

**Board of Building Standards
Minutes**

July 5, 2006

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, July 5, 2006 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Paige Gollihar, Chairman
 Larry Holmes
 Dee Ann Yielding
 Perry Haynes
 David Beard
 Betty Bradley

Visitors: Pete Camancho
 Tom Goble
 Amalio Lopez
 Bert Stewart
 Steven Yuen
 Minnie Sewell

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 June 7, 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
01-086	6102 West Lake Rd. (formerly 6333 W. Lake Rd.) J0349 Sur. 20, A. Thompson, Acres 1, Taylor Co., Texas	Steve & Shelia Yuen 3224 CR 353 Abilene, TX 79603	Granted 30 days to complete repairs and have repairs inspected by the City, and granted permission to leave existing slabs to be used as patios
<p>Jerry Prince, Code Enforcement Officer, addressed the Board, advising them the owner is near completion of repairs. He said the owner is requesting 30 days to complete repairs, and is also asking permission to leave the existing slabs. Mr. Prince said Staff has no objection to granting a 30 day extension. Steve Yuen then addressed the Board advising them he would like to leave the existing slabs to be used as patios. He said there was a storm cellar at the rear of the property that needed a few repairs, but he feels like 30 days will be enough time to complete all repairs. After discussion, Larry Holmes made a motion to grant the owner 30 days to complete repairs and have the repairs inspected by the City, and also grant permission for the owner to leave the existing slabs to be used as patios. Perry Haynes seconded the motion and the motion unanimously passed.</p>			

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	Denied owners request to leave the slab and granted the owner 60 days to complete demolition of the slab and remove debris.
<p>Mr. Prince said the owner demolished the structure on this property and is requesting to leave the front porch slab on the property. He said there was still some debris on the lot. He said staff recommends having the owner remove the slab. After discussion Larry Holmes made a motion to deny owners request to leave the slab and grant the owner 60 days to complete demolition of the slab and remove debris. The motion was seconded by David Beard and unanimously passed.</p>			

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 3226 S. 15th Abilene, TX 79605	Granted 30 days for owner to provide a precise Plan of Action, with cost estimates and time frames, and if this is done, be granted an additional 60 days to obtain all necessary permits and get the necessary rough-in inspections.
<p>Mr. Prince said the owner renewed the building permit on June 22, 2006. He said the owner had started repairs to the exterior and roof. He said the electrical system needs to be upgraded. He said the owner is requesting 180 days to complete repairs. Staff recommends granting 30 days for owner to present a precise Plan of Action, with cost estimates and time frames, if this is done, be granted an additional 60 days to obtain all necessary permits and get the rough-in inspections on the utilities. Larry Holmes made a motion to accept Staff's recommendation to grant 30 days for owner to provide a precise Plan of Action, with cost estimates and time frames, and if this is done, be granted an additional 60 days to obtain all necessary permits and get the necessary rough-in inspections. The motion was seconded by Betty Bradley and unanimously passed, with Perry Haynes opposing.</p>			

