



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, July 5, 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 previous meeting, June 7, 2017
3. **PUBLIC HEARING:**
 - a. **Case No. 11-062** – 1657 Simmons Ave (College Heights, Block 24, Lot W1/2 of 4, Abilene, Taylor County, Texas)
Owner(s): Tommy McAlister
 - b. **Case No. 10-088** – 1818 Jefferies St (North Park Addn, Block 26, Lot W100 E578.33 N100 2.3 AC TR, Abilene, Taylor County, Texas)
Owner(s): Rosa Sims (AKA Rosa Rodriguez)
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 June, 2017 at _____ o'clock _____ (A.M. P.M.).

City Secretary



**Board of Building Standards
Agenda Memo**

Board of Building Standards Meeting Date: 7/5/2017

TO: Mr. Tim Littlejohn, Chief Building Official

FROM: Mr. Michael Moffitt, Code Enforcement Officer

**Case No. 11-062 – 1657 Simmons Ave (College Heights, Block 24, Lot W1/2 of 4,
Abilene, Taylor County, Texas)**

SUBJECT: Owner(s): Tommy McAlister

GENERAL INFORMATION

As of 6/15/2017, the building is secure and the lot is clean. No permits have been obtained for the repair of this property. No request for time extension has been submitted.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 will hear this case on July 5, 2017.

ATTACHMENTS:

Description	Type
❑ Case Information for 11-062	Cover Memo
❑ Power Point Case No. 11-062	Presentation

Case No.	Address & Description	Owner	Board Action
11-062	1657 Simmons Ave College Heights, Block 24, Lot W1/2 of 4, Abilene, Taylor County, Texas	Tommy McAlister 333 Elm Cove Rd Abilene, TX 79605	Condemned: October 10, 2011 6/07/17 – Tabled
<i>Sq. Ft.: 1,120 Structural: Poor Foundation: P Value: \$5,150.00 Total: \$5,900.00 Del. Tax: \$1,437.03</i>			
As of 6/15/2017, the building is secure and the lot is clean. No permits have been obtained for the repair of this property. No request for time extension has been submitted.			

ITEM NO. 3 (b)
CASE # 11-062

1657 SIMMONS AVE.



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 **TOMMY MCALISTER** TO BE THE OWNER

