER

TAYLOR CAD – SHOWS OWNER TO BE BLANCA CORTEZ

SECRETARY OF STATE – NO RECORDS FOR THIS NAME FOUND

TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE

UTILITY RECORDS OF THE MUNICIPALITY – SHOWS PREVIOUS OWNER WAS LAST USER.

SEARCH VALIDATES THE OWNER OF THE PROPERTY IS BLANCA CORTEZ.

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

Staff Recommendation: Findings:

On November 2, 2016, the board made the following order: 2 weeks to obtain permits, if that is done, 30 days to complete all repairs and bring the property out of condemnation.

1. Order demolition of outer accessory buildings (2) and re-enforce original board order.

And or 2. Assess civil penalties due to the owner has failed to comply with the order of the board on November 2, 2016 and has failed to take action necessary for compliance with the ordinances. Order: Assess civil penalties, from November 2, 2016 to January 31, 2017, in the amount of \$19.5824176 per day (91 days) with a sum of \$1,782.00.

## **BOARD OR COMMISSION RECOMMENDATION**

The Board of Building Standards will hear this case on February 1, 2017.

### **ATTACHMENTS:**

Description	Type
▣ Case No. 10-031	Cover Memo
▣ Power Point Case No. 10-031	Cover Memo



Case No.	Address & Description	Owner	Board Action
10-031	<b>617 Jeanette St</b> (3 185 5 Wise ABL OT Piedmont, Abilene, Taylor County, Texas)  s	Blanca Cortez 410 University Blvd, Odessa, TX 79764-7108	Condemned: June 10, 2010 5/6/15 – Granted 60 days to complete repairs and bring property out of condemnation. 8/5/2015 – Assessed civil penalties in the amount of \$14,871.00. 11/3/2016 – 2 weeks to obtain permits and mow and clean the property, if that is done, 60 days to complete and bring property out of condemnation
<i>Sq. Ft.: 1406.0 Structural: Fair Foundation: P Value: \$9309.0 Total: \$12,459.0</i> <i>Del. Tax: \$309.69</i>			
As of 01/16/2017, the building is secure and the lot is semi-clean. Building permits were renewed on 11/02/2016. An electrical final was passed on 12/04/2015. A plumbing final was passed on 09/19/2014. No request for time extension has been submitted.			

# **BOARD OF BUILDING STANDARDS**

**FEBRUARY 1, 2017**



ITEM NO. 3 (b)  
**CASE # 10-031**

**617 JEANETTE ST.**



# CHECKLIST FOR RECORDS SEARCH

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

**COUNTY RECORDS** – WARRANTY DEED NAMING **BLANCA CORTEZ** TO BE THE OWNER

**TALOR CAD** – SHOWS OWNER TO BE **BLANCA CORTEZ**

**SECRETARY OF STATE** – NO RECORDS FOR THIS NAME FOUND

**TAX RECORDS OF THE MUNICIPALITY** – NOT APPLICABLE

**UTILITY RECORDS OF THE MUNICIPALITY** – SHOWS PREVIOUS OWNER WAS LAST USER.

SEARCH VALIDATES THAT THE OWNER OF THE PROPERTY IS **BLANCA CORTEZ**



# TIMELINE OF NOTIFICATIONS

- **SEPTEMBER 20, 2013** – INITIAL NOTICE OF CONDEMNATION
- **SEPTEMBER 20, 2013** - TIMEFRAME FOR REPAIRS
- **MAY 6, 2015** – BOBS DECISION LETTER – GRANTED 60 DAYS TO COMPLETE
- **AUGUST 5, 2015** – BOBS DECISION LETTER – ISSUANCE OF CIVIL PENALTIES
- **JULY 25, 2016** – SENT NEW NOTICE OF CONDEMNATION WHICH INCLUDES VIOLATION AND REMEDIES
- **OCTOBER 12, 2016** – SENT NOTICE OF HEARING BEFORE BOBS
- **NOVEMBER 2, 2016** – SENT BOBS DECISION LETTER – 2 WEEKS TO OBTAIN PERMITS AND IF THAT IS DONE, 60 DAYS TO COMPLETE
- **JANUARY 17, 2017** – SENT NOTICE OF FEBRUARY BOBS MEETING



# PUBLIC NOTICE

AND IS CONDEMNED BY THE CITY  
OF ABILENE

CONTACT CITY OF ABILENE 325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

—NOTICE—

PUBLIC HEARING  
CONCERNING CONDEMNATION  
OF THIS PROPERTY  
AT CITY HALL ON

FEBRUARY 1, 2017 AT 8:15 A.M.

All interested parties are urged to attend.  
676-6277

Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

1. Specific time frame needed to complete repairs.
2. Specific scope of repair work to be completed.
3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.

You have a right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

- Jan 18, 2017, 2:24 PM





# FRONT/WEST SIDE



- Jan 18, 2017, 2:24 PM





# NORTH SIDE



- Jan 18, 2017, 2:25 PM





# SOUTH SIDE



- Jan 18, 2017, 2:25 PM





# REAR/EAST SIDE



- Jan 18, 2017, 2:26 PM





# UNSIGHTLY CONDITIONS





# DILAPIDATED GARAGE



- Jan 18, 2017, 2:26 PM





# DILAPIDATED ACCESSORY STRUCTURE



- Jan 18, 2017, 2:26 PM





# DILAPIDATED FENCE



- Jan 18, 2017, 2:26 PM





# FRONT BEDROOM



# Staff Recommendation:

1. Order demolition of outer accessory buildings (2) and re-enforce original board order. And or

## **2. Findings:**

Access civil penalties due to the owner has failed to comply with the order of the board on **November 2, 2016** and has failed to take action necessary for compliance with the ordinances.

### **Order:**

Assess civil penalties, from **November 2, 2016** to **January 31, 2017**, in the amount of **\$19.5824176 per day (91 days) with a sum of \$1,782.00.**





**END OF  
617 JEANETTE ST  
PRESENTATION**





**Board of Building Standards  
Agenda Memo**

**Board of Building Standards Meeting Date: 2/1/2017**

**TO: Mr. Tim Littlejohn, Chief Building Official**

**FROM: Mr. Michael Moffitt, Code Enforcement/Building Condemnation**

**Case No. 10-052 – 5281 Taos Dr (Alameda Adnn Sec 5, Block T, Lot 11, Abilene, Taylor  
SUBJECT: County, Texas) Owner(s): Rosa M Rodriguez**

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**GENERAL INFORMATION**

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

COUNTY RECORDS – GENERAL WARRANTY DEED SHOWING ROSA RODRIGUEZ AKA ROSA SIMS TO BE THE OWNER

TAYLOR CAD – SHOWS OWNER TO BE ROSA M RODRIGUEZ AKA ROSA SIMS

SECRETARY OF STATE – NO RECORDS FOR THIS NAME FOUND

TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE

UTILITY RECORDS OF THE MUNICIPALITY – LAST KNOWN USER WAS PREVIOUS OWNER ISOBEL WESTMORLAND

SEARCH VALIDATES THE OWNER OF THIS PROPERTY TO BE ROSA SIMS

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

Staff Recommendations:

Findings:

1. The owner(s), Rosa Sims, has/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 on July 26, 2016, and was advised of his/her need to comply with those requirements.

