

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

**March 6, 2013**

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, March 6, 2013, 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 March 6, 2013 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, 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.

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>98-008</b>	<b>1609 ½ Butternut St.</b> S47 of N137 of W135 of 1 C E1/2 1 Anderson, Abilene, Taylor County, Texas	Alan Buckner 1609 Butternut Abilene, TX 79602-4839-09	Condemned: February 26, 1998. 12/10/98 – Granted 60 days to complete repairs. 4/1/99 – Granted 30 days to complete repairs, if not done, owner is to demolish the building.
<i>Sq. Ft.: 2,429 Structural: Poor Foundation: Pier &amp; Beam Value: \$14,181 Total: \$17,411 Del. Tax: \$215.31</i>			
As of 2/20/2013, the building is secure and the lot is clean. A building permit was obtained on 11/30/98, no inspections were requested and the permit expired and was close on 9/10/99. No other permits have been obtained for repair of this property. No request for time extension has been submitted.			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>99-017</b>	<b>349 Ambler</b> Sur 34 BAL NW/4, Acres 2 ABL, Abilene, Taylor County, Texas	Brunt Jeanette ET AL % Gene Keese 1750 Lakeway Dr. Abilene, TX 79602-5248	Condemned: February 3, 1999. 7/7/99 – Granted 30 days to complete repairs or demolish.
<i>Sq. Ft.: 0 Structural: N/A Foundation: 0 Value: \$4,356 Total: \$4,356 Del. Tax: \$0</i>			
As of 2/20/2013, the lot is clean and there are no structures on the lot. A permit to demolish the structure was obtained on 7/1/99 and an inspection on 8/15/02 identified the structures had been removed but two underground LP tanks still needed to be removed. The owner is in the process of gaining approval for removal of 2 underground LP tanks. No request for time extension has been submitted.			

Case No.	Address & Description	Owner	Board Action
<b>01-035</b>	<b>1009 &amp; 1017 N. Mockingbird Ln.</b> Western Heights REP, Block J, Lot N22.5 LT 3 & S17.5 Lt 4, Abilene, Taylor County, Texas	Paul Belyeu 225 Arnold Bl. #70 Abilene, TX 79605-1273	Condemned: April 27, 2001 11/7/01 – Granted 180 days to complete repairs to meet code for a shell building. 8/7/02 – Granted 180 days to sell. 9/3/03 – Granted 90 days to sell or complete repairs. 2/4/04 – Granted 60 days to seek professional help to sell the property. 7/7/04 – Granted 30 days to provide written cost estimate to repair building and to provide progress report on sale of land in Nugent. 10/6/04 – Granted 60 days to sell or demolish.
<i>Sq. Ft.: 2,800 Structural: Poor Foundation: Slab Value: \$2,530 Total: \$8,855</i> <i>Del. Tax: \$4,695.74</i>			
<p>As of 2/20/2013, the building is secure and the lot is clean. No permits have been obtained for repair of this property. Taylor County Appraisal District has a judgment in this case and the property will be going to a tax sale in June. No request for time extension has been submitted.</p>			

Case No.	Address & Description	Owner	Board Action
<b>02-006 &amp; 02-011</b>	<b>1910 Hwy 80 East a/k/a 1810 Hwy 80 East A0798 SUR 38, BAL SE/4, Tract 250x150, Abilene, Taylor Co., Texas</b>	Ray White PO Box 302 Breckenridge, TX 76424	Condemned: 2/6/02 9/4/02 – 90 days to sell. 2/5/03 – 30 days to clean debris, secure & obtain asbestos survey/removal cost. If this is done, grant additional 180 days to sell, repair or demolish. 8/6/03 – 30 day extension to allow owner another opportunity to personally appear before the Board, due to a personal injury owner suffered. 11/5/03 – 60 day extension 3/3/04 – 180 days to sell. 11/3/04 – Tabled until 1/05 Mtg. 1/5/05 – 90 days to obtain an environmental study and submit a plan of action, if done, grant additional 90 days to repair exterior. 6/1/05 – 180 days to obtain environmental study and submit plan of action. 2/1/06 – 60 days to complete asbestos study and provide plan of action, if done grant an additional 120 days to re-roof the structure. 6/7/06 – 60 days to provide a precise plan of action with bids and cost estimates from licensed contractors, and fence the pool area. 10/4/06 – 90 days to sell, donate or demolish the structure. 12/6/07 – Property sold. 4/1/09 – Granted 30 days to provide a plan of action, if done, grant 30 days to complete demolition.
<i>Sq. Ft:</i> <b>9,199</b> <i>Structural:</i> <b>N/A</b> <i>Foundation:</i> <b>N/A</b> <i>Value:</i> <b>\$0.00</b> <i>Total:</i> <b>\$4,219</b> <i>Del. Tax:</i> <b>\$9,80.34</b>			

As of 2/20/13, the lot is clean, and there are no structures on the lot. The city contracted to have the property demolished and a contractor obtained a permit on 9/21/12 and demolished the buildings. There has been no contact with the owner.