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Case No.	Address & Description	Owner	Board Action
03-070	5261 Durango Blk. F, Lot 11, Alameda Addn., Sec. 1, Abilene, Taylor Co., Texas	Robert & Claudia Anderson 214 Mariah Abilene, TX 79602	Granted 60 days to complete repairs and have the repairs inspected by the City.
Mr. Prince advised the Board that this property is near completion. The exterior weatherization has been done and is in good repair. The electrical and plumbing permits have been finalized. He said the owner is requesting 60 days to complete repairs. After discussion, Betty Bradley made a motion to grant 60 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Larry Holmes and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
04-008	1433 Mesquite N50', W150' Lot H, 201 2, H. McNairy Addn., OT Abilene, Taylor Co., TX	Doug Sims 5317 Pueblo Dr. Abilene, TX 79605	Granted 30 days to obtain rough-in inspections, and if this is done, an additional 60 days to complete repairs and have the repairs inspected by the City.
Mr. Prince said the owner has started repairs and has gutted the interior. New windows have been installed, but are the wrong type and will have to be changed out. The owner did not turn in the extension request. Mr. Prince advised that Staff recommends the owner be granted 30 days to obtain rough-in inspections, and if this is done, an additional 60 days to complete the project. Doug Sims, owner of the property, addressed the Board stating he would remove the debris which is on the property, and is going to have the windows changed out as soon as he can. He said he thinks he can have the repairs completed within 90 days. After discussion, Larry Holmes made a motion to follow the Staff's recommendation and grant the owner 30 days to obtain rough-in inspections, and if this is done, an additional 60 days to complete repairs to the project and have the repairs inspected by the City. The motion was seconded by Betty Bradley and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
04-044	282 Carl (main bldg) 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 30 days to obtain electrical permit and utility rough-in inspections, and if done, an additional 60 days to complete repairs and have the repairs inspected by the City.
Mr. Prince said the owner has been working on repairs to the exterior of this property. They have removed an out-building on the back of the lot. Staff recommends allowing owners 30 days to obtain electrical permit and get the utility rough-ins, and if that is done, an additional 60 days to complete the project. Bert Stewart, representative for the owner, addressed the Board, and stated they have been having some trouble with the electrician not pulling the permit. He said he would like to have 90 days to complete the repairs. After discussion, Larry Holmes made a motion to follow staff's recommendation and allow 30 days to obtain the electrical permit and utility rough-in inspections, and if this is done, an additional 60 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
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 30 days to remove the broken slab where the garage had been (leaving the small slab beside the house), and complete repairs and have repairs inspected by the City.

Mr. Prince said this property is near completion. There is a slab in the back where a garage was torn down and needs to be removed. He said the exterior siding and interior repairs look good. Staff recommends granting 30 days to remove the slab and final the project. Owner did not turn in the extension request. Bert Steward, representative for the owner, addressed the Board stating all they lack on this property is the electrical final. He said there is a slab next to the house that the person buying the house wants to keep to set potted plants on, but they will remove the slab where the garage had been. After discussion, Larry Holmes made a motion to grant Staff's recommendation to grant 30 days to remove the broken slab where the garage had been sitting, but leave the slab at beside the house, and complete repairs and have the repairs inspected by the City. The motion was seconded by Betty Bradley, 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 30 days for a precise plan of action, with time frames and cost estimates and agreement with contractors as to payment, and to remove all debris, including the tractor, and within the first 10 days of this 30 days the building is to be secured, with the further condition that if this is done, the owner will be granted an additional 60 days to pull all necessary permits and complete the exterior and roof repairs, and if that is done, then an additional 90 days will be granted to complete all repairs and have repairs inspected by the City.

Mr. Prince advised the Board that the exterior siding is in need of repairs, and the City of Abilene had to secure the opening into the house. He said the owner had since removed the securement over the opening and it is presently unsecured. The electrical and plumbing systems need repairs. The owner has removed some debris from the lot, but there is still some debris that needs to be removed. Staff recommends allowing the owner 30 days to present a precise plan of action, with cost estimates and time frames, and if this is done, an additional 60 days to complete repairs, and if this is not done, the owner be granted 30 days to demolish and if the owner does not do this, the City to demolish the structure. Pete Camancho, owner of the property, stated he had been working under the house on the foundation getting the floor level, and that is why it didn't look like much had been done from the exterior. He said he needed 180 days to complete repairs. He said he has had lots of problems with vandals. After discussion, Perry Haynes made a motion to grant 30 days for a precise plan of action, with time frames and cost estimates and agreement with contractors as to payment, and to remove all debris, including the tractor, and within the first 10 days of this 30 days the building is to be secured, with the further condition that if this is done, the owner will be granted an additional 60 days to pull all necessary permits and complete the exterior and roof repairs, and if that is done, then an additional 90 days will be granted to complete all repairs and have 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
05-051	3700 Fortune Ave. Blk. 3, Lot 64, Pleasant Hill Estates, Sec. 2 Cont., Abilene, Taylor County, Texas	Sharon Grange 3083 Old Highway 431 Owens Cross Roads, AL35763-9472	Granted 30 days to submit a precise plan of action, with cost estimates and remove the small mobile home, and if this is done, an additional 60 days to complete repairs, with the further condition that if either of these times frames are not met, the owner will be granted 30 days to demolish or remove the structures and clean the lot, or the City will demolish the structures, remove debris, clean the lot and bill the owner.
<p>Mr. Prince said there were two mobile homes on this lot, one being the main residence, and the other mobile home was moved in afterwards. There are plumbing and electrical corrections that need to be made, and both mobile homes are in bad condition. Staff recommends granting the owner 30 days to submit a precise plan of action and remove the small mobile home, and if this is done, an additional 60 days to complete repairs, with the further condition that if either of these times frames are not met, the owner be granted 30 days to demolish or the City will demolish. Larry Holmes made a motion to follow Staff's recommendation and grant 30 days to submit a precise plan of action, with cost estimates and remove the small mobile home, and if this is done, an additional 60 days to complete repairs, with the further condition that if either of these times frames are not met, the owner be granted 30 days to demolish or remove the structures and clean the lot, or the City will demolish the structures, remove debris, clean the lot and bill the owner. The motion was seconded by Dee Ann Yeilding, and unanimously carried.</p>			

