

**Board of Building Standards
Minutes**

January 4, 2006

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, January 4, 2006 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Paige Gollihar, Chairman
David Beard
Larry Holmes
Jon McDonald
Betty Bradley
Perry Haynes

Visitors: Mary Rangel
E. H. Andrews
R. S. Andrews
J. E. Andrews
Quin Gregory
Edward Juarez
Steve Yuen

Staff Present: Thaddeus Iwuji, Legal Department
Jerry Prince, Code Enforcement
David Sartor, Building Official
Van Watson, Assistant Building Official
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 December 7, 2005 meeting. Larry Holmes made a motion to approve the minutes. Perry Haynes 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
00-065	2717 S. 3rd St. Lot 3, Blk. 2, W.A. Cure of H. Ward Addn., Abilene, Taylor County, Texas	Efrin Gomez 2725 S. 3 rd St. Abilene, TX 79605	Granted 30 days to present a Plan of Action, with cost estimates and obtain the necessary permits, with the condition that if this is done within the 30 days, owner granted additional 60 days to complete repairs and have repairs inspected by the City, with the further condition that if this is not done within 30 days, the owner is granted 30 days to demolish the structure, remove debris, and clean lot, with further condition that owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.

Jerry Prince, Code Enforcement Officer, addressed the Board advising them this case has had no progress since the last time it was reviewed by the Board. He said the exterior needs weatherization, the roof is sagging and needs repairs, and there has been no progress on interior repairs. Mr. Prince said he has tried numerous times to get in touch with the owner, but has been unable to make contact with him. After discussion, Larry Holmes made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates and obtain the necessary permits, with the condition that if this is done within the 30 days, owner be granted an additional 60 days to complete repairs and have repairs inspected by the City, with the further condition that if this is not done within 30 days, the owner is granted 30 days 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. Said motion was seconded by Betty Bradley, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
01-086	6102 West Lake Rd. (formerly 6333 W.Lake Rd.) J0349 Sur. 20, A. Thompson, Acres 1, Taylor Co., TX	Steve & Shelia Yuen 4600 Coachlight Rd #188 Abilene, TX 79603	Granted 120 days to complete repairs and have repairs inspected by the City.