2. On November 2, 2016, the board made the following order: 2 weeks to obtain permits, if that is done, 30 days to complete all repairs and bring the property out of condemnation.

3. Owner has failed to comply with the order of the board on November 2, 2016 and has failed to take action necessary for compliance with the ordinances. Order: Assess civil penalties, from November 2, 2016 to January 31, 2017, in the amount of \$19.5824176 per day (91 days) with a sum of \$1,782.00.

**BOARD OR COMMISSION RECOMMENDATION**

The Board of Building Standards will hear this case on February 1, 2017.

**ATTACHMENTS:**

Description	Type
☐ Case No. 10-052	Cover Memo
☐ PowerPoint 10-052	Presentation

Case No.	Address & Description	Owner	Board Action
10-052	<b>5281 Taos Dr</b> (Alameda Adnn Sec 5, Block T, Lot 11, Abilene, Taylor County, Texas)  s	Rosa Sims 5358 Laguna Dr Abilene, TX 79605-2529	Condemned: September 7, 2010 12/03/2014 – Granted 60 days to complete repairs and bring property out of condemnation. 8/5/2015 – 2 weeks to complete repairs and bring property out of condemnation 09/02/2015 – Issued civil penalties in the amount of \$4228.00 11/02/2016 – Granted 2 weeks to obtain permits and if that was done, 30 days to bring the property out of condemnation
<i>Sq. Ft.: 1374.0 Structural: Good Foundation: Slab Value: \$33,747.0 Total: \$35,640.0 Del. Tax: \$3472.46</i>			
As of 01/16/2017, the building is secure and the lot is semi-clean. Building permit is currently expired. An electrical final was passed on 02/03/2015. A plumbing final failed on 01/03/2017. No request for time extension has been submitted.			

