



## **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, March 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 the meeting minutes from February 1, 2017

**3. PUBLIC HEARING:**

- a. **Case No. 10-017** – 782 Palm St (11 & N19 LT12 186 J & M, OT ABL, Abilene, Taylor County, Texas)  
Owner(s): Ann M Renner
- b. **Case No. 10-074** – 860 Orange St (LT 13 & S1/2 LT14 180 4-B, John Sayles, OT ABL, Abilene, Taylor County, Texas)  
Owner(s): Maria Avila

**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: 3/1/2017**

**TO: Board of Building Standards**

**FROM: Mr. Michael Moffitt, Code Enforcement**

**SUBJECT: Case No. 10-017 – 782 Palm St (11 & N19 LT12 186 J & M, OT ABL, Abilene, Taylor  
County, Texas)  
Owner(s): Ann M Renner**

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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 BILL ORTEGA & ELISA BONTKE TO BE THE OWNERS

TAYLOR CAD – SHOWS OWNER TO BE BILL ORTEGA & ELISA BONTKE

SECRETARY OF STATE – NO RECORDS FOR THIS NAME FOUND

TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE

UTILITY RECORDS OF THE MUNICIPALITY – SHOWS INACTIVE SINCE 3/12/2010 PROPERTY SOLD TO ANN M RENNER EFFECTIVE 2/6/2017. DOCUMENTS DO NOT YET APPEAR IN COUNTY CLERKS OFFICE OR TAYLOR CAD. IT USUALLY TAKES 2 TO 6 WEEKS FOR IT TO BE FILED. SEARCH REVEALS ANN M RENNER TO BE THE OWNER OF THIS PROPERTY

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND PROVIDE PLAN OF ACTION INCLUDING A TIME FRAME FOR REPAIR AND COSTS ESTIMATES. AND IF THIS IS

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

**BOARD OR COMMISSION RECOMMENDATION**

The Board will hear this request on March 1, 2017.

**ATTACHMENTS:**

Description	Type
▣ Case No. 10-017	Cover Memo
▣ Case No. 10-017 Power Point	Presentation

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>10-017</b>	782 Palm St (11 & N19 LT12 186 J & M, OT ABL, Abilene, Taylor County, Texas)	Ann M Renner 5158 Burbank Dr Abilene, TX	Condemned: March 25, 2010 11/16/15 – Tabled
<i>Sq. Ft.: 2,800 Structural: Fair Foundation: Slab Value: \$14,062 Total: \$18,409</i> <i>Del. Tax: \$0</i>			
As of 02/08/2017, the building is secure and the lot is clean. Building permits were obtained by previous owner on 8/19/13 and re-permitted on 6/22/15 and no inspections have been requested and the permits are currently expired. Electrical permits were obtained on 8/26/11 and a final inspection passed on 1/3/12. All permits are currently expired. No other permits have been obtained for repair of this property. No request for time extension has been submitted.			

**ITEM NO. 3 (b)**  
**CASE # 10-017**

**782 PALM 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 **BILL ORTEGA & ELISA BONTKE** TO BE THE OWNERS

**TALOR CAD** – SHOWS OWNER TO BE **BILL ORTEGA & ELISA BONTKE**

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

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

**UTILITY RECORDS OF THE MUNICIPALITY** – SHOWS INACTIVE SINCE 3/12/2010

PROPERTY SOLD TO **ANN M RENNER** EFFECTIVE 2/6/2017. DOCUMENTS DO NOT YET APPEAR IN COUNTY CLERKS OFFICE OR TAYLOR CAD. IT USUALLY TAKES 2 TO 6 WEEKS FOR IT TO BE FILED.

SEARCH REVEALS **ANN M RENNER** TO BE THE OWNER OF THIS PROPERTY



# TIMELINE OF NOTIFICATIONS

- **APRIL 6, 2016** – BOBS DECISION LETTER - **TABLED**
- **FEBRUARY 9, 2017** – INITIAL NOTICE OF CONDEMNATION TO NEW OWNER, ANN RENNER
- **FEBRUARY 15, 2017** – SENT NOTICE OF BOBS MEETING MARCH 1, 2017