Mr. Prince advised the Board that the owner has demolished the back structure and cleaned the lot. He said the owner has started on exterior repairs to the main structure, and is requesting 120 days to complete repairs. Steve Yuen, the owner of this property, addressed the Board advising them they have been working on the property and have received estimates from other contractors and feel they will have all repairs completed in 120 days. He said he plans to leave the existing slab on the lot for a patio. After discussion among the Board members, Betty Bradley made a motion to grant the owners 120 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Larry Holmes, and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
02-055	1425 Westmoreland Blk. F, Lot 8 & N2.5' of Lot 9, Crescent Heights Addition, Abilene, Taylor Co., Texas	Guadalupe Salazar 1417 Green St. Abilene, TX 79603-4827	Granted 90 days to complete repairs and have repairs inspected by the City.
Mr. Prince advised the Board the exterior weatherization is almost complete, the interior is cleaned out and the lot is in good condition. The owner is requesting 90 days to complete repairs. After discussion, Larry Holmes made a motion, which was seconded by Betty Bradley, to grant the owner 90 days to complete repairs and have the repairs inspected by the City. The motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
03-019	2034 Shelton Blk. 21, Lot 13, Sears Park Addn., Abilene, Taylor Co., TX	Mary Rangel 2026-1/2 Sears Blvd. Abilene, TX 79603	Granted 30 days to provide a Plan of Action, with cost estimates, and provide an analysis of existing slab and provide drawings of proposed addition, with the condition that if this is done, owner is granted an additional 150 days to complete repairs and have the repairs inspected by the City.
Mr. Prince advised the Board that the owner wants to add on to this structure, but has not pulled a permit for this yet. He said there has been a new pitch put on the roof, which was originally flat. Mr. Prince also stated there was an existing slab the owner wants to build on and the owner will have to get this approved by the Building Inspection Department. The electrical service will need to be repaired. The owner is requesting 180 days to complete repairs. Mary Rangel, owner of the property, addressed the Board and requested 180 day extension to complete repairs. After discussion, Larry Holmes made a motion to grant the owner 30 days to submit a Plan of Action, with cost estimates, and provide an analysis of the existing slab and provide drawings of the proposed addition, with the condition that if this is done, the owner is granted an additional 150 days to complete repairs and have the repairs inspected by the City. Said motion was seconded by Jon McDonald, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
03-021	2102 Collins Blk. 2, Lot 40, JB Collins of N.Park Addn., Abilene, Taylor Co. Texas	Edward & Elizabeth Juarez 2101 Collins Ave. Abilene, TX 79603	Granted 60 days to provide a Plan of Action, with cost estimates, with the condition that if this is done, the owners will be granted an additional 120 days to complete repairs and have the repairs inspected by the City.
Mr. Prince said this property was originally damaged by fire, and the owner has been in the process of cleaning the interior. The electrical system will have to be repaired and the exterior will need repairs and weatherization. Elizabeth Juarez addressed the Board advising them they have cleaned a lot of trash and debris from the interior caused by the fire and would like an additional 180 days to complete repairs. After discussion, Betty Bradley made a motion to grant the owners 60 days to provide a Plan of Action, with cost estimates, with the condition that if this is done, the owners will be granted an additional 120 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Perry Haynes, and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
03-038	1625/1627 N. 21st St. Blk. 6, Lot 4, College Heights Addn., Abilene, Taylor Co., Texas	Quin Gregory 1265 Westview Abilene, TX 79603	Granted 180 days to complete repairs and have repairs inspected by the City.
Mr. Prince advised the Board members that this property was originally a duplex and the owner is repairing it to be a single family residence. The windows and siding have been replaced and the lot is in good condition. He said the owner was also doing some foundation repairs, and has requested 180 days to complete repairs. Quin Gregory, owner of the property, then addressed the Board, requesting 180 days to complete repairs. After discussion, 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
04-037	733 Mesquite (also rear bldgs) Lot 16, 147, Lewis OT 1 ABL, TIF #1, Abilene, Taylor Co., Texas	Taylor County In Trust 1534 S. Treadaway Abilene, TX 79602-4927	Table until April 2006 Agenda.
Mr. Prince advised the Board that this property was presented at the December Tax Sale, but did not sell, and will be presented again in the March Tax Sale. He said there are signs that the roof is leaking, there are busted rafters on the carport and there are some structures in the rear which will need to be demolished or repaired. After discussion among the Board members, Betty Bradley made a motion to table this case until the April Agenda to see if it sells at the March Tax Sale. The motion was seconded by Perry Haynes, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
05-002	734 Sycamore N139', S320', E150', 162 2 W- 2/3 OT Abilene, Taylor Co., Texas	Betty Deaver 734-1/2 Sycamore Abilene, TX 79602	Granted 30 days to complete the demolition; if done, additional 30 days to obtain all necessary permits and provide a Plan of Action, with cost estimates, and if this is done, granted additional 40 days to complete repairs and have the repairs inspected by the City.
Mr. Prince said the lot is not in good condition, as there are piles of brush on the lot. The owners have started removing the portion of the structure that was an add-on. Mr. Prince stated the owners were requesting 100 days to complete repairs. After discussion, Larry Holmes made a motion to grant the owners 30 days to complete the demolition, with the condition that if this is done, the owners have an additional 30 days to obtain all the necessary permits and provide a Plan of Action, with cost estimates, with the further condition that if this is done, the owners will be granted an additional 40 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Jon McDonald and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
05-022	5366 Taos Blk. P, Lot 18, Alameda Addn., Sec. 5, Abilene, Taylor Co., Texas	Crystalline Martinez, et al 6504 McGlachlin Ft. Sill, OK 73503-1605	Granted 30 days to provide a Plan of Action, with cost estimates, with the condition if this is not done, the City is to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince said this property is owned by an estate. After condemnation, the City secured the structure and cleaned the lot. After this was done, there was a fire on the property and the structure was damaged severely. None of the heirs have shown any interest in the property. After discussion among the Board, Larry Holmes made a motion to grant 30 days for owners to provide a Plan of Action, with costs estimates, with the condition that if this is not done, 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
05-043	118 Orange Blk. 79, Lot N70' Lot 4-5-6-7, OT, Abilene, Taylor Co., Texas	Michael Kaychick 2433 N. 3 rd Abilene, TX 79603-7203	Granted 30 days to demolish the structure, remove debris and clean the lot, with the condition that if the owner does not do this within the 30 days, the City is to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince said the structure was damaged severely by a fire. The owner of the property received insurance money for the fire damage, and he has signed the check and forwarded it to the company holding the mortgage on this property, for their signature. Mr. Prince said he has talked to this company and they have agreed to release funds to the owner so the property can be demolished. Dick Andrews, representative for the building situated around the corner from this property (1450 N. 1 St.) , addressed the Board, stating he would like the Board to stick to the plan of having the building demolished in 30 days because it has been an eye sore and threat to their property. Larry Holmes 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 does not do this within the 30 days, the City is to demolish the structure, remove debris, clean the lot and bill the owner. Betty Bradley seconded the motion and said motion unanimously passed.