ITEM NO. 3 (c)  
**CASE # 10-052**

**5281 TAOS DR.**



# CHECKLIST FOR RECORDS SEARCH

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

**COUNTY RECORDS** – GENERAL WARRANTY DEED SHOWING **ROSA RODRIGUEZ AKA ROSA SIMS** TO BE THE OWNER

**TALOR CAD** – SHOWS OWNER TO BE **ROSA M RODRIGUEZ AKA ROSA SIMS**

**SECRETARY OF STATE** – NO RECORDS FOR THIS NAME FOUND

**TAX RECORDS OF THE MUNICIPALITY** – NOT APPLICABLE

**UTILITY RECORDS OF THE MUNICIPALITY** – LAST KNOWN USER WAS PREVIOUS OWNER ISOBEL WESTMORLAND

SEARCH VALIDATES THE OWNER OF THIS PROPERTY TO BE **ROSA SIMS**

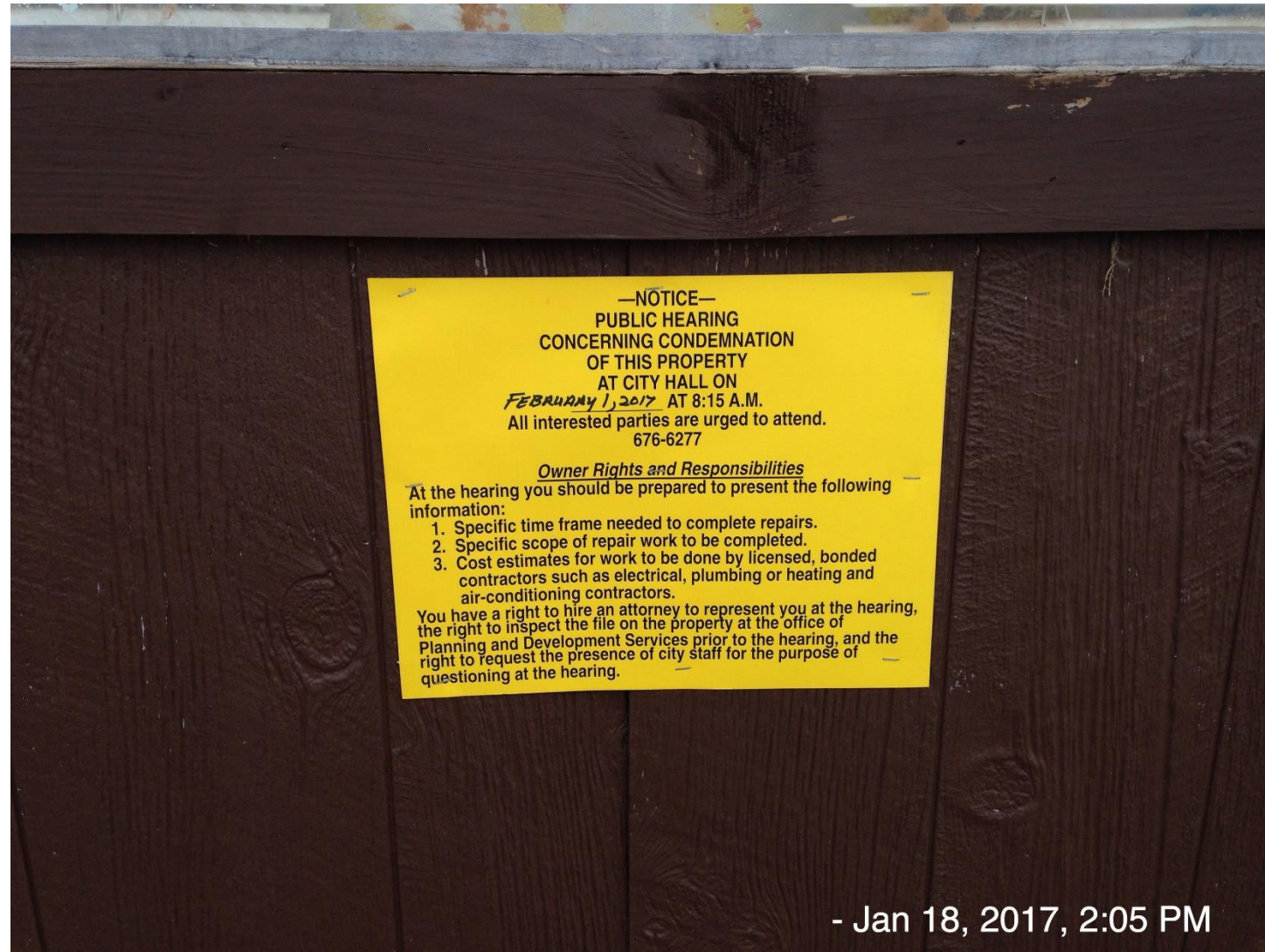


# TIMELINE OF NOTIFICATIONS

- **DECEMBER 3, 2014** – BOBS DECISION LETTER: GRANTED 60 DAYS TO COMPLETE
- **APRIL 2, 2015** – BOBS DECISION LETTER: TABLED FOR 30 DAYS
- **AUGUST 5, 2015** – BOBS DECISION LETTER – GRANTED 2 WEEKS TO COMPLETE
- **SEPTEMBER 2, 2015** – BOBS DECISION LETTER: ISSUANCE OF CIVIL PENALTIES
- **JULY 26, 2016** – SENT NEW NOTICE OF CONDEMNATION WHICH INCLUDES
- VIOLATION AND REMEDIES
- **OCTOBER 12, 2016** – NOTICE OF HEARING BEFORE BOBS NOVEMBER 2, 2016
- **NOVEMBER 2, 2017** – SENT BOBS DECISION LETTER - 2 WEEKS TO OBTAIN ALL PERMITS, IF THAT IS DONE, 30 DAYS TO COMPLETE
- **JANUARY 17, 2017** – SENT NOTICE OF FEBRUARY BOBS MEETING



# PUBLIC NOTICE





# FRONT/NORTH SIDE



- Jan 18, 2017, 2:05 PM





# WEST SIDE



- Jan 18, 2017, 2:05 PM





# EAST SIDE



- Jan 18, 2017, 2:05 PM



# Staff Recommendations:

## Findings:

1. The owner(s), **Rosa Sims**, has/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 on **July 26, 2016**, and was advised of his/her need to comply with those requirements.
2. On **November 2, 2016**, the board made the following order: **2 weeks to obtain permits, if that is done, 30 days to complete all repairs and bring the property out of condemnation.**
3. Owner has failed to comply with the order of the board on **November 2, 2016** and has failed to take action necessary for compliance with the ordinances.

## Order:

Assess civil penalties, from **November 2, 2016** to **January 31, 2017**, in the amount of **\$19.5824176** per day (91 days) with a sum of **\$1,782.00**.



**END OF  
5281 TAOS DR.  
PRESENTATION**





**Board of Building Standards  
Agenda Memo**

**Board of Building Standards Meeting Date: 2/1/2017**

**TO: Mr. Tim Littlejohn, Chief Building Official**

**FROM: Mr. Michael Moffitt, Code Enforcement/Building Condemnation**

**Case No. 10-088 – 1818 Jefferies (North Park Adnn, Block 26, Lot W100 E578.33 N100  
SUBJECT: 2.3 AC TR, Abilene, Taylor County, Texas) Owner(s): Rosa Sims**

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**GENERAL INFORMATION**

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

COUNTY RECORDS – DEED OF TRUST AND WARRANTY DEED BETWEEN KENNETH AND SHARON DENNISON (LIENHOLDERS) AND ROSA SIMS (OWNER)

TAYLOR CAD – SHOWS OWNER TO BE ROSA SIMS

SECRETARY OF STATE – NO RECORDS FOR THIS NAME FOUND

TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE

UTILITY RECORDS OF THE MUNICIPALITY – INACTIVE SINCE 11/4/10. SEARCH REVEALS ROSA SIMS TO BE THE OWNER OF THIS PROPERTY.

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

Staff Recommendations:

Findings:

1. The owner(s), Rosa Sims, has/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 on July 26, 2016, and was advised of his/her need to comply with those requirements.
2. On November 2, 2016, the board made the following order: 2 weeks to obtain permits, if that is done, 30 days to complete all repairs and bring the property out of condemnation.

3. Owner has failed to comply with the order of the board on November 2, 2016 and has failed to take action necessary for compliance with the ordinances. Order: Assess civil penalties, from November 2, 2016 to January 31, 2017, in the amount of \$74.843956 per day (91 days) with a sum of \$6810.80.

### **BOARD OR COMMISSION RECOMMENDATION**

The Board of Building Standard will hear this case on February 1, 2017.

### **ATTACHMENTS:**

Description	Type
☐ Case No. 10-088	Cover Memo
☐ PowerPoint 10-088	Presentation

Case No.	Address & Description	Owner	Board Action
10-088	<b>1818 Jefferies St</b> (North Park Adnn, Block 26, Lot W100 E578.33 N100 2.3 AC TR, Abilene, Taylor County, Texas)  s	Rosa Sims 5358 Laguna Dr Abilene, TX 79605-2529	Condemned: November 16, 2010 12/03/2014 – Granted 90 days to complete repairs and bring property out of condemnation. 4/01/2015 – 30 days to complete repairs and bring property out of condemnation 09/02/2015 – Issued civil penalties in the amount of \$8606.00 11/02/2016 – Granted 2 weeks to obtain permits and if that was done, 45 days to bring the property out of condemnation
<i>Sq. Ft.: 1361.0 Structural: Fair Foundation: P Value: \$6,997.0 Total: \$7,797.0</i> <i>Del. Tax: \$193.80</i>			
As of 01/16/2017, the building is secure and the lot is semi-clean. Building permit was expired and re-permitted on 11/17/2016. The electrical permit was expired and re-permitted on 11/17/2016. A plumbing permit was obtained on 05/02/2016 and no inspections have been made. No request for time extension has been submitted.			



ITEM NO. 3 (d)  
**CASE # 10-088**

**1818 JEFFERIES ST.**



# CHECKLIST FOR RECORDS SEARCH

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

**COUNTY RECORDS** – DEED OF TRUST AND WARRANTY DEED BETWEEN **KENNETH AND SHARON DENNISON** (LIENHOLDERS) AND **ROSA SIMS** (OWNER)

**TALOR CAD** – SHOWS OWNER TO BE **ROSA SIMS**

**SECRETARY OF STATE** – NO RECORDS FOR THIS NAME FOUND

**TAX RECORDS OF THE MUNICIPALITY** – NOT APPLICABLE

**UTILITY RECORDS OF THE MUNICIPALITY** – INACTIVE SINCE 11/4/10.

SEARCH REVEALS **ROSA SIMS** TO BE THE OWNER OF THIS PROPERTY.

