

Board of Building Standards Minutes

November 2, 2005

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, November 2, 2005 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors: Gary Pullin
Conda Richards
Bert Stewart
Lucy Flores
Danny Flores
Brad Bardin
Pete Camancho
David Mangum
Daniel Flatt
Joana Kilcrease

Staff Present: Thaddeus Iwuji, Legal Department
Jerry Prince, Code Enforcement
Van Watson, Assistant Building Official
Ed Williams, Fire Marshal
Alice Adams, Recording Secretary

1. The meeting was called to order by Paige Gollihar, at approximately 8:15 a.m. The first order of business was the review and approval of the minutes of the October 5, 2005 meeting. Larry Holmes made a motion to approve the minutes. Don Faulkner seconded the motion and the motion unanimously passed.
2. Mr. Gollihar 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:

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Case No.	Address & Description	Owner	Board Action
01-091	2157 Merchant N8.75', W124' of Lot 16 & S32.5' & W125' of Lot 17, Blk. 39, College Heights Addn., Abilene, Taylor Co., Texas	Dee & David Mangum 709 Westmoreland Abilene, TX 79603	Grant 90 days to obtain the necessary permits and complete the exterior weatherization and roof, with the condition that if this is not done at the end of the 90 days period of time, the owner is to demolish the structure, remove debris and clean the lot, with the further condition if the owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince advised the Board members that no repairs had been made since the last time this case was before the Board. The structure was damaged by fire and the plumbing and electrical systems need repairs. All permits need to be renewed since they have all expired without the required inspections. David Mangum, owner of the property, addressed the Board members and requested an additional 180 days to complete repairs. After discussion among the Board members, Larry Holmes made a motion to grant 90 days to obtain the necessary permits and complete the exterior weatherization and roof, with the condition that if this is not done at the end of the 90 days period of time, the owner is to demolish the structure, remove debris and clean the lot, with the further condition if the owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner. Said motion was seconded by Betty Bradley and unanimously passed.

Case No.	Address & Description	Owner	Board Action
02-063	1232 N. Treadaway 2, 199, S/2 3-2, OT TW Daugherty Addn., Abilene, Taylor Co., Texas	Daniel & Debbie Flatt 3301 E. Lake Rd. Abilene, TX 79601	Granted 60 days to obtain the necessary permits and complete the exterior weatherization and roof, and have repairs inspected by the City.

Mr. Prince advised the Board that no permits have been issued to repair this property and no repairs have been made. The roof has been leaking, there is rotted wood on the exterior and a portion of the ceiling on the interior has fallen in due to leaks in the roof. Daniel Flatt, the owner of this property, addressed the Board stating he has been mainly focusing on the property next door to this property, but thinks he can complete the roof and weatherization on this property within 60 days. After discussion, Betty Bradley made a motion to grant a 60 day extension to obtain the necessary permits and complete the exterior weatherization and roof, and have repairs inspected by the City. Said motion was seconded by Dee Ann Yeilding, and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
02-065	1234 N. Treadaway 1, 199, S/2 #-2, OT TW Daugherty Addn., Abilene, Taylor Co., Texas	Daniel & Debbie Flatt 3301 E. Lake Rd. Abilene, TX 79601	Granted 30 days to obtain the necessary permits and complete exterior weatherization and roof repairs, and have repairs inspected by the City.

Mr. Prince advised the Board that no inspections had been called in on this property since the last extension. The metal roof is installed on top of the cedar shingles and is blowing up in some areas. The plumbing and electrical systems both need upgrading and the exterior needs weatherization. Daniel Flatt, owner of this property, said he has removed the cedar shingles under the metal roof, and should finish the roof today. He asked the Board for a 60 day extension to complete repairs. Betty Bradley made a motion to grant a 30 day extension to obtain the necessary permits and complete the exterior weatherization and roof, and have the repairs inspected by the City. The motion was seconded by Don Faulkner and unanimously passed.

