

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

November 4, 2015

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, November 4, 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 October 7, 2015 meeting.
3. PUBLIC HEARING: Cases for rehabilitation, demolition or civil penalties.
4. Staff Update.
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
01-035	1009 & 1017 N. Mockingbird Ln. Western Heights REP, Block J, Lot N22.5 LT 3 & S17.5 Lt 4, Abilene, Taylor County, Texas	Emerald Twinkle Star Roofs Inc. 505 Pine St. Abilene, TX 79601-5109	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. 3/6/13 – Tabled.
<i>Sq. Ft.: 2,800 Structural: Fair Foundation: Slab Value: \$87,572 Total: \$93,897 Del. Tax: \$0</i>			
As of 10/14/2015, the building is secure and the lot is clean. Building permits were obtained on 5/1/14 and 8/29/14 and no inspections have been requested and the permits are currently expired. Electrical permits were obtained on 8/18/14 and rough-in inspections were made on 8/28/14. There permits are currently 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
<p>10-062</p>	<p>629 & 629 ½ N. 8th St. 6 146 2B Conrad & Menefee OT ABL TIF #1, Abilene, Taylor County, Texas</p>	<p>Terrence Sims 5317 Pueblo Dr. Abilene, TX 79605</p>	<p>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. 8/5/15 – Tabled.</p>
<p align="center"><i>Sq. Ft.: 768/240 Structural: Poor Foundation: Pier & Beam Value: \$3,763 Total: \$5,203 Del. Tax: \$463.68</i></p>			
<p>As of 10/14/2015, 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. A plumbing permit was obtained on 8/4/15 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 Terrence Sims 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 May 6, 2015 the board made the following order:</p> <p>Granted 60 days to bring the property out of condemnation, 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
12-055	858 Sunset Dr. (rear bldg. only) MABLE PHILLIPS SUB, BLOCK 1, LOT 1, Abilene, Taylor County, Texas	Valda Z. Deshazo 858 Sunset Dr. Abilene, TX 79605-2927	Condemned: October 19, 2012.
<i>Sq. Ft.: 80 Structural: N/A Foundation: Slab Value: \$0 Total: \$0 Del. Tax: \$0</i>			
As of 10/14/2015, the building above the slab has been demolished and the lot is clean. A demolition permit was obtained on 4/1/13 and a final inspection was rejected on 9/18/13 noting the slab had not been removed. The owner has submitted a request to leave the slab.			

Case No.	Address & Description	Owner	Board Action
15-031	1634 Kirkwood St. Arthel Henson Outlot 33, BLOCK M, LOT 4, Abilene, Taylor County, Texas	Benjamin & Norma Nino P.O. Box 213 Idalou, TX 79329-0213	Condemned: October 7, 2015.
<i>Sq. Ft.: 1,350 Structural: Poor Foundation: N/A Value: \$1,2605 Total: \$14,400 Del. Tax: \$0</i>			
As of 10/14/2015, the building is not secure and the lot is clean. No permits have been obtained for repair of this property. No request for time extension has been submitted.			