

**Board of Building Standards  
Minutes**

**May 2, 2007**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, May 2, 2007 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors:                        Ronald R. Watkins, Jr.  
   Julio & Elizabeth Marines, Jr.  
   Diana Horton  
   Lydia Long  
   Irma Amber

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 first order of business was the review and approval of the minutes of the April 4, 2007 meeting. David Beard made a motion to approve the minutes of the meeting. The motion was seconded by Perry Haynes and unanimously passed.

Ms. Bradley then rearranged the order in which the cases were to be heard by the Board to accommodate the citizens and/or owners in attendance waiting to speak about the properties they were interested in.

3. CASES FOR REHABILITATION OR DEMOLITION:

Case No.	Address & Description	Owner	Board Action
06-055	1702 Idelwild (rear garage & storage bldg.) 8 186 Sammons 4-C OT Hughes, Abilene, Taylor County, Texas	Ronald Roger Watkins 1409 Graham Abilene, TX 79603	Granted 60 days to demolish structure, remove debris, and clean the lot, with the stipulation that 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, addressed the Board members, stating the condemned property consisted of a rear garage and storage building. He said the owner originally obtained a permit to repair the structure but has since verbally stated he thought it should be demolished. The structure is in poor condition, and has termite damage. Staff's recommendation, which was made when they were under the impression the owner wanted to repair the property, was to allow 60 days to complete repairs or demolish the structure. Ronald Watkins Jr., owner of the property, addressed the Board advising them he didn't know how long it would take to demolish the structure because he was limited to working on it on weekends only, but he thought it would take 3 to 5 months if he tried to do the demolition himself. After discussion among the Board members, Perry Haynes made a motion to grant the owner 60 days to demolish the structure, remove debris, and clean the lot, with the stipulation that if the 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.

## Board of Building Standards

Minutes May 2, 2007

Page { PAGE }

Case No.	Address & Description	Owner	Board Action
<b>06-067</b>	<b>216/218 Palm</b> 3 156 OT Abilene, Taylor County, Texas	S. C. Jones III 5402 S. 7 <sup>th</sup> , Apt. 105 Abilene, TX 79605-2550	Granted owner 30 days to provide a complete plan of action, with cost estimates, and obtain all necessary permits, and if owner complies with this an additional 60 days will be granted to obtain all rough-in inspections, and if the owner complies with this, he will be granted an additional 30 days to complete the project and have the repairs inspected by the City; with the further stipulation that if owner does not meet the first 30 day deadline to provide a complete plan of action and obtain all necessary permits <b>or</b> does not meet the second deadline of obtaining all rough-in inspections within the additional 60 days, 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 will demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince advised the Board that no repairs have been made to the structure, but someone has gone in and started removing some material off the roof. There are shingles scattered over the lot. The electrical service needs repairs and there is a hole in the roof making it open to the weather. Mr. Prince said the owner returned an extension request, asking for 180-360 days to complete repairs. Staff recommends granting 30 days to submit a plan of action and obtain all necessary permits, if this is done, grant 60 additional days to obtain all rough-in inspections, and if that is completed, grant 30 additional days to complete the project. Lydia Long, President of the Old Town Abilene Neighborhood Association, addressed the Board stating the owner has not done anything to this property since it was before the Board in January, except to haul off some of the trash last week. She said she feels this property has set there in this condition long enough and she would like the owner to complete the repairs. She said this property is an eyesore to the neighborhood. Diana Horton, who lives close to this property and is also a member of the Old Town Abilene Neighborhood Association, spoke to the Board stating it is not fair to the rest of the neighbors to keep giving the owner more time to repair this property. She said this property brings down the value of the property of others around it. She would like the property to either be repaired or demolished as soon as possible. After discussion among the Board members, and one motion that failed for failure to obtain a second, Perry Haynes made a motion to grant owner 30 days to provide a complete plan of action, with cost estimates, and obtain all necessary permits; and if owner complies with this an additional 60 days will be granted to obtain all rough-in inspections, and if the owner complies with this, he will be granted an additional 30 days to complete the project and have the repairs inspected by the City; with the further stipulation that if owner does not meet the first 30 day deadline to provide a complete plan of action and obtain all necessary permits or does not meet the second deadline of obtaining all rough-in inspections within the additional 60 days, 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 will demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Steve Ellinger and unanimously passed.

