

# **Board of Building Standards Minutes**

**May 3, 2006**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, May 3, 2006 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Paige Gollihar, Chairman  
Larry Holmes  
Robert Roadcap  
Matt Loudermilk  
Perry Haynes  
David Beard  
Michael Bowers

Visitors: Charlotte Nichols  
Elizabeth Juarez  
William Lenches

Staff Present: Megan Santee, Legal Department  
Jerry Prince, Code Enforcement Officer  
David Sartor, 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 April 5, 2006 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."
4. CASES FOR REHABILITATION OR DEMOLITION:

Case No.	Address & Description	Owner	Board Action
99-043	1102 Grape St. Lot 4, Blk. A, Highland Terrace Addn ABL, Abilene, Taylor Co., Texas	Rufus B. Rodriquez Box 1472 Abilene, TX 79604	Granted 120 days to complete repairs and have the repairs inspected by the City
Jerry Prince, Code Enforcement Officer, addressed the Board stating the owner is requesting 180 days to complete repairs. He said the exterior has been weatherized, but the windows still need to be repaired. He said the structure is being repaired as a duplex. He said staff recommends granting 90 days to complete repairs and if this is not done, demolition should be ordered. After discussion, Larry Holmes made a motion to grant the owner 120 days to complete repairs and have 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
<b>00-021</b>	<b>1030 S. 14<sup>th</sup> St.</b> E66 2/3 W166 2/3 S128 Lots 5 & 6, Blk. D & E Northington & Hughes Addn. Abilene, Taylor County, Texas	Robert Jeff King c/o Molly Luster 1205 Grand Av. Abilene, TX 79605-4224  First National Accep. Corp. 241 E. Saginaw E. Lansing, MI 48823	Granted 90 days to complete repairs, sell or demolish this property, 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 advised the Board that there have been no repairs to this property since the owner died. He said it will need plumbing and electrical repairs. He said the roof is also going to need some repairs. He said this property was about to be auctioned off for back taxes and Ms. Luster paid up all the taxes, because she thought she had a buyer for the property. He said the sale of this property did not materialize. He also said the lien holder has approximately a \$20,000 lien on this property and obviously, do not want the property in their name. He said Staff recommends granting 90 days to complete repairs, and if this is not done, then a demolition order be put on the property. After discussion, Larry Holmes made a motion to grant 90 days to complete repairs, sell or demolish this property, with the condition if this is not done, the City is to demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Robert Roadcap, and 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 120 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said that the owner is making repairs on this property. He said the exterior needs weatherization and the windows are being replaced. He said the interior has been gutted. Mr. Prince advised that the owner is requesting 120 days to complete repairs, and staff has no objection to this. Elizabeth Juarez, owner of this property, addressed the Board, stating she feels they can complete repairs in 120 days. After discussion, Larry Holmes made a motion, which was seconded by Robert Roadcap, to grant the owners 120 days to complete repairs and have the repairs inspected by the City. The motion unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>05-002</b>	<b>734 Sycamore</b> N139', S320', E150', 162 2 W-2/3 OT Abilene, Taylor Co., Texas	Betty Deaver 734-1/2 Sycamore Abilene, TX 79602	Granted 40 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said the owner has been working on the structure, and has plumbing and electrical contractors working. He said foundation repairs have also been done. He said the owner had demolished a section on the rear, and wants to leave the slab there. He said Southern Hills Church of Christ has taken an interest in the property due to owner's situation and is going to assist the owner in repairs. He said staff reviewed this and has no objection to granting the 40 days. After discussion, Larry Holmes made a motion to grant the owner 40 days to complete repairs and have the repairs inspected by the City. David Beard seconded the motion and the motion unanimously passed.