TALOR CAD – SHOWS OWNER TO BE **TOMMY MCALISTER**

SECRETARY OF STATE – SHOWS **TOMMY MCALISTER** TO BE THE REGISTERED AGENT FOR **TOMMY MCALISTER OIL COMPANY**

TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE

UTILITY RECORDS OF THE MUNICIPALITY – SHOWS INACTIVE SINCE 06/06/2008

SEARCH REVEALS **TOMMY MCALISTER** TO BE THE OWNER OF THIS PROPERTY

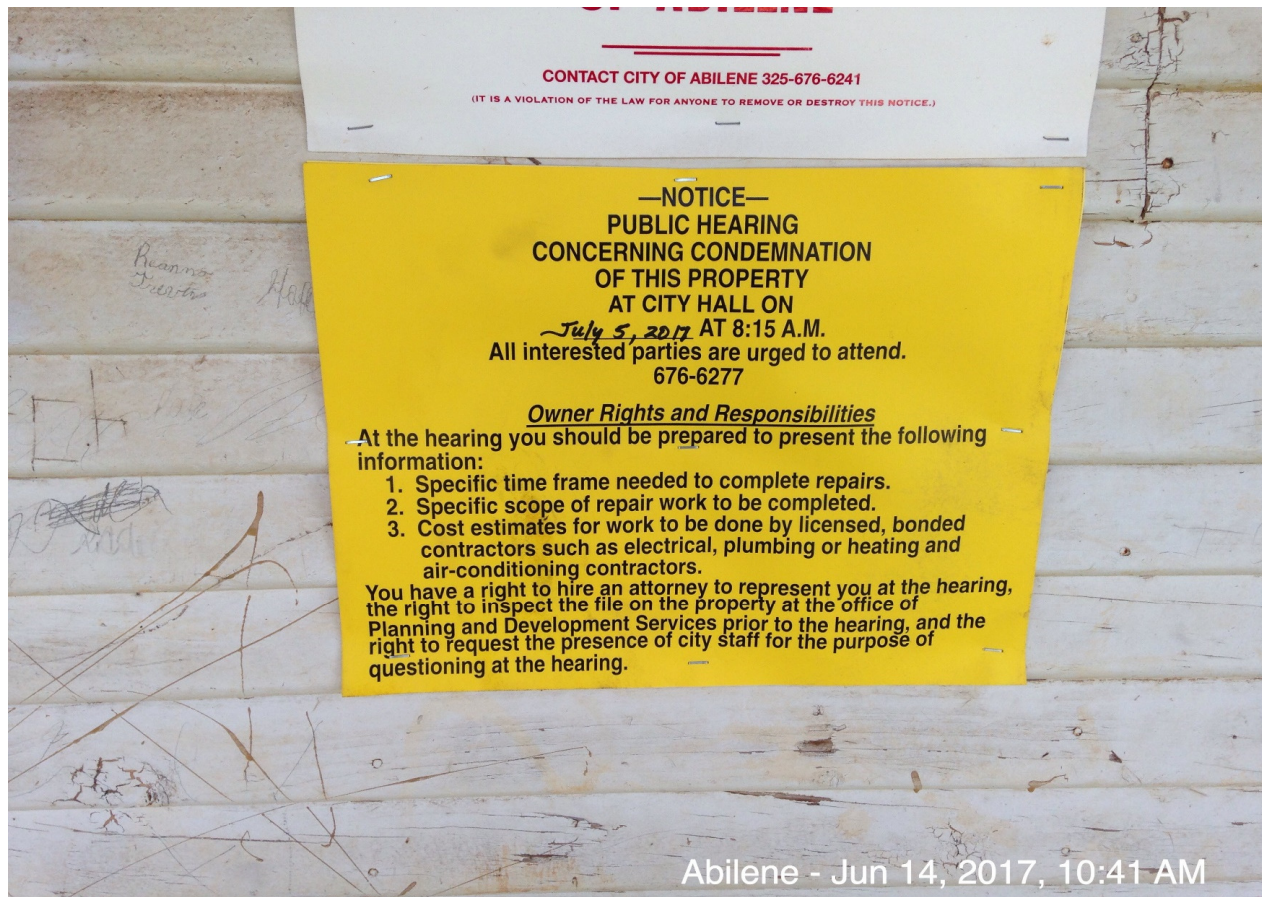


TIMELINE OF NOTIFICATIONS

- **MAY 8, 2013** – SENT TIMEFRAME FOR SALE OF PROPERTY (180 DAYS)
- **MAY 9, 2017** – SENT NOTICE OF CONDEMNATION
- **MAY 15, 2017** – SENT NOTICE OF BOBS MEETING ON JUNE 7, 2017
- **JUNE 7, 2017** – SENT BOBS DECISION LETTERS – TABLED
- **JUNE 22, 2017** – SENT NOTICE OF JULY 5, 2017 BOBS MEETING



PUBLIC NOTICE



FRONT/WEST SIDE



SOUTH SIDE



May 11, 2017 9:38 AM



REAR/EAST SIDE



May 11, 2017, 9:39 AM

NORTH SIDE



STRUCTURAL ROOF ISSUES



May 11, 2017, 9:39 AM

INTERIOR ROOF LEAK DAMAGE



May 11, 2017, 9:38 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
1657 SIMMONS AVE.
PRESENTATION**





**Board of Building Standards
Agenda Memo**

Board of Building Standards Meeting Date: 7/5/2017

TO: Mr. Tim Littlejohn, Chief Building Official
FROM: Mr. Michael Moffitt, Code Enforcement Officer

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

GENERAL INFORMATION

As of 6/15/2017, the building is secure and the lot is clean. Building permits were obtained on 3/12/14 and re-permitted on 11/17/16 and no inspections have been requested and the permits are currently expired. Electrical permits were obtained on 4/01/15 and re-permitted 11/17/16 and no inspections have been requested. The permit is currently expired. Plumbing permit was obtained on 5/02/16 and is currently expired with no inspections. No request for time extension has been submitted.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 will hear this case on July 5, 2017.