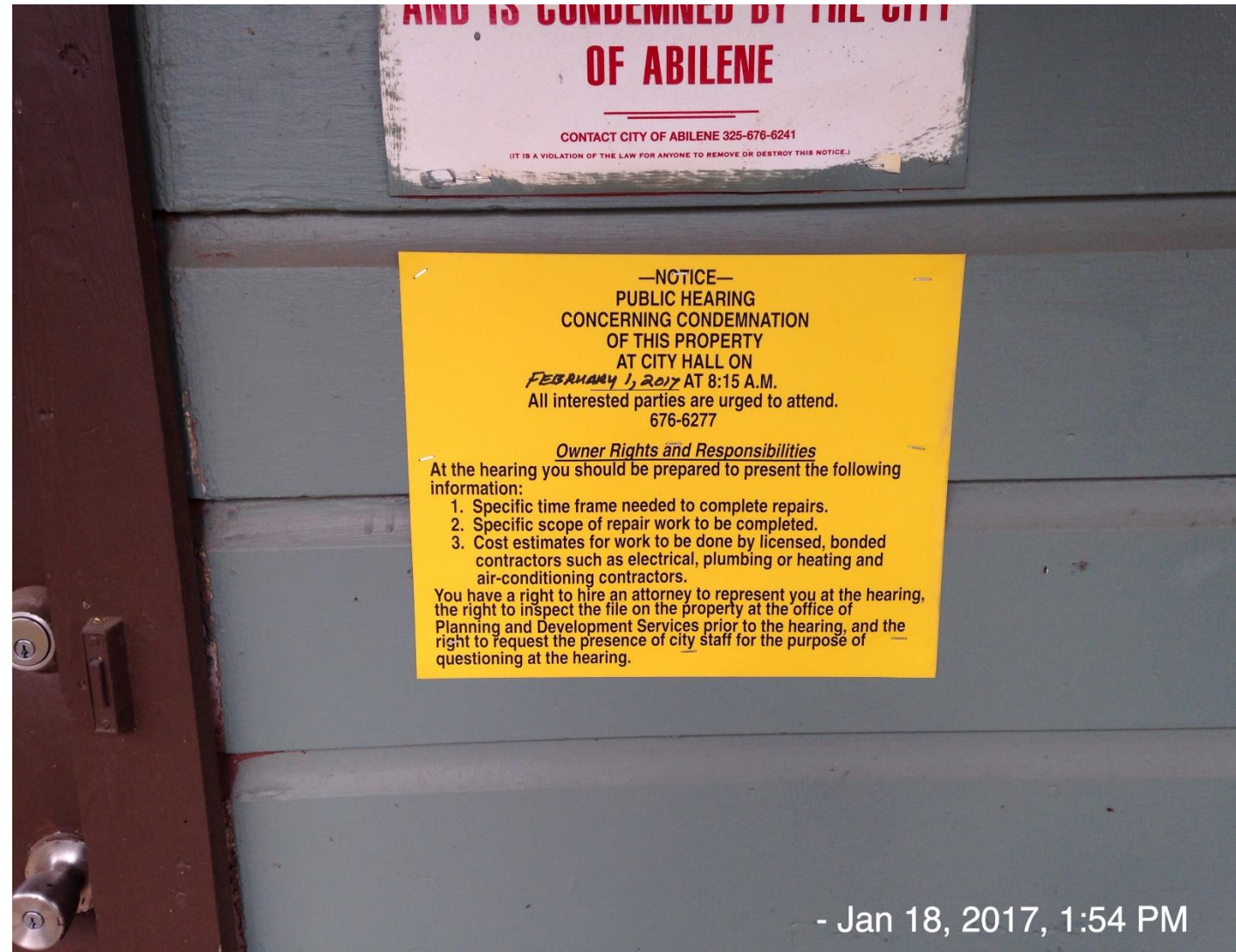


# TIMELINE OF NOTIFICATIONS

- **SEPTEMBER 20, 2013** – INITIAL NOTICE OF CONDEMNATION
- **NOVEMBER 7, 2013** - TIMEFRAME FOR REPAIRS
- **DECEMBER 4, 2014** – BOBS DECISION LETTER: GRANTED 30 DAYS TO COMPLETE REPAIRS AND BRING PROPERTY OUT OF CONDEMNATION
- **APRIL 1, 2015** – BOBS DECISION LETTER: GRANTED 30 DAYS TO COMPLETE
- **AUGUST 5, 2015** – BOBS DECISION LETTER: GRANTED 2 WEEKS TO COMPLETE
- **SEPTEMBER 3, 2015** – BOBS DECISION LETTER: BOBS ASSESSED CIVIL PENALTIES
- **JULY 27, 2016** – SENT NOTICE OF CONDEMNATION TO LIENHOLDER
- **JULY 27, 2016** – SENT NEW NOTICE OF CONDEMNATION TO OWNER
- **OCTOBER 12, 2016** – SENT NOTICE OF NOVEMBER 2, 2016 BOBS MEETING
- **NOVEMBER 2, 2017** – SENT BOBS DECISION LETTER – 2 WEEKS TO OBTAIN PERMITS, IF THAT IS DONE, 45 DAYS TO COMPLETE
- **JANUARY 17, 2017** – SENT NOTICE OF FEBRUARY BOBS MEETING



# PUBLIC NOTICE



- Jan 18, 2017, 1:54 PM





# FRONT/SOUTH SIDE



- Jan 18, 2017, 1:55 PM





# EAST SIDE



- Jan 18, 2017, 1:55 PM





# REAR/NORTH SIDE



- Jan 18, 2017, 1:55 PM





# WEST SIDE



- Jan 18, 2017, 1:56 PM





# Staff Recommendations:

## **Findings:**

1. The owner(s), **Rosa Sims**, has/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 on **July 26, 2016**, and was advised of his/her need to comply with those requirements.
2. On **November 2, 2016**, the board made the following order: **2 weeks to obtain permits, if that is done, 30 days to complete all repairs and bring the property out of condemnation.**
3. Owner has failed to comply with the order of the board on **November 2, 2016** and has failed to take action necessary for compliance with the ordinances.

## **Order:**

Assess civil penalties, from **November 2, 2016** to **January 31, 2017**, in the amount of **\$74.843956** per day (91 days) with a sum of **\$6810.80**.



**END OF  
1818 JEFFERIES ST.  
PRESENTATION**





**Board of Building Standards  
Agenda Memo**

**Board of Building Standards Meeting Date: 2/1/2017**

**TO: Mr. Tim Littlejohn, Chief Building Official**

**FROM: Mr. Michael Moffitt, Code Enforcement/Building Condemnation**

**SUBJECT: Case No. 10-089 – 2001 Graham St (Sears Park, Block 35, Lot 18, Abilene, Taylor  
County, Texas)  
Owner(s): Mary Pena**

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**GENERAL INFORMATION**

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT. DATE OF SEARCH – DECEMBER 13, 2016  
COUNTY RECORDS – SHERIFF'S DEED TO MARY BACA PENA  
TAYLOR CAD – SHOWS OWNER(S) TO BE MARY BACA PENA SECRETARY OF STATE – NO RECORDS FOR THIS NAME FOUND  
TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE  
UTILITY RECORDS OF THE MUNICIPALITY – LAST KNOWN USER WAS AN OCCUPANT OR RENTER. SERVICE HAS BEEN TERMINATED SINCE DECEMBER 3, 2008.  
SEARCH REVEALS MARY BACA PENA TO BE THE OWNER OF THIS PROPERTY.

