

# **Board of Building Standards Minutes**

**May 4, 2005**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, May 4, 2005 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Paige Gollihar, Chairman  
Perry Haynes  
Don Faulkner  
Betty Bradley  
Larry Holmes  
Mike McLean

Visitors: Mr. Gomez  
Bert Stewart  
Mary Rangel  
Elizabeth Juarez  
Kris Evans  
Quin Gregory  
Jerry Reed  
Steve Yuen  
Tony Paposan  
Rodney Brooks

Staff Present: Thaddeus Iwujmi, Legal Department  
Jerry Prince, Code Enforcement  
Alice Adams, Recording Secretary  
Shawn Earl, Code Compliance

1. The meeting was called to order by Paige Gollihar, Chairman, at approximately 8:15 a.m.
2. The next order of business was the review and approval of the minutes of the April 6, 2005 meeting. Don Faulkner made a motion to approve the minutes. Said motion was seconded by Mike McLean, and unanimously passed.

Paige Gollihar, Chairman, then read the statement of policy for the record, "In all cases, except where specifically stated otherwise, and except in cases where demolition is ordered, building must be secured and the lot cleaned and mowed by the owner within 10 days of receipt of notice of this hearing. If this is not done, the City will do so and bill the owner."

3. CASES FOR REHABILITATION OR DEMOLITION:

Case No.	Address & Description	Owner	Board Action
<b>93-116</b>	<b>1942 N. 3<sup>rd</sup> St.</b> W132', Lot 10-11-12 & W132' S42' Lot 13, Blk. 205, 2 B. Johnston O.T., Abilene, Taylor Co., Texas	Paul R. & Alma L. Matta 3650 Ambler Abilene, TX 79603	No action necessary.
This case was removed from condemnation the day before the meeting.			

Case No.	Address & Description	Owner	Board Action
<b>00-065</b>	<b>2717 S. 3<sup>rd</sup> St.</b> Lot 3, Blk. 2, W.A. Cure of H. Ward Addn., Abilene, Taylor County, Texas	Rudolph Cortez 5137 Laguna Abilene, TX 79605	Granted 5 days to meet with City Staff at condemned property; if this is done, granted additional 175 days to complete repairs.
Mr. Prince advised that the last time this case came before the Board, the Board granted 10 days for owner to meet with City at the condemned site, and this was never done. Mr. Prince further stated that the lot had been cleaned some and looked better than before, but he could not verify repairs since he cannot get access to the property. He said the back door was unsecured, and the dogs were going in and out of the house. Mr. Cortez purchased this property in a tax sale, and is selling the property back to Mr. Gomez, who was the original owner. Mr. Gomez was at the meeting and asked the Board for an extension to repair the property. After discussion, Don Faulkner made a motion to grant a 5 day extension for Mr. Gomez to meet with the Mr. Prince at the property site; and, if this is done, then an additional 175 days would be granted to complete repairs and have the repairs inspected by the City. Said motion was seconded by Larry Holmes, and passed, with Betty Bradley opposing.			

