

## **Board of Building Standards Minutes**

**February 7, 2007**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, February 7, 2007 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Betty Bradley, Chairman  
Perry Haynes  
David Beard  
Janet O'Dell  
Pamela Yungblut  
Steve Ellinger

Visitors: Daniel Flatt  
Louise McGlotttem  
Gary Corpian  
Marilu Corpian  
Patrick Batten  
Richard Wheless  
Mike Landers

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 Betty Bradley, Chairman, at approximately 8:15 a.m.
2. Betty Bradley said the next order of business was the review and approval of the minutes of the January 3, 2007 meeting. Megan Santee, Legal Department, suggested that in the first sentence of the last paragraph under Item No. 4, the wording "and Mr. Jones' request to appeal the condemnation be denied" be deleted, making the sentence read: "After discussion among the Board members, Perry Haynes made a motion that the order of condemnation stand." Perry Haynes made a motion to approve the minutes with this correction. Steve Ellinger seconded the motion and the motion unanimously passed.
3. CASES FOR REHABILITATION OR DEMOLITION:

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| Case No.      | Address & Description                                                                                | Owner                                                          | Board Action                                                                                                                                                                                                                                                                                                                                                                     |
|---------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>02-065</b> | <b>1234 N. Treadaway</b><br>1, 199, S/2 #-2, OT TW<br>Daugherty Addn., Abilene,<br>Taylor Co., Texas | Daniel & Debbie Flatt<br>3301 E. Lake Rd.<br>Abilene, TX 79601 | Grant 60 days to complete repairs and have the repairs inspected by the City, with the condition that if this is not done the owner be granted an additional 30 days to demolish the structure, remove debris and clean the lot, with the further condition if the owner fails to do this the City will demolish the structure, remove debris, clean the lot and bill the owner. |

Jerry Prince, Code Enforcement Officer, advised that all utility repairs have been completed, but the exterior structure still needs repairs. A building final was requested for the previous day, but was rejected. He said the owner is requesting 60 days to complete repairs. Staff recommends the owner be granted 60 days to repair, but if this is not done at the end of the 60 days, the owner be granted an additional 30 days to demolish the structure and clean the lot. Daniel Flatt, owner of this property, then addressed the Board, advising them he needed a 60 day extension to complete repairs. After discussion, Perry Haynes made a motion to grant the owner days to complete repairs and have the repairs inspected by the City, with the condition that if this is not done the owner be granted an additional 30 days to demolish the structure, remove debris and clean the lot, with the further condition if the owner fails to do this the City will demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by David Beard and unanimously passed.

| Case No.      | Address & Description                                                                            | Owner                                                       | Board Action                                                                                                                                                                                                                                                         |
|---------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>04-002</b> | <b>1034 Plum</b><br>Lt. 5, 2000, Gilmacher Addition,<br>2-6, OT Abilene, Taylor County,<br>Texas | Gary & Marilu Corpian<br>70 Castle Dr.<br>Abilene, TX 79602 | Grant 30 days to pull a permit for a source of permanent heat, and if this is done, grant an additional 30 days to obtain all rough-in inspections, and if this is done, grant an additional 30 days to complete repairs and have the repairs inspected by the City. |