Board of Building Standards

Minutes May 2, 2007

Page { PAGE }

Case No.	Address & Description	Owner	Board Action
<b>06-068</b>	<b>1681 Cottonwood</b> Lot 5, Blk. 31, College Drive Replat, Abilene, Taylor County, Texas	Julio and Elizabeth Marines 333 Cherry Abilene, TX 79602	Granted 30 days to submit the plan of action, with cost estimates, and obtain all necessary permits, and if this is done, grant an additional 60 days to obtain all the rough-in inspections, and if this is done grant an additional 30 days to complete the project, and have all repairs inspected by the City.

Mr. Prince said this property has been sold since the condemnation, and that he had a consultation with the new owners. He said the house needed foundation repairs, and the new water service line will need to be permitted. He said the lot has trash and debris. He said the new owners have done some repairs, and turned in the extension request, asking for 180 days to complete repairs. Staff recommends granting 30 days to submit the plan of action, with cost estimates, and obtain all necessary permits, and if this is done, grant an additional 60 days to obtain all the rough-in inspections, and if this is done grant an additional 30 days to complete the project. Julio Marines, owner of the property, addressed the Board advising them they have removed a lot of the debris from the lot, and the previous owners had put a new roof on the structure. He said he would need 180 days to complete repairs. He also said this lot consists of 2 acres and the previous owner was a scrap metal dealer and there is a lot of scrap metal on the lot, which he is removing as fast as he can. After discussion, Janet O'Dell made a motion to accept staff's recommendation and grant the owner 30 days to submit the plan of action, with cost estimates, and obtain all necessary permits, and if this is done, grant an additional 60 days to obtain all the rough-in inspections, and if this is done grant an additional 30 days to complete the project and have all repairs inspected by the City. The motion was seconded by Steve Ellinger, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>04-008</b>	<b>1433 Mesquite</b> 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 complete repairs and have the repairs inspected by the City, with the condition that if the repairs are not completed, this case will come back to the Board at the July meeting.

Mr. Prince said the owner of this property has made some repairs, but it has been a slow process. There has been a rough-in inspection on the plumbing, but no inspections have been requested on the electrical. The repairs to the exterior are almost complete. Mr. Prince said the owner is requesting 30 days to complete repairs. Staff has no objection to this request. After discussion among the Board members, Perry Haynes made a motion, which was seconded by Janet O'Dell, to grant the owner 30 days to complete repairs and have the repairs inspected by the City and if this is not done the case will come back before the Board at their July meeting. The motion unanimously passed.

Board of Building Standards

Minutes May 2, 2007

Page { PAGE }

Case No.	Address & Description	Owner	Board Action
<b>04-010</b>	<b>702 S. 14<sup>th</sup> St.</b> Lot 6 & S10' of Lot 5, 208-3/4 E. John Touhy OT Abilene, Taylor County, Texas	Gary & Marilu Corpian 70 Castle Dr. Abilene, TX 79602	Granted 60 days to complete repairs and have the repairs inspected by the City, and if this is not done, grant the owners an additional 30 days 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 owners.

Mr. Prince said the owner has done some repairs on this property. The weatherization looks good. Mr. Prince said he spoke to the owner a couple of days before this meeting and the owner verbally stated he would like 90 days to complete repairs. Staff recommends granting 60 days to complete all repairs and if this is not done, the owner be granted 30 days to demolish the structure, or the City will do so and bill the owner. Lydia Long addressed the Board stating that the people owning this property own some property in her neighborhood. She said these people own these houses as a business and they need to address this as a business and get their houses repaired so the neighborhood does not have to keep looking at these condemned houses. David Beard made a motion to grant the owners 60 days to complete repairs and have the repairs inspected by the City, and if this is not done, grant the owners an additional 30 days 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 owners. The motion was seconded by Perry Haynes and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>05-042</b>	<b>5198 E. Overland Tr.</b> Abstract A0924, Sur. 44 BAL NE/4, Acres 88.57, Abilene, Taylor County, Texas	W.H. Blackburn c/o Laverne Landers 1845 Elmdale Rd. Abilene, TX 79601	Granted 30 days to abate the asbestos and obtain all necessary permits, and if this is done, grant an additional 60 days to complete the project and have repairs inspected by the City.