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Case No.	Address & Description	Owner	Board Action
<b>05-003</b>	<b>3217 S. 3<sup>rd</sup> St.</b> Blk. 3, Lot 4, Riverside Drive Addn., Abilene, Taylor Co., Texas	William Lenches 2826 Russell Abilene, TX 79605	Granted 90 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prince advised that the roof had been repaired, and the owner stated he was having new siding put on next week. He said the foundation repairs have been inspected and the electrical repairs have passed inspection. He said the owner is requesting 90 days to complete repairs, and the staff has no objection to this. William Lenches, owner of the property, addressed the Board stating he has already made numerous repairs and thinks he can complete repairs in 90 days. After discussion Robert Roadcap made a motion to grant the owner 90 days to complete repairs and have the repairs inspected by the City. The motion was seconded by David Beard, and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>05-027</b>	<b>1742 S. 8<sup>th</sup> St.</b> Blk. 3, S86' of Lot 12, Victory Addn., Abilene, Taylor Co., Texas	Steve & Elsa Casarez 2009 E. State Hwy. 36 Abilene, TX 79602-6503	Granted 90 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prince said this property was damaged by fire and the owner has done extensive repairs on the exterior. He said all rough-in inspections have passed and the owner is requesting 90 days to complete repairs. Mr. Prince further advised that staff has no objection to this request. After discussion, Larry Holmes made a motion to grant the owners 90 days to complete repairs and have repairs inspected by the City. Perry Haynes seconded the motion, and the motion unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>05-040</b>	<b>1325 Jeanette</b> Blk. 18, S50', N200' of Lot 2, Bellevue Ridge, Abilene, Taylor Co., Texas	Danny Stevens 1750 Lakeshore Dr. Abilene, TX 79602	Granted 90 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prince said this property had a new owner since the condemnation. He said the new owner was making progress on interior repairs. He said the owner is requesting 90 days to complete repairs and the staff has no objection. After discussion, Larry Holmes made a motion, which was seconded by David Beard, to grant the owner 90 days to complete repairs and have the repairs inspected by the City. The motion unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
<b>05-045</b>	<b>1450 Green</b> Blk. J, Lot 18, Crescent Heights Addn., Abilene, Taylor Co., Texas	John Craig McCain c/o Marilyn Garner, Trustee 2000 E. Lamar Blvd. #450 Arlington, TX 76006	Ordered the City to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince advised the Board that this property has been abandoned. He said the property was unsecured and trashed on the inside and kids were going in and out. He said the weatherization is poor, there is rotted wood all around the main structure and the electrical service is in bad condition. This property is in bankruptcy and Mr. Prince has had contact with the bankruptcy attorney who told him this property had been declared as abandoned. He said he had heard nothing from the lien holder. Mr. Prince advised that staff reviewed this and recommended allowing 30 days for a Plan of Action or for the property to be sold or demolished, and if this is not done, the City should demolish the structure. After discussion David Beard made a motion for the City to demolish the structure. Larry Holmes seconded the motion, and the motion passed, with Perry Haynes and Paige Gollihar opposing.

Case No.	Address & Description	Owner	Board Action
<b>05-057</b>	<b>5134 N. 9<sup>th</sup> St.</b> Blk. A, Lot 8, Holiday Hills, Sec. 1, Abilene, Taylor Co., Texas	Jimmy L. Fox 588 State Hwy. 155 N-54 Gilmer, TX 75644	Granted 30 days to sell, donate or demolish this property, with the condition that if this is not done, the City is to demolish the structure, clean the lot, remove debris and bill the owner.

Mr. Prince said this property was unsecured, trashed and dismantled on the interior. The City secured the structure. The roof is in bad shape and the property has high weeds. Mr. Prince said he spoke to the owner, who has moved out of Abilene, and the owner said it would not be feasible for him to do anything to this property. He said he might be interested in donating the property and Mr. Prince got him in touch with some people to help him work through that process, but nothing has happened regarding this. Mr. Prince said staff recommends allowing 30 days for a plan of action or selling the property, and if this does not happen, then the structure should be demolished. After discussion, Larry Holmes made a motion to grant 30 days to sell, donate or demolish this property, and if this is not done, the City is to demolish the structure, clean the lot, remove debris and bill the owner. Matt Loudermilk seconded the motion and the motion unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>05-067</b>	<b>492 Crows Nest Rd.</b> Lake Lot Imp Only, Lot H492, Suite 8819 & 10036, Abilene, Jones Co., Texas	Charlotte Morris 493 Crows Nest Rd. Abilene, TX 79601-8256	Granted permission to leave the slab on the lot.

Mr. Prince said this property had been destroyed by a fire, and the owner has demolished the structure. The owner is requesting permission to leave the slab on the property, after the demolition is lifted. Mr. Prince said that staff had no objection to this. Charlotte Morris Nichols, owner of the property, addressed the Board stating they would like to leave the slab for further use and would request permission from the Board to be able to do this. After discussion, Larry Holmes made a motion to grant owner permission to leave the slab on the lot. The motion was seconded by Robert Roadcap and unanimously passed.

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