Mr. Prince said the owner has maintained the lot and has kept the building secured. The exterior of the building looks good. The owner is requesting 180 days to complete repairs. Staff reviewed the case and recommends granting owner 30 days to pull a permit for a source of heat, and if this is done, grant an additional 30 days to obtain all rough-in inspections, and if this is done, grant an additional 30 days to complete repairs and have the repairs inspected by the City. Gary Corpian, owner of the property, stated that the front house has a gas floor furnace, and the little house in the back has a regular heater and the electrician is going to add some electric baseboard heaters. He said he could have repairs completed in 180 days. After discussion, Steve Ellinger made a motion to go with Staff's recommendation and grant the owners 30 days to pull a permit for a source of permanent heat, and if this is done, grant an additional 30 days to obtain all rough-in inspections, and if this is done, grant an additional 30 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                                                                                                                                                  |
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| <b>04-008</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>1433 Mesquite</b><br>N50', W150' Lot H, 201 2, H.<br>McNairy Addn., OT Abilene,<br>Taylor Co., TX | Doug Sims<br>5317 Pueblo Dr.<br>Abilene, TX 79605 | Grant 30 days to obtain rough-in inspections and if this is done, grant an additional 60 days to complete repairs and have the repairs inspected by the City. |
| Mr. Prince said the owner has almost completed repairs to the exterior, but the interior still needs repairs. No rough-in inspections have been requested. Mr. Prince said the owner has not submitted any extension request. Staff recommends granting 30 days to obtain the rough-in inspections and if this is done grant an additional 30 days to complete repairs and have the repairs inspected by the City. Doug Sims, owner of this property, addressed the Board stating the weather has kept him from getting the plumbing rough-in inspection. He said he felt he could have the repairs completed within four months. After discussion Pam Yungblut made a motion to grant the owner 30 days to obtain rough-in inspections and if this is done grant an additional 60 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Steve Ellinger and unanimously passed. |                                                                                                      |                                                   |                                                                                                                                                               |

| Case No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Address & Description                                                                                                 | Owner                                                       | Board Action                                                                                                                                                                                                                                                           |
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| <b>04-010</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>702 S. 14<sup>th</sup> St.</b><br>Lot 6 & S10' of Lot 5, 208-3/4<br>E. John Touhy OT Abilene,<br>Taylor Co., Texas | Gary & Marilu Corpian<br>70 Castle Dr.<br>Abilene, TX 79602 | Grant 30 days to obtain a permit for a source of permanent heat, and if this is done, grant an additional 30 days to obtain all rough-in inspections, and if this is done, grant an additional 30 days to complete repairs and have the repairs inspected by the City. |
| Mr. Prince said the owner has repaired the exterior of the building, but still needs electrical corrections. The owner is requesting a 180 day extension to complete repairs. Staff recommends granting owner 30 days to obtain a permit for a source of permanent heat, and if this is done, grant an additional 30 days to obtain rough-in inspections and if this is done grant an additional 30 days to complete repairs. Gary Corpian then addressed the Board stating he would probably use a wall heater for permanent heat. He said he would like extra time to complete repairs. After discussion Pamela Yungbult made a motion to accept Staff's recommendation and grant owners 30 days to obtain a permit for a source of permanent heat, if this is done, grant an additional 30 days to obtain all rough-in inspections, and if this is done, grant an additional 30 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Janet O'Dell and unanimously passed. |                                                                                                                       |                                                             |                                                                                                                                                                                                                                                                        |

| Case No.                                                                                                        | Address & Description                                                                                       | Owner                                                | Board Action                                              |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------|
| <b>05-003</b>                                                                                                   | <b>3217 S. 3<sup>rd</sup> St.</b><br>Blk. 3, Lot 4, Riverside Drive<br>Addn., Abilene, Taylor Co.,<br>Texas | William Lenches<br>2826 Russell<br>Abilene, TX 79605 | No action necessary. Property released from condemnation. |
| Mr. Prince advised the Board that this property had been released from condemnation and no action is necessary. |                                                                                                             |                                                      |                                                           |

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| Case No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Address & Description                                                                                          | Owner                                                                          | Board Action                                                                                                                                             |
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| <b>05-042</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>5198 E. Overland Tr.</b><br>Abstract A0924, Sur. 44 BAL<br>NE/4, Acres 88.57, Abilene,<br>Taylor Co., Texas | W.H. Blackburn<br>c/o Laverne Landers<br>1845 Elmdale Rd.<br>Abilene, TX 79601 | Grant 30 days to obtain all<br>necessary permits and if done, an<br>additional 60 days to complete<br>repairs and have repairs inspected<br>by the City. |
| <p>Mr. Prince said the owner had kept the building secured and maintained the lot since the last time the case was before the Board. He said the owner plans to repair this property as storage only with no utilities and the electrical wiring needs to be removed. The roof needs to be repaired and the interior needs some repairs. The owner is requesting 90 days to complete the project. An asbestos survey has been provided by owner. Staff recommends granting the owner 30 days to obtain all necessary permits and if done, an additional 60 days to complete the project. After discussion, Steve Ellinger made a motion to accept Staff's recommendation and grant the owner 30 days to obtain all necessary permits and if done, an additional 60 days to complete repairs and have repairs inspected by the City. The motion was seconded by Perry Haynes and unanimously passed.</p> |                                                                                                                |                                                                                |                                                                                                                                                          |