Case No.	Address & Description	Owner	Board Action
03-026	917 Luzon St. Blk. 4, Lot 18, East Horizon, Sec. 1, Abilene, Taylor Co., Texas	Nassau & Rekita Wilson 1110 S. LaSalle Abilene, TX 79605	Granted the owner 90 days to complete roof and exterior repairs, and if this is done, the owner granted an additional 30 days to complete all repairs and have the repairs inspected by the City, with the condition if this is not done, the owner is to demolish the structure, remove debris and clean the lot, with the further condition, if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince told the Board that the owner has started working on the roof, an electrical permit was obtained and an electrical rough-in inspection has been made. The exterior weatherization is not good, and the roof needs to be sealed. The interior of the structure has open walls and needs quite a bit of work. The Central Appraisal District will be filing suit for back taxes since the pay-out arrangement they had with the owner has not been met. Nassau Wilson, owner of the property, addressed the Board advising them he felt he was about 90% finished with the exterior repairs. After answering questions from the Board members, the owner requested a 90 day extension to complete the exterior repairs. After discussion among the Board members, Mike McLean made a motion to grant the owner 90 days to complete roof and exterior repairs, and if this is done, the owner granted an additional 30 days to complete all repairs, with the condition if this is not done, the owner is to demolish the structure, remove debris and clean the lot, with the further condition, if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Betty Bradley, and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
03-059	1413 Delano W100', S132' Lot 2, Leon Stevenson Addition, Abilene, Taylor Co., Texas	Danny & Lucy Flores 915 Hartsdalle Dallas, TX 75211	Granted 180 days to complete repairs and have the repairs inspected by the City.
Mr. Prince advised the Board that this property has had no repairs since the condemnation. The property needs foundation repairs, exterior repairs, and work on the plumbing and electrical systems. The owners currently live in Dallas, but are planning on relocating to Abilene, and plan on repairing this property for their home. Danny and Lucy Flores then addressed the Board stating their intentions are to repair this property to live in when they relocate to Abilene. They have received estimates from some contractors and will provide these to the City. Lucy Flores requested 180 days to complete repairs. After discussion among the Board members, Larry Holmes made a motion to grant the owners 180 days to complete repairs and have the repairs inspected by the City. Don Faulkner seconded the motion and the motion passed, with Perry Haynes opposing.			