Mr. Prince said the owner has completed the asbestos survey on this property and has submitted it to Staff. It does have enough asbestos to require abatement. The owner did not turn in an extension request, but called and said he intends having the abatement done between May 16 and May 25. After this is done, he is going to repair this property as storage only, with no utilities. Staff recommends granting 30 days to abate the asbestos and obtain all necessary permits, and if this is done, grant an additional 60 days to complete the project. After discussion, Steve Ellinger made a motion to grant the owner 30 days to abate the asbestos and obtain all necessary permits, and if this is done, grant an additional 60 days to complete the project and have repairs inspected by the City. The motion was seconded by Pam Yungblut and unanimously passed.

Board of Building Standards

Minutes May 2, 2007

Page { PAGE }

Case No.	Address & Description	Owner	Board Action
<b>05-056</b>	<b>2026 Poplar</b> Blk. 2, Lot 4, Norman S. Lawler Addn., Abilene, Taylor County, Texas	Pedro Secundino 834 Victoria Abilene, TX 79603-6029	Granted 30 days to submit a plan of action, with cost estimates and obtain all the necessary permits, and if this is done, grant an additional 60 days to obtain 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 this property sold in a tax sale and the new owner has repaired a condemned property previously. He said this property needed a new electrical service and complete weatherization of the exterior. The owner returned the extension request, asking for 180 days to complete the project. Staff recommends granting 30 days to submit a plan of action, with cost estimates and obtain all the necessary permits, and if this is done, grant an additional 60 days to obtain rough-in inspections, and if this is done grant an additional 30 days to complete repairs. After discussion among the Board members, Janet O'Dell made a motion to accept staff's recommendation and grant the owner 30 days to submit a plan of action, with cost estimates and obtain all the necessary permits, and if this is done, grant an additional 60 days to obtain 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 Pam Yungblut, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>06-060</b>	<b>1710 S. 17<sup>th</sup> (garage only)</b> Blk. 2, Lot 6, Memorial Park Addn., Abilene, Taylor County, Texas	Timothy Jon Dwelle 1710 S. 17 <sup>th</sup> Abilene, TX 79602-4707	Granted 60 days to complete repairs or demolish the structure, with the condition that if the owner fails to do this, the City will demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince said this condemned property consists of a garage only. He said the garage had been leaning toward the neighbor's property and the owner has pulled the leaning garage back up, but the framing is not sufficient. He said he had talked to the owner regarding what was needed to repair the garage. The owner is requesting 120 days to complete repairs. Staff recommends granting 60 days for the owner to repair or demolish the property and if this is not done the City should do so. After discussion, Pam Yungblut made a motion to accept Staff's recommendation to grant the owner 60 days to repair or demolish the structure, with the condition that 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 Steve Ellinger and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>06-062</b>	<b>934 S. 12<sup>th</sup> St.</b> Block B, S50, W140, Northington Addn., Abilene, Taylor County, Texas	Kristin Emrich 431 Center Ave. Blooming Prairie, Mn. 66917-1146	Granted owner 30 days to provide a complete plan of action, with cost estimates, and obtain all necessary permits, with the condition that if this is not done, the owner is granted 30 additional days to demolish the structure, remove debris and clean the lot, with the condition that and if owner fails to do this the City is to demolish the structure, remove debris, clean the lot and bill the owner; however if the owner meets the requirements stated for the first 30 days, the owner will be granted an additional 60 days to obtain the rough-in inspections, with the condition that if the owner fails to obtain the rough-in inspections within this 60 day period of time, the owner will be granted an additional 30 days 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; however, if the owner meets the requirements stated for this 60 days, the owner be granted an additional 30 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said this property has had no repairs since the condemnation and the City had to secure the structure. He said this is a rock building and there are cracks on the structure. He said the lot has high weeds. Mr. Prince further advised that the owner has donated this property to a new owner who lives in Minnesota. He talked with the new owner and she is hiring Abilene Tile & Construction to repair the property so she can move to Abilene. Mackie Crossan advised Mr. Prince they would be starting on repairs within 10 days. There has been no request for a time frame. Staff recommends granting 30 days to submit a plan of action, with cost estimates, and obtain all the necessary permits, and if this is done, grant an additional 60 days to obtain rough-in inspections, and if that is done grant an additional 30 days to complete the project. After discussion among the Board members, Pam Yungblut made a motion to grant owner 30 days to submit a plan of action, with cost estimates and obtain all the necessary permits, with the condition that if this is not done, the owner is granted 30 additional days to demolish the structure, remove debris and clean the lot, with the condition that and if owner fails to do this the City is to demolish the structure, remove debris, clean the lot and bill the owner; however if the owner meets the requirements stated for the first 30 days, the owner will be granted an additional 60 days to obtain the rough-in inspections, with the condition that if the owner fails to obtain the rough-in inspections within this 60 day period of time, the owner will be granted an additional 30 days 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; however, if the owner meets the requirements stated for this 60 days, the owner be granted an additional 30 days to complete repairs and have the repairs inspected by the City. This motion was seconded by Steve Ellinger and unanimously passed.