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

Staff Recommendation:

ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND PROVIDE PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES. AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS AND ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS.

**BOARD OR COMMISSION RECOMMENDATION**

The Board of Building Standards will hear this case on February 1, 2017.

**ATTACHMENTS:**

Description	Type
☐ Case No. 10-089	Cover Memo
☐ PowerPoint 10-089	Presentation



Case No.	Address & Description	Owner	Board Action
10-089	<b>2001 Graham St</b> (Sears Park, Block 35, Lot 18, Abilene, Taylor County, Texas)  s	Mary Pena 2042 Kirkwood St, Abilene, TX 79603	Condemned: December 02, 2010
<i>Sq. Ft.: 1272.0 Structural: <b>Poor</b> Foundation: p Value: <b>\$4,868.0</b> Total: <b>\$5,858.0</b>            Del. Tax: <b>\$0</b> </i>			
As of 01/16/2017, the building is secure and the lot is semi-clean. No permits have been obtained for the repair of this property and no inspections have been made. No request for time extension has been submitted.			

ITEM NO. 3 (e)  
**CASE # 10-089**

**2001 GRAHAM ST.**



# CHECKLIST FOR RECORDS SEARCH

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

DATE OF SEARCH – DECEMBER 13, 2016

**COUNTY RECORDS – SHERIFF'S DEED TO MARY BACA PENA**

**TALOR CAD – SHOWS OWNER(S) TO BE MARY BACA PENA**

**SECRETARY OF STATE – NO RECORDS FOR THIS NAME FOUND**

**TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE**

**UTILITY RECORDS OF THE MUNICIPALITY – LAST KNOWN USER WAS AN OCCUPANT OR RENTER. SERVICE HAS BEEN TERMINATED SINCE DECEMBER 3, 2008.**

SEARCH REVEALS **MARY BACA PENA** TO BE THE OWNER OF THIS PROPERTY.



# TIMELINE OF NOTIFICATIONS

- **SEPTEMBER 8, 2014** – INITIAL NOTICE OF CONDEMNATION
- **JULY 27, 2016** – SENT NEW NOTICE OF CONDEMNATION
- **NOVEMBER 16, 2016** – SENT NOTICE OF JANUARY 4, 2017 BOBS MEETING
- **JANUARY 4, 2017** – SENT BOBS DECISION LETTER – TABLED UNTIL THE FEBRUARY 1, 2017 BOBS MEETING
- **JANUARY 17, 2017** – SENT NOTICE OF FEBRUARY BOBS MEETING





# PUBLIC NOTICE



- Jan 18, 2017, 1:44 PM





# FRONT/WEST SIDE



- Jan 18, 2017, 1:46 PM





# NORTH SIDE



- Jan 18, 2017, 1:44 PM





# SOUTH SIDE



- Jan 18, 2017, 1:44 PM





# REAR/EAST SIDE



- Jan 18, 2017, 1:45 PM



## Staff Recommendation:

**ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND PROVIDE PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES.**

**AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS AND ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS**



**END OF  
2001 GRAHAM ST.  
PRESENTATION**





**Board of Building Standards  
Agenda Memo**

**Board of Building Standards Meeting Date: 2/1/2017**

**TO: Mr. Tim Littlejohn, Chief Building Official**

**FROM: Mr. Michael Moffitt, Code Enforcement/Building Condemnation**

**Case No. 12-025 – 1441 S 2<sup>nd</sup> St (OT Abilene, Block 120, Lot W1/2 of 11 & 12)**  
**SUBJECT: Owner(s): Benjamin S Sanchez**

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**GENERAL INFORMATION**

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

Staff Recommendation:

Findings:

1. The owner(s), Benjamin Sanchez, has/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 on November 7, 2016, and was advised of his/her need to comply with those requirements.
2. On December 7, 2016, the board made the following order: 30 days to obtain all permits, if that is done, 60 days to obtain rough-in inspections, if that is done, provide a plan of action including time frame and cost estimates.
3. Owner has failed to comply with the order of the board on December 7, 2016, 2016 and has failed to take action necessary for compliance with the ordinances. Order: Assess civil penalties, from December 7, 2016 to January 31, 2017, in the amount of \$668.535714 per day (56 days) with a sum of \$37,438.00.

**BOARD OR COMMISSION RECOMMENDATION**

The Board of Building Standards will hear this case on February 1, 2017.



**ATTACHMENTS:**

Description	Type
☐ Case No. 12-025	Cover Memo
☐ PowerPoint 12-025	Presentation

Case No.	Address & Description	Owner	Board Action
12-025	<b>1441 S 2<sup>nd</sup> St</b> (OT Abilene, Block 120, Lot W1/2 of 11 & 12)	Benjamin S Sanchez 2009 Victoria St Abilene, TX 79603-3615	Condemned: May 4, 2012 12/07/2016 – Granted 30 days to obtain all permits and if this is done, 60 days to obtain rough-in inspections, if this is done, provide plan of action including a timeframe for repair and costs estimates.
<i>Sq. Ft.: 1760.0 Structural: Fair Foundation: P Value: \$15,251.0 Total: \$17,351.0</i> <i>Del. Tax: \$1,668.17</i>			
As of 01/16/2017, the building is secure and the lot is clean. No permits have been obtained for repair of this property. No request for time extension has been submitted.			

ITEM NO. 3 (f)  
**CASE # 12-025**

**1441 S 2<sup>ND</sup> ST.**



# CHECKLIST FOR RECORDS SEARCH

**RECORDS ARE TO BE SEARCHED WHEN A CASE IS OPENED AND BEFORE SENDING BOBS NOTICE.**

DATE OF SEARCH NOVEMBER 7, 2016

**COUNTY RECORDS** – SEARCH REVEALED DEED OF TRUST, TRUSTEE'S DEED, RELEASE OF LIEN, SPECIAL WARRANTY DEED W/VENDOR'S LIEN AND A SECOND DEED OF TRUST ALL IN THE NAME OF **BENJAMIN S SANCHEZ**.