Case No.	Address & Description	Owner	Board Action
<b>02-044</b>	<b>2818 S 2<sup>nd</sup> St.</b> Lot 4, Block 6, Scott Highway Place, Abilene, Taylor County, Texas	Tyler Kent Hamilton 9202B Kempler Dr. Austin, TX 78748-6055	Condemned: August 14, 2002 7/2/03 – Granted 30 days to complete cleaning of the lot and 150 days to complete repairs. 4/7/04 – Granted 30 days to submit a plan of action and clear debris from the lot, if done, grant 120 days to complete repairs. 7/7/04 – Granted 120 days to complete repairs. 1/5/05 – Granted 90 days to complete repairs. 6/1/05 – Granted 90 days to complete repairs. 12/7/05 – Granted 30 days to resolve utility issue.
<i>Sq. Ft.: 2,400 Structural: Fair Foundation: slab Value: \$33,742 Total: \$36,192 Del. Tax: \$898.95</i>			
As of 2/20/2013, the building is secure and the lot is clean. A building permit was obtained on 8/29/02 and a building inspection was made on 11/1/05. An electrical permit for a temporary power pole was obtained on 9/11/02 and was finalized on the same day. No other permits have been obtained for repair of this property. No request for time extension has been submitted.			

Case No.	Address & Description	Owner	Board Action
<b>04-040</b>	<b>1934 Victoria</b> S40' Lot 4, George McDaniel Addn., Abilene, Taylor County, Texas	General B. Smith 1934 Victoria Abilene, TX 79603-3614-34	Condemned: July 12, 2004. 9/7/05 – Granted 30 days to submit a plan of action, if done, grant 90 days to complete repairs, if plan of action is not submitted within 30 days the City is to demolish.
<i>Sq. Ft.: 2,734 Structural: Poor Foundation: Pier &amp; Beam Value: \$1,500 Total: \$5,625 Del. Tax: \$1,638.21</i>			
As of 2/20/2013, 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.			

Case No.	Address & Description	Owner	Board Action
<b>04-061</b>	<b>5203 S. 1<sup>st</sup> St.</b> Blk. 1, Lot 1, Posada Addn., Acres 7.75, Abilene, Taylor Co., Texas	Abilene Holdings LLC 700 Highlander Blvd. Arlington, TX 76015-4328- 00	Condemned – Sept. 7, 2004 10/5/05 – 120 days to complete atrium and provide staff with schedule of proposed completion time frame for other 3 bldgs, not to exceed 120 days on any one bldg. 4/5/06 – 120 days to complete atrium area; additional 120 days to complete work on each building. 10/4/06 – 60 days to complete repairs to atrium and work out problem with the 33 rooms without heat and air conditioning; and an additional 120 days to complete repairs on each additional building. 3/7/07 – 60 days to complete repairs to the Atrium, and an additional 120 days to complete repairs to each additional building, with the first 120 days starting when the Atrium gets a CO. 11/7/07 – 30 days to secure the condemned building and provide a Plan of Action, with cost estimates, and if this is done, grant an additional 90 days to begin repairs. 5/7/08 – 30 days to provide a plan of action with cost estimates and obtain all necessary permits. 9/3/08 – 60 days for a plan of action. 5/6/09 – Granted 180 days to obtain financing and provide a plan of action.
<i>Sq. Ft: 15,640    Structural: Poor    Foundation: Slab    Value: \$468,505    Total: \$890,493</i> <i>Del. Tax: \$22,198.00</i>			
As of 2/20/13, the lot is in need of repair, fences are down and the building is semi-secure. No permits have been obtained for repair of this property. No request for a time extension was submitted.			

Case No.	Address & Description	Owner	Board Action
<b>05-024</b>	<b>834 Grape St</b> E1/2 LT S25-26 181 2 T C Anderson OT ABL, Abilene, Taylor County, Texas	Steve McManaway 542 Cherry St Abilene, TX 79602-1718	Condemned: June 15, 2005 2/1/06 – Granted 60 days to provide a plan of action and submit an asbestos survey, if done, grant 60 days to complete repairs. 6/7/06 – Granted 30 days to provide a precise plan of action and asbestos survey, if not done, owner is ordered to demolish.
<i>Sq. Ft.: 1,488 Structural: Poor Foundation: Slab Value: \$0 Total: \$5,628</i> <i>Del. Tax: \$2,233.46</i>			
As of 2/20/2013, the building is secure and the lot needs to be mowed. A building permit was obtained for repair of this property on 8/24/07, no inspections were requested and the permit expired. No other permits have been obtained for repair of this property. No request for time extension has been submitted.			