Case No.	Address & Description	Owner	Board Action
04-033 & 04-044	282 Carl (main & rear bldgs) 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 180 days to complete repairs and have the repairs inspected by the City.
Mr. Prince advised the Board that since the condemnation, the property has been foreclosed on and A&M Investments is now the owner. A&M Investments has hired Bert Stewart to oversee the repairs of this property. The property needs plumbing and electrical repairs, as well as structural repairs. The garage has been demolished. Bert Stewart, representative for A&M Investments, addressed the Board, advising them they have a plan of action for the repairs on this house and would like 180 days to complete repairs. After discussion, Larry Holmes made a motion, which was seconded by Don Faulkner, 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
04-037	733 Mesquite (also rear bldgs) Lot 16, 147, Lewis OT 1 ABL, TIF #1, Abilene, Taylor Co., Texas	Leatrice M. Cunningham 97 Reece Ln. Huntsville, TX 77340- 2554	Tabled until January 4, 2006 Meeting
Mr. Prince stated there had been no progress on repairs since the condemnation. The structure needs weatherization, repairs to landing on front porch, electrical and plumbing systems, and the back buildings are in poor condition. This property was presented at the last tax sale, but the property did not sell. It will be presented again on December 6, 2005. After discussion, Don Faulkner made a motion to table this case until the January 2006 meeting. The motion was seconded by Larry Holmes, and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
04-051	534/538 Graham (Duplex) Blk. B, Lot 5, Pecan Park Addn., Abilene, Taylor Co., Texas	Isaul Serrano & Sonja Olguin 525 Cherry Abilene, TX 79602 <u>Lienholder:</u> Ryan Trowbridge 2434 Harvard Pl. Clyde, TX 79510-3412	Granted 30 days to obtain permits, weatherize exterior and repair the roof, with the condition that if this is done the owner has an additional 90 days to complete repairs, with the condition if this is not done, the owner is to demolish the structure, remove debris and clean the lot, with the further condition that if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.
This property has had no repairs since the condemnation. The roof is sagging, there are open walls around the roof area and the plumbing and electrical systems need repairs. The listed owners have decided to walk away from the property because of the cost to repair it. There have been complaints from the neighbors regarding the condition of this property. After discussion, Betty Bradley made a motion to grant the owners 30 days to obtain permits, weatherize exterior and repair the roof, with the condition that if this is done the owner has an additional 90 days to complete repairs, with the condition if this is not done, the owner is to demolish the property, remove debris and clean the lot, with the further condition that if owner fails to do this the City is to demolish the property, remove debris, clean the lot and bill the owner. The motion was seconded by Larry Holmes and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
04-063	206 Portland Blk. 7, Lot PRT 11 & S25' Lot 12, Outlot 203, Bennett Bros. Addn., Abilene, Taylor Co., Texas	Marcus Lee Kilcrease 1297019 Estelle SASP 264 FM 3478 Huntsville, TX 77320	Granted owner 30 days to demolish structure, remove debris, and clean the lot, with the condition that if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.
Mr. Prince advised the Board that this property was originally damaged by fire, and there was fire damage to the rafters and joints. The property is located in a flood way, and therefore only approximately \$2500 can be spent on repairs since the property is valued at \$4991. The property needs exterior weatherization, and structural repairs on exterior and interior. There has been no progress on repairs. Mr. and Mrs. Kilcrease are in the process of getting a divorce, and they don't know who this property will be awarded until the divorce is final. Joana Kilcrease addressed the Board, advising them she did not know how long the divorce would take and if she gets this house, she wants to demolish it. After discussion among the Board members, Mike McLean made a motion to grant the owner 30 days to demolish the structure, remove debris, and clean the lot, with the condition that if the owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner. Said motion was seconded by Don Faulkner and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
04-074	1218/1226 N. Treadaway Lots 3&4, 199, TW Daughtery Addn., S/2 of 3-2, OT, Abilene, Taylor Co., Texas	Jessie May Dawson 341 Hickory #105 Abilene, TX 79601-5713	Granted 90 days to allow the attorney time to resolve the estate problems.
Mr. Prince said this property has had no repairs since the condemnation, and is currently tied up in an estate. Mr. Wetsel, an attorney in Sweetwater, Texas, has been working at trying to get the estate settled so the property can be sold. In Mr. Wetsel's latest letter, he stated he is nearing the stage of being able to sell the property. Both properties need repairs and show signs of roof leaks. After discussion, Mike McLean made a motion to grant a 90 day extension to allow the attorney time to resolve the estate problems. Said motion was seconded by Betty Bradley and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
04-083	1825 Clinton & garage Blk. 49, Lot 10, College Heights, Abilene, Taylor Co., Texas	A&M Heritage Holdings LTD DBA A&M Investments LLC 1100 NW Loop 410 #260 San Antonio, TX 78213	Granted 180 days to repair property and have the repairs inspected by the City.
Mr. Price advised the Board that this property is owned by A&M Investment. The property needs electrical and plumbing repairs, as well as exterior repairs. The owner said they are going to demolish the garage building situated on the rear of the property. Bert Stewart, representative for A&M Investments, addressed the Board stating that the add-on to the rear of the structure is going to be demolished. They plan on spending between \$10,000 and \$12,000 to repair this property, and are requesting 180 days to complete repairs. After discussion among the Board members, Larry Holmes made a motion to grant the owner 180 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Mike McLean and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
05-001	2857 Orange Blk. 16, N75', W135', S345', E300' of Lot 2, North Park Addn., Abilene, Taylor Co., Texas	Perfecto G. Camancho 2857 Simmons Abilene, TX 79601	Granted 180 days to obtain the necessary permits and complete the exterior and roof repairs and submit a Plan of Action.
Mr. Prince stated that the owner has done clean up on the lot. He said this house had been sitting there in the same condition since the 1990's. There are still items on the lot that need to be removed. There is a lot of work that needs to be done on the interior. The owner never presented a Plan of Action. Pete Camancho, owner of this property, addressed the Board advising them he had obtained estimates from plumbing and electrical contractors. He asked the Board for a 180 day extension to repair the exterior. After discussion, Larry Holmes made a motion to grant the owner 180 days to obtain the necessary permits and complete the exterior and roof repairs and submit a Plan of Action. Mike McLean seconded the motion, and the motion unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
05-007	3126 Hunt Blk. 10, Lot 7, Southwest Park Sec. 1, Abilene, Taylor Co., Texas	Eddie Mitchell 109 Tiquewood Cr. Abilene, TX 79605	Granted 180 days to complete repairs and have the repairs inspected by the City.
This property recently changed owners, and the new owner is making progress on repairs. All the rotted wood has been repaired and the weatherization is near completion. The owner is requesting 180 days to complete repairs. After discussion, Don Faulkner made a motion to grant owner 180 days to complete repairs and have the repairs inspected by the City. Mike McLean seconded the motion and the motion passed, with Betty Bradley abstaining.			