ATTACHMENTS:

Description

Type

- ▣ Case Information for 10-088
- ▣ Power Point Case No. 10-088

Cover Memo
Presentation

Case No.	Address & Description	Owner	Board Action
10-088	1818 Jefferies St North Park Addn, Blk 26, Lot W100 E578.33 N100 2.3 AC TR, Abilene, Taylor County, Texas	Rosa Sims (AKA Rosa Rodriguez 5358 Laguna Dr Abilene, TX 79605-2529	Condemned: November 16, 2010 12/03/14 – Granted 90 days to complete repairs 4/01/15 – Granted 30 days to complete repairs. 8/05/15 – Granted 2 weeks to complete repairs. 9/02/15 – Board issued civil penalties of \$8606.00 11/02/16 – Granted 2 weeks to obtain permits and if that is done, 45 days to complete repairs and bring out of condemnation 2/02/17 – Granted 2 weeks to complete repairs.
<i>Sq. Ft.: 1,036 Structural: Poor Foundation: P Value: \$7,011.00 Total: \$7,811.00 Del. Tax: \$0</i>			
As of 6/15/2017, the building is secure and the lot is clean. Building permits were obtained on 3/12/14 and re-permitted on 11/17/16 and no inspections have been requested and the permits are currently expired. Electrical permits were obtained on 4/01/15 and re-permitted 11/17/16 and no inspections have been requested. The permit is currently expired. Plumbing permit was obtained on 5/02/16 and is currently expired with no inspections. No request for time extension has been submitted.			

ITEM NO. 3 (e)

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.