**TAYLOR CAD** – LISTS THE OWNER AS **BENJAMIN S SANCHEZ**

**SECRETARY OF STATE** – NO LISTING FOR THE NAME – **BENJAMIN S SANCHEZ**

**UTILITY RECORDS OF THE MUNICIPALITY** – LISTS LAST KNOWN USER AS JOANNA RODRIGUEZ. SERVICE WAS TERMINATED 12/21/2011



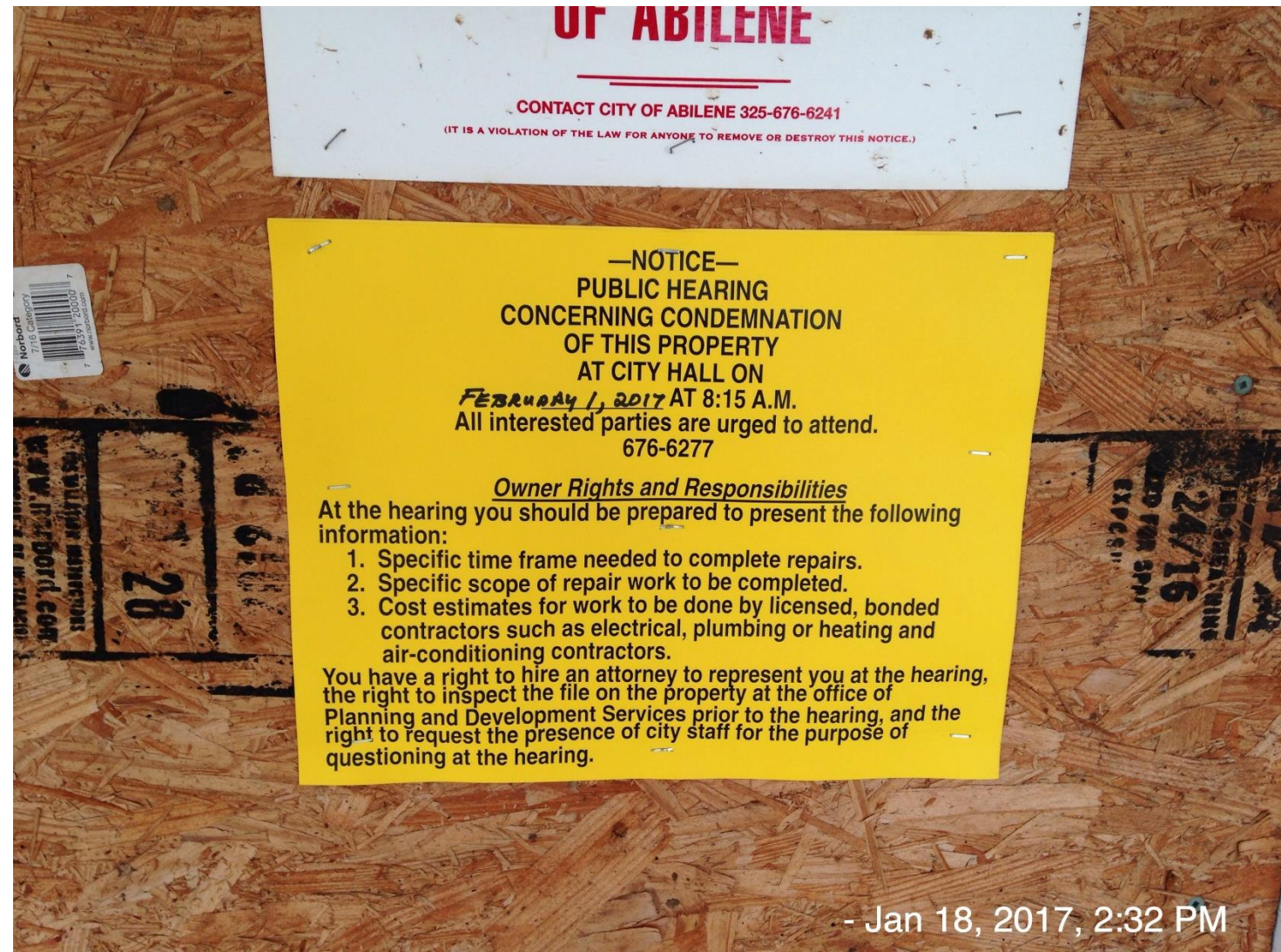


# TIMELINE OF NOTIFICATIONS

- **MAY 4, 2012**– SENT INITIAL NOTICE OF CONDEMNATION
- **MAY 7, 2012** – SENT TIMEFRAME FOR REPAIRS – 60/60/60
- **JUNE 14, 2013** – SENT INITIAL NOTICE TO REGISTERED AGENT
- **NOVEMBER 7, 2016** – SENT NOTICE OF VIOLATION
- **NOVEMBER 16, 2016** – SENT NOTICE OF DECEMBER 7, 2016 BOBS MEETING
- **DECEMBER 7, 2016** – SENT BOBS DECISION LETTER – 30 DAYS TO OBTAIN ALL PERMITS, IF THAT IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS, IF THAT IS DONE, PROVIDE A PLAN OF ACTION INCLUDING TIME FRAME AND COST ESTIMATES
- **JANUARY 18, 2017** – SENT NOTICE OF FEBRUARY BOBS MEETING



# PUBLIC NOTICE



—NOTICE—  
PUBLIC HEARING  
CONCERNING CONDEMNATION  
OF THIS PROPERTY  
AT CITY HALL ON  
*FEBRUARY 1, 2017* AT 8:15 A.M.  
All interested parties are urged to attend.  
676-6277

Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

1. Specific time frame needed to complete repairs.
2. Specific scope of repair work to be completed.
3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.

You have a right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.





# FRONT/NORTH SIDE



- Jan 18, 2017, 2:32 PM





# WEST SIDE



- Jan 18, 2017, 2:32 PM





# EAST SIDE



- Jan 18, 2017, 2:32 PM





# REAR/SOUTH SIDE



- Jan 18, 2017, 2:33 PM





# REAR/SOUTH SIDE





# UNSIGHTLY CONDITIONS CH 19-15 (b)



- Jan 18, 2017, 2:33 PM





# UNSIGHTLY CONDITIONS CH 19-15 (b)



- Jan 18, 2017, 2:34 PM





# Staff Recommendation:

## **Findings:**

1. The owner(s), **Benjamin Sanchez**, has/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 on **November 7, 2016**, and was advised of his/her need to comply with those requirements.
2. On **December 7, 2016**, the board made the following order: 30 days to obtain all permits, if that is done, 60 days to obtain rough-in inspections, if that is done, provide a plan of action including time frame and cost estimates.
3. Owner has failed to comply with the order of the board on **December 7, 2016, 2016** and has failed to take action necessary for compliance with the ordinances.

## **Order:**

Assess civil penalties, from **December 7, 2016** to **January 31, 2017**, in the amount of **\$668.535714** per day (56 days) with a sum of **\$37,438.00**.



**END OF  
1441 S 2<sup>ND</sup> ST.  
PRESENTATION**





**Board of Building Standards  
Agenda Memo**

**Board of Building Standards Meeting Date: 2/1/2017**

**TO: Mr. Tim Littlejohn, Chief Building Official**

**FROM: Mr. Michael Moffitt, Code Enforcement/Building Condemnation**

**Case No. 15-007 – 1329 S Jefferson Dr (Elmwood West Sec 11, Block D, Lot 26)  
SUBJECT: Owner(s): Trisha Richardson**

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**GENERAL INFORMATION**

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT. DATE OF SEARCH – DECEMBER 13, 2016  
COUNTY RECORDS – WARRANTY DEED TO TRISHA RICHARDSON TAYLOR CAD – SHOWS OWNER(S) TO BE TRISHA RICHARDSON SECRETARY OF STATE – NO RECORDS FOR THIS NAME FOUND

TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE

UTILITY RECORDS OF THE MUNICIPALITY – SERVICE HAS BEEN INACTIVE SINCE 1/28/2015. LAST USER WAS PREVIOUS OWNER, BERNARD BLAIR. SEARCH REVEALS TRISHA RICHARDSON TO BE THE OWNER OF THIS PROPERTY.