Case No.	Address & Description	Owner	Board Action
05-009	3517 Grape Blk. 27, Replat Lot 101, North Park Addn., Abilene, Taylor Co., Texas	Big Country Broadcasting, Inc. 7110 Walden Dr. Tyler, TX 75703-0915	The City is to publish a notification of intent to demolish this property in the local paper, and if no response is received, the City should proceed with demolition, remove debris, clean the lot and bill the listed owner.
Mr. Prince advised the Board that this property is an abandoned radio station with a radio tower. There are broken windows and the property has been vandalized. The tower is 175 feet tall and has no lights on it. Big Country Broadcasting no longer exists and Mr. Prince made contact with V'Ann Burne, the wife of one of the deceased owners, and she informed him they have no intentions of doing anything with this property. After discussion, Mike McLean made a motion for the City to publish a notification of intent to demolish this property in the local paper, and if no response is received, the City should proceed with demolition, remove debris, clean the lot and bill the listed owner. Said motion was seconded by Betty Bradley and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
05-018	1441 Plum 12-13, 199 2-2 L. Morrow OT Abilene, Taylor Co., Texas	Ida Mae Cook McCreary Estate 1441 Plum Abilene, TX 79601-3663	Granted owner 30 days to present a Plan of Action, with the condition if this is not done, the owner is to demolish the structure, remove debris and clean the lot, with the further condition if the owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.
Mr. Prince advised the Board that there have been no repairs to this property since condemnation. The roof is in bad condition, there are broken windows, the weatherization is poor and the plumbing and electrical systems need to be repaired. The owner is deceased and the son and daughter apparently have no interest in the property. The Central Appraisal District is presenting this property at the December 6, 2005 sale for back taxes. After discussion, Mike McLean made a motion to grant the owner 30 days to present a Plan of Action, with the condition if this is not done, the owner is to demolish the structure, remove debris and clean the lot, with the further condition if the owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner. Said motion was seconded by Larry Holmes, and passed with Paige Gollihar opposing.			

4. The next matter to come before the Board was consideration, with possible action, regarding a request from Conda Richards of the Tittle Luther Partnership, for approval of an alternate method of construction regarding fire protection for a S-2 occupancy, at Pioneer Drive Baptist Church, 701 S. Pioneer, Abilene, Texas. Van Watson, Assistant Building Official, addressed the Board members, pointing out on the drawing, which was attached to the agenda, what portion of the building was existing and where the new parking area is to be located. He explained that the parking area would be large enough to park 12 to 15 cars. Mr. Watson further stated that if an open parking garage is attached to a structure that is sprinkled, there must be a fire barrier separating the two occupancies. The element that is in place is a 2-hour floor/ceiling separation. The element that is missing is a 2-hour fire barrier wall between the existing structure and the open parking area. In lieu of this wall, the proponent will be introducing an alternate method. Ed Williams, Fire Marshal, addressed the Board and explained the purpose of having the area limitations is to reduce the possibility of fire loss. Mr. Williams explained a fire sprinkler system allows people to build larger structures with a given type of construction. Gary Pullin, representative for Tuttle Luther Partnership, addressed the Board stating they are asking the Board to accept their alternate means of fire protection for the S-2 area by (1) providing a dry pipe sprinkler system in the exterior covered walk area soffit; (2) having a 2-hour fire barrier around the new exit stair and a 2-hour floor/ceiling assembly above; and (3) proposing to leave three exterior sides open. After discussion of the Board members, Don Faulkner made a motion to accept the proposed alternate means of fire protection at this building. The motion was seconded by Mike McLean and passed, with Paige Gollihar abstaining.

5. The next matter to come before the Board was consideration with possible action regarding a request from Brad Bardin, owner of 441 Jolly Rogers Rd. for permission to leave the slab on the property after demolition of the structure. Mr. Prince addressed the Board, advising them this property was damaged by fire. The fire damaged structure has been removed off the slab and the owner is requesting permission to leave the slab so he can park his farm implements and equipment on the slab. He said the slab was in good condition. Brad Bardin, owner of this property, addressed the Board, advising them he wants to use this slab to park equipment on. Van Watson then addressed the Board stating that if Mr. Bardin ever decided to build on this slab, it would have to be evaluated by an engineer to determine what type of structure could be built on the slab. Also, a permit would be required. After discussion of the Board, Mike McLean made a motion to allow Mr. Bardin to keep the slab. The motion was seconded by Larry Holmes, and unanimously passed.