Case No.	Address & Description	Owner	Board Action
<b>01-086</b>	<b>6102 West Lake Rd. (formerly 6333 West Lake Rd.)</b> J0349 Sur. 20, A. Thompson, Acres 1, Taylor Co., TX	Steve & Shelia Yuen 4600 Coachlight Rd. #188 Abilene, TX 79603	Granted 180 days to repair
Mr. Prince advised the Board that this property had sold in a tax sale. The new owner has taken out a permit to demolish a portion of the structure. He stated the lot has debris which needs to be removed. Steve Yuen, the owner of the property, addressed the Board members, advising them that while they doing demolition, they discovered two adult white owls had made a nest in the building. They advised that the game warden, Steve Medford, came to look at the owls and said that were an endangered species and there would be a \$16,000 fine for each bird that died due to actions of a person or persons, and they needed to give the birds a few weeks to raise their young and leave the nest before they proceeded. Mr. Yuen said they were now cleaning the interior of the structure which is left. Mr. Yuen requested the Board grant him 6 months to complete repairs. After discussion, Larry Holmes made a motion, which was seconded by Mike McLean, to grant the owners 180 days to complete repairs and have the repairs inspected by the City. Said motion unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
<b>03-019</b>	<b>2034 Shelton</b> Blk. 21, Lot 13, Sears Park Addn., Abilene, Taylor Co., TX	Mary Rangel 2026-1/2 Sears Blvd. Abilene, TX 79603	Granted 180 days to repair
Mr. Prince advised the Board members that the roof on the house has been changed from a flat roof to a pitched roof. The interior has been gutted out and the owners have started framing on the interior. The owners have made arrangements with the tax office to pay out the back taxes. Mary Rangel, owner of the property, addressed the Board members, advising them she is making repairs as she saves the money and would like 180 day extension to complete repairs. Larry Holmes made a motion, which was seconded by Perry Haynes, to grant the owner 180 days to complete repairs and have the repairs inspected by the City. Said motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>03-021</b>	<b>2102 Collins</b> Blk. 2, Lot 40, JB Collins of N.Park Addn., Abilene, Taylor Co., Texas	Edward & Elizabeth Juarez 2101 Collins Ave. Abilene, TX 79603	Granted 180 days to repair
No permits have been issued and no repairs have been made. The structure was originally damaged for fire. Elizabeth Juarez, owner of the property, addressed the Board members and advised them that due to an illness in her family, she had been unable to make repairs, but was ready to start now. She requested a 180 day extension to complete repairs. Don Faulkner made a motion, which was seconded by Larry Holmes, to grant 180 days to complete repairs and have the repairs inspected by the City. Said motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>03-032</b>	<b>1165 Westridge</b> Blk. M, Lot 9, Elmwood West Addition, Sec. 5, Abilene, Taylor Co. TX	Estate of Kim Williams 1374 Sylvan Abilene, TX 79605	Granted 60 days for the City Legal Staff to contact Mr. Williams & his attorney, Mr. Watson, to obtain information regarding estate situation and plans for the property.
Mr. Prince advised the Board members that the City Attorney, Megan Santee, and Staff from Building Inspections met with Art Williams and his attorney, Mr. Watson, regarding this property. Nothing has been done on repairs since the death of Kim Williams, the previous owner. Mr. Prince advised that he had tried to contact Mr. Williams on numerous occasions, and could never get him, and none of his calls were returned. He stated he had also tried to contact Mr. Watson, and his call was not returned. The City had to hire a Contractor to secure the property. After a discussion among the Board members, Larry Holmes made a motion to grant 60 days for the City Legal Staff to contact Mr. Williams and his attorney, Mr. Watson, to obtain information regarding the estate situation and also the plans for the property. Said motion was seconded by Don Faulkner, and passed with Betty Bradley and Perry Haynes opposing.			