| Case No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Address & Description                                                      | Owner                                                | Board Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <b>06-030</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>1342 Ash</b><br>4 199 1-2 L. Morrow OT<br>Abilene, Taylor County, Texas | George Robinson<br>918 Mesquite<br>Abilene, TX 79601 | Grant 30 days to submit a plan of<br>action and obtain all necessary<br>permits, and if this is done, owner<br>be granted 60 additional days to<br>complete repairs, but if the plan of<br>action is not submitted and the<br>necessary permits are not obtained<br>within the first 30 days, the owner<br>is granted 30 days to demolish the<br>structure, remove debris and clean<br>the lot, with the further condition,<br>if owner fails to do this the City is<br>to demolish the structure, remove<br>debris, clean the lot and bill the<br>owner. |
| <p>Mr. Prince said there have been no repairs at this property, other than one wall painted. He said there were some junk vehicles on the lot and he is working with another officer to have these removed. The building is currently unsecured. The electrical service needs to be repaired, the structure is in poor condition and there is trash on the lot. There has also been criminal activity at this property. Owner has not responded as to what he intends to do with this property. Staff recommends granting 30 days for owner to submit a plan of action and obtain permits, and if this is done, owner be granted 60 additional days to complete repairs, and if the plan of action is not submitted and permits not obtain within the first 30 days, owner is granted 30 days to demolish the structure. After discussion, Janet O'Dell made a motion to accept Staff's recommendation and grant owner 30 days to submit a plan of action and obtain all necessary permits, and if this is done, owner be granted 60 additional days to complete repairs, but if the plan of action is not submitted and the necessary permits are not obtained, 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. The motion was seconded by David Beard and unanimously passed.</p> |                                                                            |                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| Case No.      | Address & Description                                                                            | Owner                                                                   | Board Action                                                                                                                                                                                                        |
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| <b>06-033</b> | <b>881 Mesquite (rear bldg.)</b><br>N50' of W140' 178 f-E2/3 O.T.,<br>Abilene, Taylor Co., Texas | Lorene Stephens<br>Washington<br>881 Mesquite<br>Abilene, TX 79601-4212 | Grant 30 days to demolish the structure, remove debris and clean the lot, with the condition that if owner fails to do this, the City will demolish the structure, remove debris, clean the lot and bill the owner. |

Mr. Prince said this property is in extremely bad condition. The owner is deceased and no heir has been located. Staff recommends demolition. After discussion, Steve Ellinger made a motion to accept Staff's recommendation to grant the owner 30 days to demolish the structure, remove debris and clean the lot, with the condition that if owner fails to do this, the City will demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Perry Haynes and unanimously passed.

| Case No.      | Address & Description                                                                                                               | Owner                                                | Board Action                                                                                                                    |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>06-034</b> | <b>1358 Petroleum</b><br>Blk. E, Pt of Lot 9, S Treadaway<br>& Industrial Blvd., Plaza Sec.<br>#4, Abilene, Taylor County,<br>Texas | Burl Harris<br>PO Box 5615<br>Abilene, TX 79608-5615 | Owner's request to leave the slab on this lot was denied and the owner is granted 30 days to remove the slab and level the lot. |

Mr. Prince said the structure had been demolished by the owner, but the owner is now requesting permission to leave the slab for future construction. Staff did not make a recommendation on this case. After discussion, David Beard made a motion to deny owner's request to leave the slab and to grant the owner 30 days to remove the slab and level the lot. The motion was seconded by Steve Ellinger and unanimously passed.