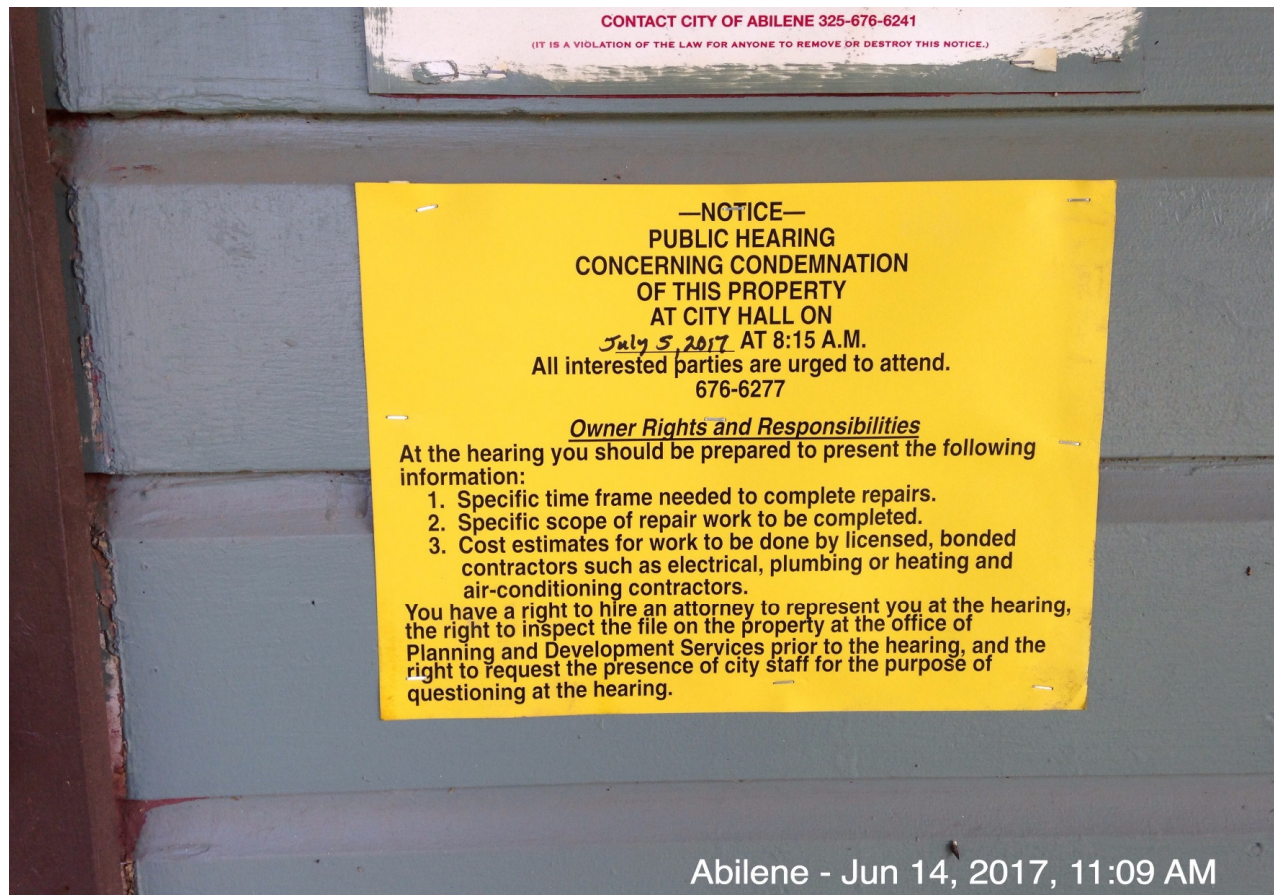


TIMELINE OF NOTIFICATIONS

- **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, 2016** – BOBS DECISION LETTER – GRANTED 2 WEEKS TO COMPLETE REPAIRS AND BRING PROPERTY OUT OF CONDEMNATION
- **JUNE 22, 2017** – SENT NOTICE OF JULY 5, 2017 BOBS MEETING



PUBLIC NOTICE



Abilene - Jun 14, 2017, 11:09 AM



FRONT/SOUTH SIDE



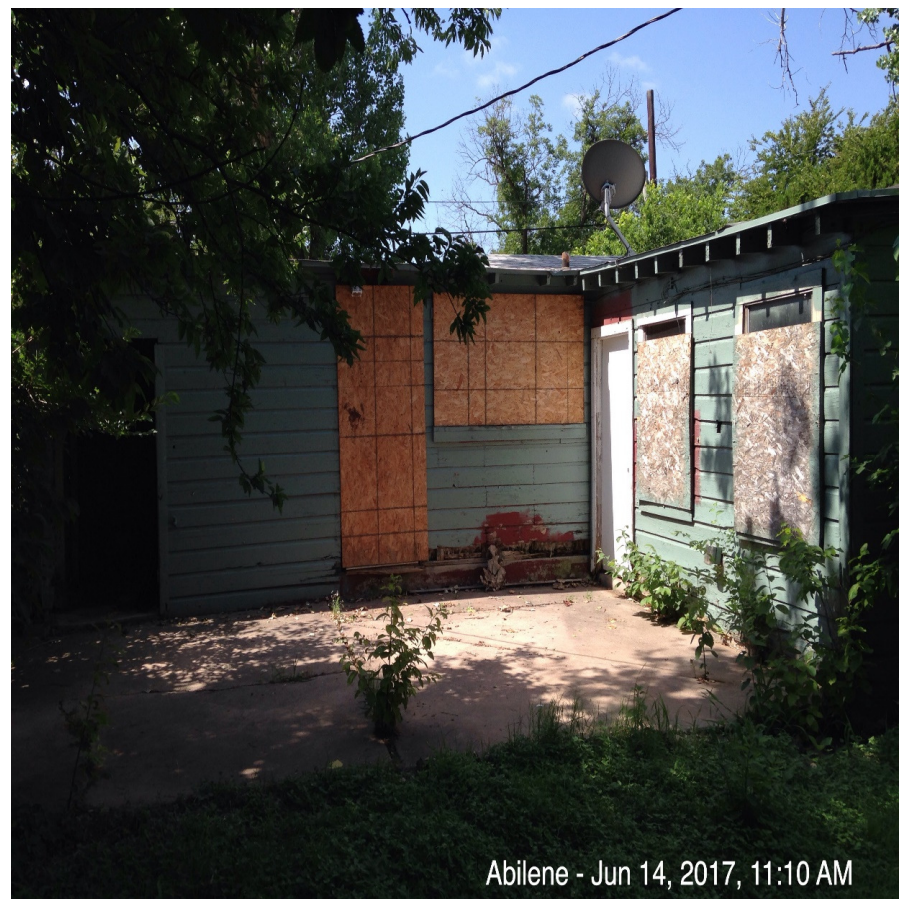
EAST SIDE



STRUCTURAL ISSUES



REAR/NORTH SIDE



WEST SIDE



Abilene - Oct 19, 2016, 3:36 PM



Abilene - Jun 14, 2017, 11:10 AM



WASHROOM



KITCHEN



KITCHEN



KITCHEN PLUMBING



HALL FLOOR



Abilene - Oct 19, 2016, 3:34 PM

BEDROOM



Abilene - Oct 19, 2016, 3:35 PM



FAMILY ROOM



Abilene - Oct 19, 2016, 3:35 PM



Staff Recommendation:

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
1818 JEFFERIES ST
PRESENTATION**