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Case No.	Address & Description	Owner	Board Action
06-002	542 Cherry Blk. 91, Lot 6, OT, Abilene, Taylor Co., Texas	Steve McManaway 542 Cherry Abilene, TX 79602	Granted 30 days to provide a precise plan of action, with cost estimates, and to clean the lot and secure the building within the first 10 days of this 30 days, and if this is done, owner is granted an additional 60 days to either sell or complete the roof and exterior repairs, with the further condition that if neither of the above time frames are met the owner is granted 30 days to demolish the structure, remove debris, clean the lot, with the further condition that if the owner does not do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince said the only thing the owner has done since the last time this case was before the Board was the installation of a few wood shingles on the roof. The owner also torn down one of the accessory buildings and tried to burn the debris, but was stopped by the fire department, and then tried to bury the debris on the lot, but was also stopped from doing this. He said there was also high weeds and debris on the lot. The owner has requested 60 days to complete repairs. Staff recommends the owner be allowed 30 days to complete repairs, and if this is not done, the owner is to demolish the structure and if the owner fails to do this, the City demolish the structure. After discussion and one failed motion, Betty Bradley made a motion to grant the owner 30 days to provide a precise plan of action, with cost estimates, and to clean the lot and secure the building within the first 10 days of this 30 day period of time, and if this is done, the owner is granted an additional 60 days to either sell or complete the roof and exterior repairs, with the further condition that if neither of the above time frames are met the owner is granted 30 days to demolish the structure, remove debris, clean the lot, with the further condition that if the owner does not do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Perry Haynes, and passed with Paige Gollihar opposing.

Case No.	Address & Description	Owner	Board Action
06-004	1941 S. 16th St. Blk. 6, Lot 3-4 & E26' of Lot 2, McMurry Park Addn., Abilene, Taylor County, Texas	Southern Hills Church of Christ 3364 Buffalo Gap Rd. Abilene, TX 79605	Granted 90 days to demolish the structure, remove debris, and clear the lot.

Mr. Prince said the owners are asking to have until the end of August to demolish the structure on this lot. He said the structure is in poor condition. He said the Staff recommends granting the owner 30 days to demolish the structure and if they do not do this, the City will demolish. Tom Goble, representative for the owner, addressed the Board, stating he would like to have a little more time to complete demolition because there was property in the structures that needs to be returned to the proper owners, and that might take a little time. He said he would like about 90 days to complete demolition. After discussion, Larry Holmes made a motion, which was seconded by David Beard, to grant the owners 90 days to demolish the structure, remove debris and clear the lot. The motion unanimously passed.