## Board of Building Standards

Minutes May 2, 2007

Page { PAGE }

Case No.	Address & Description	Owner	Board Action
<b>06-063</b>	<b>1928 Huckleberry</b> Lot 1, Acres 10, Thomas Barrett Subdivision, Abilene, Taylor County, Texas	Mt. Sinai Baptist Church 1226 Oak St. Abilene, TX 79602-3842	Granted 60 days to sell or demolish the structure, with the condition that if owner fails to do this, the City will demolish the structure, remove debris, clear the lot and bill the owner.

Mr. Prince said the structure is in poor condition, the utilities are in poor condition and the interior is in poor condition. The lot has debris and there is a water well on the property that has been partially filled in, and needs to be completely filled in. There are some windows broken out. Mr. Prince said this property was donated to the church and the church feels they have "gotten in over their heads". The owner is requesting 180 days to sell the property or to sell the house and have it moved off the lot. Staff recommends granting the owner 60 days to sell or demolish. After discussion, Perry Haynes made a motion to grant the owners 60 days to sell or demolish the structure, with the condition that 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 Pam Yungblut and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>06-064</b>	<b>1442 S. 4<sup>th</sup> St.</b> Lot 7 & S36-1/2' Lot 8, Blk. 121, OT Abilene, Taylor County, Texas	Pioneer Drive Baptist Church 701 S. Pioneer Abilene, TX 79605-2799	No action is necessary by the Board.

This property has been demolished so no action is necessary by the Board.

Case No.	Address & Description	Owner	Board Action
<b>06-066</b>	<b>1041 S. 13<sup>th</sup> (rear storage bldg.)</b> Lot 19, Blk. D-E, Northington, Hughes & Sayles Addn., Abilene, Taylor County, Texas	Raymond Pack, et al c/o Karen C. Davis 1041 S. 13 <sup>th</sup> St. Abilene, TX 79602-3828	No action is necessary by the Board

This property has been demolished so no action is necessary by the Board.

Case No.	Address & Description	Owner	Board Action
<b>06-069</b>	<b>2302 Walnut (storage bldg.)</b> Blk. 5, S75', E114.78' Lot 6, North Park Addn., Abilene, Taylor County, Texas	Jean A. Smalley 2302 Walnut Abilene, TX 79601-1944	Granted 30 days to complete repairs or demolish the structure, 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.

Mr. Prince said this is a storage building only, which is in bad condition. The owner has verbally requested 30 days to repair or demolish the structure. Staff has no objection to this. After discussion, Steve Ellinger made a motion, which was seconded by Janet O'Dell, to grant the owner 30 days to complete repairs or demolish the structure, 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. The motion unanimously passed.



Board of Building Standards

Minutes May 2, 2007

Page { PAGE }

Case No.	Address & Description	Owner	Board Action
<b>06-070</b>	<b>5842 Oakmont</b> Blk. A, Lot 1, Crown Place, Sec. 1, Abilene, Taylor County, Texas	Sue A. Vidak 5265 Laguna Abilene, TX 79605-2526	City to demolish structure.
<p>Mr. Prince said this is a mobile home that has a side addition with a front porch and carport. Mr. Prince said this property has not been lived in for quite a while. He said the axial is setting on the ground, the roof is in poor condition, and there is a tree that has split and is leaning on the house. Mr. Prince has been unable to contact the listed owner. Staff has no recommendation on this case. After discussion, Steve Ellinger made a motion for the City to demolish the structure. The motion was seconded by David Beard and unanimously passed.</p>			