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Case No.	Address & Description	Owner	Board Action
<b>03-038</b>	<b>1625/1627 N. 21<sup>st</sup> St.</b> Blk. 6, Lot 4, College Heights Addn., Abilene, Taylor Co., Texas	Quin Gregory 1263 Westview Abilene, TX 79603	Granted 180 days to repair
Some repairs have been made to the structural, and there has been some interior framing. Quin Gregory, owner of the property, addressed the Board and requested 365 days to complete repairs. Mike McLean made a motion to grant the owner 180 days to complete repairs and have the repairs inspected by the City. Said motion was seconded by Perry Haynes, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>04-003</b>	<b>3118 S. 5<sup>th</sup> St.</b> Blk. 4, Lot 17, Riverside Dr. Addn., Abilene, Taylor Co., Texas	Joel & Angela Lopez 3133 S. 5 <sup>th</sup> Abilene, TX 79605	Granted 180 days to repair
Mr. Prince advised the Board that the owners are making progress on repairs. The interior is almost gutted out and some framing work has been done. There is some debris on the lot. The owner is requesting 180 days to complete repairs. Larry Holmes made a motion, which was seconded by Mike McLean, to grant the owners 180 days to complete repairs and have the repairs inspected by the City. Said motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>04-008</b>	<b>1433 Mesquite</b> N50', W150' Lot H, 201 2, H. McNairy Addn., OT Abilene, Taylor Co., TX	Elma Jean Johnson c/o Vera Austin 5533 Congress Ave. Abilene, TX 79603-5329 and Rodney Brooks 500 N. Judge Ely Blvd. Apt. 20202 Abilene, TX 79601	Grant 90 days to get will probated and submit a Plan of Action
Mr. Prince advised that the property needs electrical and plumbing repairs. It also needs weatherization and structural repairs. A TPP pole has been set, but has not been energized. Rodney Brooks, one of the listed owners of the property, addressed the Board members, advising them that this was his grandmother's house and it is now in the name of him and his aunt. He said he has a cousin, Doug Sims, who wants to repair the property and live in it. The will is being probated now, and he will sign the property over to his cousin after this is done. After discussion, Larry Holmes made a motion to grant a 90 day extension to get the will probated and to submit a Plan of Action. Said motion was seconded by Mike McLean, and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
<b>04-010</b>	<b>702 S. 14<sup>th</sup> St.</b> Lot 6 & S10' of Lot 5, 208-3/4 E. John Touhy OT Abilene, Taylor Co., Texas	Gary & Marilu Corpian 410 Victoria Abilene, TX 79603	Granted 90 days to present a Plan of Action
Mr. Prince advised the Board members that this property was purchased by new owners in the Tax Sale. He said the property needs electrical and plumbing upgrades, and that the rock is pulling away from the structure. He did say that the Corpian's had done some clean-up work on the lot. After discussion, Larry Holmes made a motion, which was seconded by Don Faulkner, to grant the owners a 90 day extension to present a Plan of Action. Said motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>04-031</b>	<b>2917 Grape</b> Blk. 15, N50', S175' W138.5' of Lot 1, North Park Addition, Abilene, Taylor Co., Texas	Gerardo & Ofelia Solis 934 Orange Abilene, TX 79601-4022	Granted 90 days to begin repairs, sell or demolish; with the condition if this is not done at the end of the 90 days, the City is to demolish structure, remove debris, clean lot and bill the owner.
Mr. Prince advised the Board members that this property had been damaged by fire. He said the roof is leaking, it is unsecured, and the owners have shown absolutely no interest in the property. After discuss among the Board members, Larry Holmes made a motion to grant the owners 90 days to begin repairs, sell or demolish the structure, with the condition if this is not done at the end of the 90 days, the City is to demolish structure, remove debris, clean the lot and bill the owner.			

Case No.	Address & Description	Owner	Board Action
<b>04-033 &amp; 04-044</b>	<b>282 Carl (main &amp; rear bldgs)</b> Blk. 16, S65', E40' of Lot 11 & S65' of Lot 12, Scott Hwy Place Addn., Abilene, Taylor Co., Texas	A&M Investment 1250 NE Loop 410 #400 San Antonio, TX 78209- 1554	Granted 120 days to sell or repair the property
Mr. Prince advised the Board members that this property had been condemned in two stages. He said A&M Investments had sold the property to Kelly Cave, and Mr. Cave defaulted on the note, so A&M Investments took the property back. He further stated that the electrical and plumbing systems needed to be upgraded. Mr. Bert Stewart, employee of A&M Investments, addressed the Board, advising them they had gotten bids for the electrical work, and was waiting for a bid on the plumbing work. He further stated they had someone interested in purchasing the property now. Mr. Stewart requested a 120 day extension. After discussion, Mike McLean made a motion to grant a 120 days extension to sell or repair the property to Code, and have the repairs inspected by the City. Said motion was seconded by Larry Holmes and unanimously passed.			