# FRONT/EAST SIDE



Abilene - Feb 9, 2017, 8:32 AM





# SOUTH SIDE



# WEST SIDE & ACCESSORY STRUCTURE



Abilene - Feb 9, 2017, 8:34 AM





# NORTH SIDE



Abilene - Feb 9, 2017, 8:34 AM



## 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 IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS.**



# **END OF 782 PALM ST PRESENTATION**





**Board of Building Standards  
Agenda Memo**

**Board of Building Standards Meeting Date: 3/1/2017**

**TO: Board of Building Standards**

**FROM: Mr. Michael Moffitt, Code Enforcement Officer**

**SUBJECT: Case No. 10-074 – 860 Orange St (LT 13 & S1/2 LT14 180 4-B, John Sayles, OT ABL,  
Abilene, Taylor County, Texas)  
Owner(s): Maria Avila**

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**GENERAL INFORMATION**

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

COUNTY RECORDS – SPECIAL WARRANTY DEED TO MARIA M AVILA & MAGDALILA AVILA

TAYLOR CAD – SHOWS OWNER(S) TO BE MARIA M AVILA & MAGDALILA AVILA

SECRETARY OF STATE – NO RECORDS FOR THESE NAMES FOUND

TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE

UTILITY RECORDS OF THE MUNICIPALITY – SERVICE HAS BEEN INACTIVE SINCE 10/22/2010.

SEARCH REVEALS MARIA M AVILA & MAGDALILA AVILA  
TO BE THE OWNER OF THIS PROPERTY.

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS, 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 March 1, 2017.

### **ATTACHMENTS:**

Description	Type
☐ Cae No. 10-074	Cover Memo
☐ Case No. 10-074 Power Point	Presentation

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>10-074</b>	860 Orange St (LT13 & S1/2 of LT14 180 4-B, John Sayles, OT ABL, Abilene, Taylor County, Texas)	Maria Avila & Magdalila Avila 2817 S 2 <sup>nd</sup> St Abilene, TX 79605-1936	Condemned: October 25, 2010 8/1/2012 – Tabled
<i>Sq. Ft.: 1,264 Structural: <b>Poor</b> Foundation: <b>P</b> Value: <b>\$12,838</b> Total: <b>\$14,798</b>  Del. Tax: <b>\$0</b> </i>			
As of 02/08/2017, the building is secure and the lot is clean. Building permit was obtained on 1/5/15 and is currently expired. Electrical permit was obtained on 12/9/14 and permit was closed 10/18/16 work not complete. A Plumbing permit was obtained on 5/8/15 and re-permitted 6/6/16 and is currently expired. No request for time extension has been submitted.			



**ITEM NO. 3 (g)**  
**CASE # 10-074**

**860 ORANGE ST.**



# CHECKLIST FOR RECORDS SEARCH

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

**COUNTY RECORDS – SPECIAL WARRANTY DEED TO MARIA M AVILA & MAGDALILA AVILA**

**TALOR CAD – SHOWS OWNER(S) TO BE MARIA M AVILA & MAGDALILA AVILA**

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

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

**UTILITY RECORDS OF THE MUNICIPALITY – SERVICE HAS BEEN INACTIVE SINCE 10/22/2010.**

**SEARCH REVEALS MARIA M AVILA & MAGDALILA AVILA TO BE THE OWNER OF THIS PROPERTY.**



## TIMELINE OF NOTIFICATIONS

- **AUGUST 1, 2012** – SENT BOBS DECISION LETTER - **TABLED**
- **NOVEMBER 26, 2014** – SENT INITIAL NOTICE OF CONDEMNATION
- **MARCH 20, 2015** – SENT TIMELINE FOR REPAIRS 60/60/60
- **JULY 26, 2016** – SENT NEW INITIAL NOTICE OF CONDEMNATION.
- **FEBRUARY 15, 2017** – SENT NOTICE OF BOBS MARCH 1, 2017  
MEETING





# FRONT/EAST SIDE





# SOUTH SIDE



Abilene - Feb 9, 2017, 8:49 AM





# NORTH SIDE



Abilene - Feb 9, 2017, 8:49 AM





# REAR ADDITION



Abilene - Feb 9, 2017, 8:49 AM



# REAR/WEST SIDE



Abilene - Feb 9, 2017, 8:49 AM





# REAR GARAGE



Abilene - Feb 9, 2017, 8:50 AM



## Staff Recommendation:

ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS, 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  
860 ORANGE ST.  
PRESENTATION**