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

Staff Recommendation:

ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND PROVIDE PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES. AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS AND ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS

**BOARD OR COMMISSION RECOMMENDATION**

The Board of Building Standards will hear this request on February 1, 2017.



**ATTACHMENTS:**

Description	Type
▣ Case No. 15-007	Cover Memo
▣ PowerPoint 15-007	Presentation

Case No.	Address & Description	Owner	Board Action
15-007	<b>1329 S Jefferson Dr</b> (Elmwood West Sec 11, Block D, Lot 26)	Trisha Richardson 1282 S Bowie St Abilene, TX 79605	Condemned: January 21, 2015
<i>Sq. Ft.: 1,665.0 Structural: Fair Foundation: P Value: \$29,913.0 Total: \$33,566.0</i> <i>Del. Tax: \$5,098.44</i>			
As of 01/16/2017, the building is secure and the lot is semi-clean. A building permit was obtained for the repair of this property on 01/22/2016, repermited on 1/04/2017 and no inspections have been made. No other permits have been obtained. No request for time extension has been submitted.			

ITEM NO. 3 (g)  
**CASE # 15-007**

**1329 S. JEFFERSON DR.**





# CHECKLIST FOR RECORDS SEARCH

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

DATE OF SEARCH – DECEMBER 13, 2016

**COUNTY RECORDS – WARRANTY DEED TO TRISHA RICHARDSON**

**TALOR CAD – SHOWS OWNER(S) TO BE TRISHA RICHARDSON**

**SECRETARY OF STATE – NO RECORDS FOR THIS NAME FOUND**

**TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE**

**UTILITY RECORDS OF THE MUNICIPALITY – SERVICE HAS BEEN INACTIVE SINCE 1/28/2015. LAST USER WAS PREVIOUS OWNER, BERNARD BLAIR.**

SEARCH REVEALS **TRISHA RICHARDSON** TO BE THE OWNER OF THIS PROPERTY.



# TIMELINE OF NOTIFICATIONS

- **JULY 28, 2016** – INITIAL NOTICE OF CONDEMNATION TO NEW OWNER, TRISHA RICHARDSON
- **JANUARY 11, 2016** – OWNER PROVIDED PLAN OF ACTION AND OBTAINED BUILDING PERMIT
- **DECEMBER 6, 2016** – SENT TIMELINE FOR REPAIRS 60/60
- **DECEMBER 20, 2016** – SENT INITIAL NOTICE OF CONDEMNATION, NOTICE OF VIOLATION AND TIMELINE FOR REPAIRS TO NEWLY DISCOVERED ADDRESS
- **JANUARY 17, 2016** – SENT NOTICE OF FEBRUARY BOBS MEETING



# PUBLIC NOTICE



- Jan 18, 2017, 2:12 PM



# NORTH SIDE





# FRONT/WEST SIDE



- Jan 18, 2017, 2:14 PM





# FRONT PORCH AREA



Jan 18, 2017, 2:13 PM





# EXTERIOR FIRE DAMAGE



- Jan 18, 2017, 2:13 PM





# SOUTH SIDE



- Jan 18, 2017, 2:13 PM



## Staff Recommendation:

**ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND PROVIDE PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES.**

**AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS AND ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS**





**END OF  
1329 S JEFFERSON  
DR.  
PRESENTATION**





**Board of Building Standards  
Agenda Memo**

**Board of Building Standards Meeting Date: 2/1/2017**

**TO: Mr. Tim Littlejohn, Chief Building Official**

**FROM: Mr. Michael Moffitt, Code Enforcement/Building Condemnation**

**Case No. 16-018 – 1434 Hickory St (OT Abilene, Block 204, Lot 12 & S1/2 of 13, Outlot  
SUBJECT: 2-C Baldwin) Owner(s): Sally Alcantar**

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**GENERAL INFORMATION**

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT. COUNTY RECORDS – DEED OF TRUST AND WARRANTY DEED W/VENDORS LIEN SHOWING RICHARD ALCANTAR TO BE THE OWNER. (DECEASED) HOME WENT TO HIS WIFE, SALLY ALCANTAR UPON RICHARD'S DEATH. TAYLOR CAD – SHOWS OWNER TO BE SALLY ALCANTAR THE OWNER. PROPERTY IS IN CARE OF MICHAEL ALCANTAR. SECRETARY OF STATE – NO RECORDS FOR THESE NAMES FOUND TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE UTILITY RECORDS OF THE MUNICIPALITY – LAST KNOWN USER WAS PREVIOUS OWNER RICHARD ALCANTAR. LAST DATE OF USE – 1/14/2015 SEARCH VALIDATES THE OWNER OF THIS PROPERTY TO BE SALLY ALCANTAR.

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

Staff Recommendation:

Findings: The property is a public nuisance in that it is a hazard to the public health safety and welfare and repair of the structure would be unreasonable. Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

Inadequate Sanitation, Sec 1, (d, e, f)  
Structural Hazards, Sec 2, (g)  
Nuisance (Chapter 19-15, d)  
Hazardous Electrical Wiring, Sec 4

Hazardous Plumbing, Sec 5  
Faulty Weather Protection, Sec 7, (b, c, d)  
Faulty Materials of Construction, Sec 9, (a)

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

**BOARD OR COMMISSION RECOMMENDATION**

The Board of Building Standards will hear this case on February 1, 2017.

**ATTACHMENTS:**

Description	Type
▣ Case No. 16-018	Cover Memo
▣ PowerPoint 16-018	Presentation



<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>16-018</b>	<b>1434 Hickory St</b> (OT Abilene, Block 204, Lot 12 & S1/2 of 13, Outlot 2-C Baldwin)	Sally Alcantar 7311 Wickahoney Dr San Antonio, TX 78250	Condemned: August 17, 2016
<i>Sq. Ft.: 1827.0 Structural: Poor Foundation: P Value: \$34,702.0 Total: \$39,427.0 Del. Tax: \$3,930.36</i>			
As of 01/16/2017, the building is semi-secure and the lot is clean. No permits have been obtained for the repair of this property and no inspections have been made. No request for time extension has been submitted.			