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Case No.	Address & Description	Owner	Board Action
06-007	1217 S. 12th St. Blk. 5, Lot 3, JH Darnell of Bellevue Outlot N 106 of 1, Abilene, Taylor County, Texas	Amalio Lopez 726 Spring Creek Rd. Hamby, TX 79603	Granted 180 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prince said this property had been damaged by a fire. He said the owner had started repairs on the exterior and had removed some of the fire damaged items from the interior. Mr. Prince said there would have to be electrical and plumbing repairs. He said the Staff recommends granting the owner 30 days to present a precise plan of action, and if this is done, an additional 60 days to complete repairs. He said the owner is requesting 180 days to complete repairs. Amalio Lopez, owner of the property, addressed the Board through his interpreter. He said that when the house got burned, he was living in Oklahoma, and now he has moved back and would like more time to complete repairs. He said he would like 180 days to complete repairs, and wants to live in the house when he finishes the repairs. After discussion, Larry Holmes made a motion to grant the owner 180 days to complete repairs and have repairs inspected by the City. The motion was seconded by Betty Bradley, and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
06-009	2874 Orange Blk. 16, Lot 1, AB Hohertz of N 83-1/3 Outlot of Lot 2, Abilene, Taylor County, Texas	Felix & Irma Gonzales 2974 Orange Abilene, TX 79601-1446	Granted 30 days to present a precise plan of action, with cost estimates, and if this is done, an additional 120 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prince said that no repairs have been started on this property. He said he had talked to the owner who has moved back to Abilene and says he wants to repair. He said the owner had cleaned up the lot. Mr. Prince said there were open floors inside the building, and the plumbing and electrical systems needed repairs. The owner turned in the extension request, asking for 150 days. He said this was turned in after the staff had reviewed this case. He said staff recommended allowing 30 days for the owner to present a plan of action, and if this was done, then an additional 60 days to complete the project. After discussion, Larry Holmes made a motion to grant the owner 30 days to present a precise plan of action, with cost estimates, and if this is done, an additional 120 days to complete repairs and have the repairs inspected by the City. The motion was seconded by David Beard, and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
06-010	330 N. 6th St. Blk. 145, E-1/2 of Lot 7, OT Abilene, Taylor County, Texas	Angela Peralez 2726 Hickory Abilene, TX 79601	Granted 30 days to submit a precise plan of action, with cost estimates, and if owner does not do this, the owner is granted an additional 30 days to demolish the structure, remove debris, clear the lot, and if the owner does provide the precise plan of action within 30 days, he is granted an additional 60 days to clear lot of side buildings and complete exterior work.
<p>Mr. Prince said this property has had no repairs since the condemnation. There is debris on the lot and the structure appears to have signs of illegal dispense of drainage water in the back. He said staff recommends allowing 30 days for owner to provide a precise plan of action, and if done an additional 60 days to complete the project. Mr. Prince said he had visited with the owner numerous times regarding this property and the owner has expressed they do not have the funds for repairs. The owner is undecided about what to do and how to do it. Larry Holmes made a motion to grant 30 days to submit a precise plan of action, with cost estimates, and if owner does not do this, the owner is granted an additional 30 days to demolish the structure, and if the owner does provide the precise plan of action within 30 days, he is granted an additional 60 days to clear lot of side buildings and complete exterior work. The motion was seconded by Betty Bradley and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
06-013	2925 Simmons Blk. 2, Lot 15, AB Hoherty of Lot 1, Abilene, Taylor County, Texas	Minnie Sewell 1310 S 7 th #7 Abilene, TX 79602	Granted 30 days to present a precise plan of action, with cost estimates, and if this is done an additional 60 days to complete exterior work and weatherization, and if this is done an additional 90 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prince said this property was substantially damaged by fire. The City had to secure the property after the fire. The lot is covered with trash and debris, and the exterior brick is loose. The staff recommends giving the owner 30 days to present a precise plan of action, and if done, an additional 60 days to repair, and if this is not done, the owner should demolish the structure or the City will. Minnie Sewell, owner of the property, addressed the Board stating she had just moved back to Abilene. She said a friend of hers was going to give her an estimate on repairs this week. She said this house belonged to her and her father, and her father had passed away and she really wanted to save this house. She said she would like to request a 180 day extension. After discussion, Larry Holmes made a motion to grant the owner 30 days to present a precise plan of action, with cost estimates, and if this is done an additional 60 days to complete exterior work and weatherization, and if this is done an additional 90 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Perry Haynes, and unanimously passed.</p>			

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