Case No.	Address & Description	Owner	Board Action
<b>05-042</b>	<b>5198 E Overland Tr</b> Abstract A0924 Sur 44 BAL NE/4, Acres 88.57, Abilene, Taylor County, Texas	W.H. Blackburn % Laverne Landers 1845 Elmdale Rd. S Abilene, TX 79602-4521-45	Condemned: September 12, 2005. 4/5/06 – Granted 120 days to complete repairs. 10/4/06 – Granted 60 days to obtain an asbestos report and provide a plan of action, if done, grant 90 days to complete repairs. 2/7/07 – Granted 30 days to obtain all necessary permits, if done, grant 60 days to complete repairs. 5/2/07 – Granted 30 days to abate the asbestos and obtain all necessary permits, if done, grant 60 days to complete repairs. 8/1/07 - Grant 30 days to obtain all necessary permits, if done, grant 90 days to complete repairs.
<i>Sq. Ft.: 2,940 Structural: Poor Foundation: Slab Value: \$0 Total: \$152,675</i> <i>Del. Tax: \$0</i>			
As of 2/20/2013, 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.			

Case No.	Address & Description	Owner	Board Action
<b>07-022</b>	<b>541 Oak St</b> Block 89, Lot 7 & S1/2 of 8, TIF #1, OT, Abilene, Taylor County, Texas	Gary Lee & Marilu Corpian 70 Castle Dr. Abilene, TX 79602	Condemned: February 12, 2007. 4/4/07 – Appeal of condemnation denied. 9/5/07 – Granted 180 days to sell or demolish.
<i>Sq. Ft:</i> <b>11,702</b> <i>Structural:</i> <b>Poor</b> <i>Foundation:</i> <b>Slab</b> <i>Value:</i> <b>\$0</b> <i>Total:</i> <b>\$15,750</b> <i>Del. Tax:</i> <b>\$0</b>			
As of 2/20/2013, the building is secure and the lot is clean. No permits have been obtained to repair this property. The owner has requested time to sell the property.			

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. 1/6/10 - 60 days to provide a plan of action, if done, 90 days to obtain all necessary permits. 7/7/10 – 180 days to complete repairs. 2/23/11 – Granted 180 days to obtain all necessary permits or sell. 9/7/11 – Granted 90 days to sell property. 1/4/12 – Granted 180 days to complete repairs.
<i>Sq. Ft:</i> <b>4,210</b> <i>Structural:</i> <b>Fair</b> <i>Foundation:</i> <b>Pier &amp; Beam</b> <i>Value:</i> <b>\$35,723</b> <i>Total:</i> <b>\$41,408</b> <i>Del. Tax:</i> <b>\$0</b>			
As of 2/20/2012, the building is secure and the lot is clean. A building permit was issued 8/4/09 and a roof framing inspection was made on 8/11/10. The permit expired and a contractor obtained a new permit on 1/6/12 and no inspections have been requested. An electrical permit was issued on 3/3/10 for a temporary power pole and was finalized on 3/4/10. No other permits have been obtained to repair this property. No time extension request was submitted by the owner.			



Case No.	Address & Description	Owner	Board Action
<b>09-064</b>	<b>1902 Fulton</b> Hattie M. Sayles Addn, Blk 5 & 7, Lot E50 LT 7, Abilene, Taylor County Texas	Mary Pena and Mary Estrella 1902 Fulton St. Abilene, TX 79605	Condemned: Oct. 1, 2009 5/5/10 - 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. 11/3/10 – 30 days to obtain all necessary permits. 2/23/11 – Granted 30 days to obtain all necessary permits, if done, grant an additional 60 days to complete. 6/1/11 – Granted 60 days to complete repairs. 9/7/11 – Granted 90 days to complete repairs. 1/4/12 – Granted 90 days to complete repairs. 5/2/12 – Granted 60 days to complete repairs.
<i>Sq. Ft: 1,756   Structural: Good   Foundation: Pier &amp; Beam   Value: \$7,105   Total: \$10,105</i> <i>Del. Tax: \$0</i>			
As of 2/20/2013, the lot is clean and the building is secure. A building permit was obtained 1/12/10 and a roof framing inspection was made on 6/7/10 and a consultation inspection was made on 6/6/11. The permit is now expired. A plumbing permit was obtained on 12/3/10 and the rough-in and top-out inspections were made on 3/29/11 and a final inspection was scheduled and canceled by the contractor on 7/6/11. The permit expired and was renewed on 1/5/12 and 9/5/12. An electrical permit was obtained on 12/3/10 and a rough-in inspection was made on 12/30/10, and a final inspection was made on 7/27/12. The owner states they are within 30 days of completing repairs.			