ITEM NO. 3 (g)  
**CASE # 16-018**

**1434 HICKORY ST.**



# CHECKLIST FOR RECORDS SEARCH

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

**COUNTY RECORDS** – DEED OF TRUST AND WARRANTY DEED W/VENDORS LIEN SHOWING **RICHARD ALCANTAR** TO BE THE OWNER. (DECEASED) HOME WENT TO HIS WIFE, **SALLY ALCANTAR** UPON RICHARD'S DEATH.

**TALOR CAD** – SHOWS OWNER TO BE **SALLY ALCANTAR** THE OWNER. PROPERTY IS IN CARE OF **MICHAEL ALCANTAR**.

**SECRETARY OF STATE** – NO RECORDS FOR THESE NAMES FOUND

**TAX RECORDS OF THE MUNICIPALITY** – NOT APPLICABLE

**UTILITY RECORDS OF THE MUNICIPALITY** – LAST KNOWN USER WAS PREVIOUS OWNER **RICHARD ALCANTAR**. LAST DATE OF USE – 1/14/2015

SEARCH VALIDATES THE OWNER OF THIS PROPERTY TO BE **SALLY ALCANTAR**.



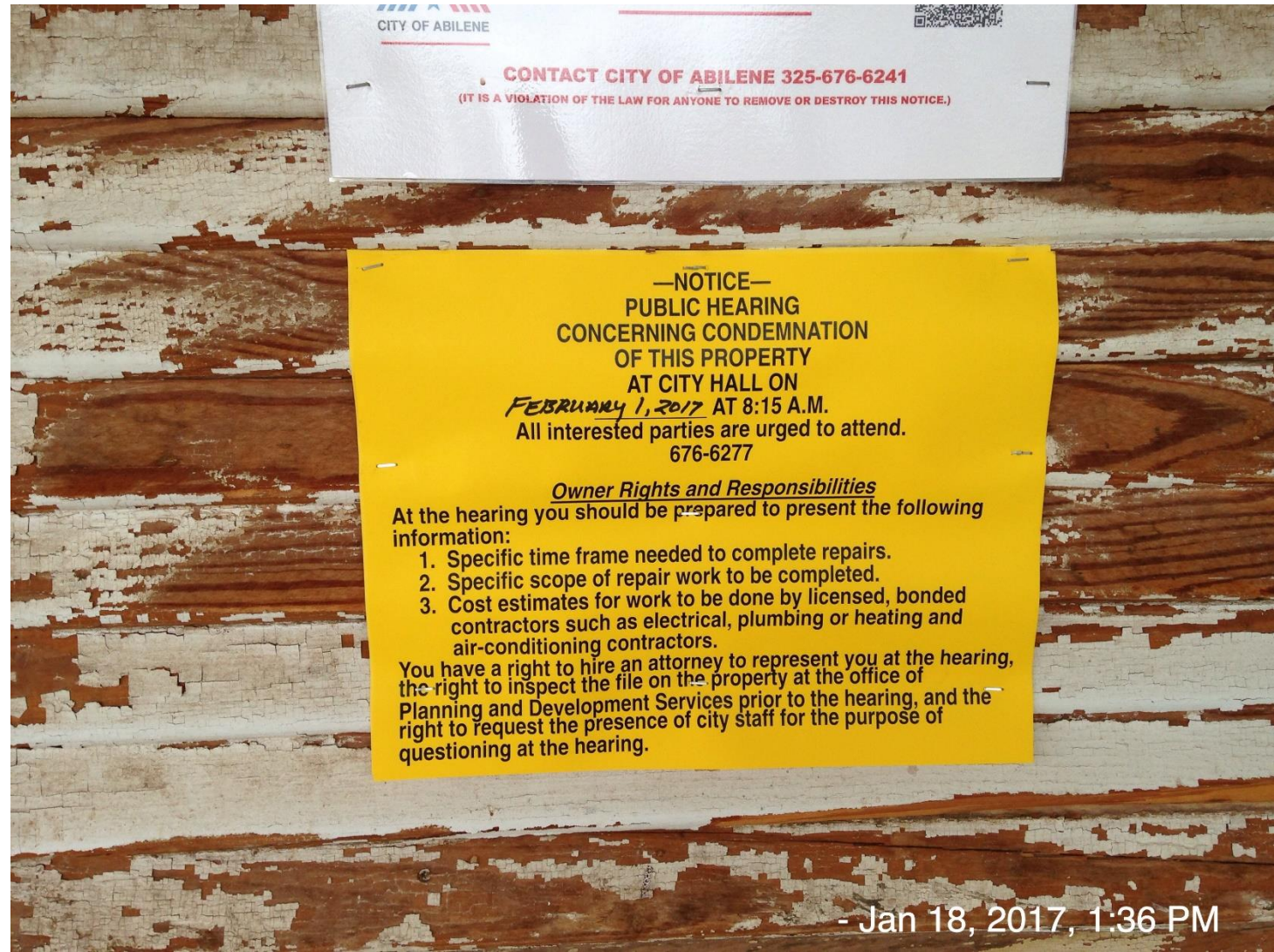


# TIMELINE OF NOTIFICATIONS

- **AUGUST 18, 2016** – SENT INITIAL NOTICE OF CONDEMNATION TO OWNER AND LIENHOLDER.
- **SEPTEMBER 20, 2016** – SENT TIMEFRAME FOR REPAIRS – 60/60/60
- **NOVEMBER 16, 2016** – SENT NOTICE OF DECEMBER 7, 2016 BOBS MEETING
- **DECEMBER 7, 2016** – SENT BOBS DECISION LETTER – 30 DAYS TO OBTAIN ALL PERMITS AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS, IF THIS IS DONE, PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES.
- **JANUARY 17, 2017** - SENT NOTICE OF FEBRUARY BOBS MEETING



# PUBLIC NOTICE



- Jan 18, 2017, 1:36 PM





# FRONT/EAST SIDE



- Jan 18, 2017, 1:36 PM





# SOUTH SIDE



- Jan 18, 2017, 1:37 PM





# WEST SIDE/REAR



- Jan 18, 2017, 1:37 PM





# NORTH SIDE



- Jan 18, 2017, 1:38 PM





# ACCESSORY BUILDING



- Jan 18, 2017, 1:38 PM





# DETACHED APARTMENT AT REAR



- Jan 18, 2017, 1:38 PM



# Staff Recommendation:

## Findings:

**The property is a public nuisance in that it is a hazard to the public health safety and welfare and repair of the structure would be unreasonable.**

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

Inadequate Sanitation, Sec 1, (d, e, f)

Structural Hazards, Sec 2, (g)

Nuisance (Chapter 19-15, d)

Hazardous Electrical Wiring, Sec 4

Hazardous Plumbing, Sec 5

Faulty Weather Protection, Sec 7, (b, c, d)

Faulty Materials of Construction, Sec 9, (a)

## Order:

**The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.**





**END OF  
1434 HICKORY ST.  
PRESENTATION**