| Case No.      | Address & Description                                                                                  | Owner                                                                         | Board Action                                                                                                                                                                                            |
|---------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>06-035</b> | <b>333 Cockerell</b><br>Blk. 6, Cont. Lot 5, Stevenson<br>Park Addn., Abilene, Taylor<br>County, Texas | Louise P. McGlottem<br>c/o Sarah Dunman<br>341 Cockerell<br>Abilene, TX 79601 | Grant 30 days to submit a plan of action, with cost estimates and bids attached, and if this is done grant the owner 90 additional days to complete repairs and have the repairs inspected by the City. |

Mr. Prince said the owner had put a new roof on the structure, and it has passed inspection. The exterior still needs repairs and there have been no repairs to the interior and no utility repairs. The owner is requesting 120 days to complete the project. Staff recommends allowing 30 days for owner to submit a plan of action, with cost estimates, and if this is done be granted 30 additional days to complete the exterior weatherization. Louise McGlottem, owner of the property, addressed the Board stating she just needed time to get money together to finish the project. After discussion, Steve Ellinger made a motion to grant the owner 30 days to submit a plan of action, with cost estimates and bids attached, and if this is done, grant the owner 90 additional days to complete repairs, and have the repairs inspected by the City. The motion was seconded by Pamela Yungblut and unanimously passed.

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| Case No.      | Address & Description                                                                           | Owner                                                                        | Board Action                                                                                                                                                                                                                                    |
|---------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>06-049</b> | <b>11336 W. Lake Rd.</b><br>A1349 88 T&P-14, MH Label<br>#TX064908, Acres 1.42, Suit<br>TX10355 | Lester B. Wade<br>c/o Allen Thomas<br>11336 W. Lake Rd.<br>Abilene, TX 70601 | Grant 30 days to submit a plan of action or demolish the structure, remove debris and clear 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 said the structure on this property is a mobile home. The structure has been broken into and is now unsecured. The mobile home is in poor condition. The owner has not responded as to what he intends to do with this property. Staff recommends granting owner 30 days to submit a plan of action or demolish the structure and clear the lot. After discussion, Janet O'Dell made a motion to accept the Staff's recommendation and grant the owner 30 days to submit a plan of action or demolish the structure, remove debris and clear 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. The motion was seconded by Pamela Yungblut and unanimously passed.

| Case No.      | Address & Description                                                                                                               | Owner                                                     | Board Action                                                                                                                                                                                                                                    |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>06-054</b> | <b>2250 Kansas</b><br>A0187 SUR 82, John Jarmon<br>Tract, Lot 32, W50', E410',<br>S135', 53.83 AC, Abilene,<br>Taylor County, Texas | Kenny Jones<br>6009 S. 41st St.<br>Phoenix, AZ 85042-5134 | Grant 30 days to submit a plan of action or demolish the structure, remove debris and clear 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 said this property is in poor condition. The exterior siding and roof are in poor condition. He said this property was originally sold in a tax sale, and the party purchasing the property at the tax sale sold the property on E-Bay, and the party purchasing the property on E-Bay sold it again on E-Bay. Mr. Prince has been in contact with all these people. The last person to purchase the property (Terry Fabian) was sent some actual pictures of the property by Mr. Prince, and declined to follow through with the purchase of the property. Mr. Fabian sent some documentation to Mr. Prince indicating he is not going to continue purchasing the property and the property will revert back to Kenny Jones, the previous owner. Staff recommends granting the owner 30 days to provide a plan of action or to demolish the structure and clear the lot. Richard Wheeles, a neighbor who lives by this property, then addressed the Board expressing his desire to see the structure demolished. After discussion, Perry Haynes made a motion to grant the owner 30 days to submit a plan of action or demolish the structure, remove debris and clear 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. The motion was seconded by Janet O'Dell and unanimously passed.