

Board of Building Standards Minutes

August 1, 2007

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, August 1, 2007 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Perry Haynes, Vice-Chairman
David Beard
Vanessa Faz
Pamela Yungblut
Matt Loudermilk

Visitors: Letithia Degouado
Virginia Lara
Martha Gregory
Robert Vasquez
Mike Landers
Agent Gary Castillo

Staff Present: Jerry Prince, Code Enforcement Officer
Kelly Messer, Legal Department
Van Watson, Assistant Building Official
Alice Adams, Recording Secretary

1. The meeting was called to order by Perry Haynes, Vice-Chairman, at approximately 8:15 a.m.
2. Mr. Haynes said the first order of business was the review and approval of the minutes of the June 6, 2007 meeting. David Beard made a motion to approve the minutes of the meeting. The motion was seconded by Matt Loudermilk and unanimously passed.
3. CASES FOR REHABILITATION OR DEMOLITION:

Case No.	Address & Description	Owner	Board Action
03-038	1625/1627 N. 21 st St. Blk. 6, Lot 4, College Heights Addn., Abilene, Taylor Co., Texas	Quin Gregory 1263 Westview Abilene, TX 79603	Granted 30 days to complete repairs and have repairs inspected by the City.
Jerry Prince, Code Enforcement Officer, addressed the Board, advising them the owner has made quite a few repairs to this structure. There is a little plumbing work to be completed before owner can finish the sheetrock and obtain a final inspection. Owner has turned in a request asking for 30 days to complete this project. Staff has no objection to granting the owner 30 days. David Beard made a motion to grant the owner 30 days to complete the repairs and have the repairs inspected by the city. Matt Loudermilk seconded the motion and the motion unanimously passed.			

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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 complete repairs and have repairs inspected by the City.
Mr. Prince said the owner has almost finished repairs to the exterior, and the rough-in inspections have been made. He said all that is needed to complete repairs is to get finals on the utilities and then complete some minor work on the structure. He said the lot also needs to be leveled. Owner is requesting 30 days to complete repairs, and staff has no objection to this. David Beard made a motion to grant the owner 30 days to complete the repairs and have the repairs inspected by the city. Pam Yungblut seconded the motion and the motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
05-038	802 Sycamore & rear bldg. 1-2, 188, 2-B, Wise, OT, Abilene, Taylor Co., Texas	Michael E. Wills 3950 Concord Dr. Abilene, TX 79603-4102	Granted 14 days to renew current permits and obtain the electrical permit, if this is done, grant additional 30 days to obtain rough-in inspections, and if this is done, grant additional 30 days to complete repairs and have the repairs inspected by the City.
At the time of inspection, the owner was working on site. A new electrical box was installed without a permit. The electrical repairs will have to be permitted by an electrician. The windows need to be trimmed out. Mr. Prince said the owner wants to repair the rear building for storage only. The owner turned in an extension request, asking for 90 days to complete repairs. The staff recommends granting the owner 14 days to renew current permits and obtain the electrical permit, if this is done, grant additional 30 days to obtain rough-in inspections, and if this is done, grant additional 30 days to complete repairs. After discussion, David Beard made a motion to grant the owner 14 days to renew current permits and obtain the electrical permit, if this is done, grant additional 30 days to obtain rough-in inspections, and if this is done, grant 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
05-042	5198 E. Overland Tr. 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	Grant 30 days to obtain necessary permit, and if this is done, grant additional 90 days to complete repairs.
Mr. Prince said the asbestos abatement has been completed and the owner can proceed with repairs. The owners are requesting to repair this property for storage only, with no utilities. The front of the lot needs to be leveled, and some metal is starting to rust and needs to be weatherized. The structure also needs to have a new roof. There are high weeds on the lot. Mr. Landers verbally requested 90 days to complete repairs. Staff recommends granting the owner 30 days to obtain the necessary permit and, if this is done, grant an additional 60 days to complete repairs and cap off utilities. Mike Landers, representative for the owners, addressed the Board advising them that the roofers he had contacted said it might be March before they can get to the roof. He said they might be able to get some weatherization done first. Van Watson explained to Mr. Landers that one reason a building permit is necessary is because of the change of occupancy to the building from a service station to storage, and the permit should be in place before any work is done. After discussion, David Beard made a motion to grant 30 days for the owner to obtain a building permit, and if this is done, grant an additional 90 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Pam Yungblut and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
05-056	2026 Poplar Blk. 2, Lot 4, Norman S. Lawler Addn., Abilene, Taylor County, Texas	Pedro Secundino 834 Victoria Abilene, TX 79603-6029	No action necessary. This property has been released from condemnation.
No action necessary.			

Case No.	Address & Description	Owner	Board Action
06-057	1726 Graham Outlot 3, Blk. H, Arthel Henson, Lot 2, Abilene, Taylor County, Texas	Virginia Hatchett (Lara) 2250 Vogel, #D-34 Abilene, TX 79603	Granted 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain the necessary permits and complete the rough-in inspections, and if this is not done grant the owner an additional 60 days to sell or demolish the structure, remove debris and clean the lots, with the further condition that if this is not done the City will demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince said that no repairs had been made to this property since the condemnation. The electrical service will need to be replaced, and the foundation has problems that need to be addressed. There are also weatherization issues. The travel trailer in back is filled with debris. There are debris and high weeds on the lot. The owner has not turned in an extension request. Staff recommends granting 30 days for owner to provide a plan of action, with cost estimates, and if that is not done, grant owner 30 days to demolish. The City secured the property. Letithia Degouado, granddaughter of the owner, Virginia Lara and speaking on her grandmother's behalf, addressed the Board, advising her grandmother had talked to a plumber who estimated the plumbing to cost \$5,100, and the electrician has given an estimate of \$4,100. She said Ms. Lara was requesting 5 months to obtain the financial help she needs to make these repairs. Ms. Degouado said she had cut the grass the day before this meeting. After discussion, Pamela Yungblut made a motion to grant owner 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain the necessary permits and complete the rough-in inspections, and if this is not done grant the owner an additional 60 days to sell or demolish the structure, remove debris and clean the lots, with the further condition that if this is not done 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.

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Case No.	Address & Description	Owner	Board Action
07-012	617 N. 8th St. Blk. 136, Lot 5, W40', Conrad & Menefee, TIF #1, OT Abilene, Taylor County, Texas	Willie Gipson Boyd c/o Alisha Pierce 201 S. Joe Wilson Rd. #127 Cedar Hill, TX 75104	Ordered immediate demolition of this property by the City.

Mr. Prince said this property has had no repairs since condemnation. There are broken windows, poor weatherization, rotted roof, and bad electrical and plumbing systems. This property is known for drug and other criminal activities. The owner became ill and has moved to Cedar Hill, Texas, with his daughter. Staff recommends granting 30 days for owner to provide a plan of action or demolish the property. Agent Gary Castillo with the Law Enforcement Department addressed the Board members advising them of all the complaints regarding drug activities at this property. He said even with the owner gone, these people still hang out at this property. He said the Law Enforcement Department would like to see this property demolished. After discussion, Pam Yungblut made a motion to order immediate demolition of this property by City. The motion was seconded by Matt Loudermilk and unanimously carried.

Case No.	Address & Description	Owner	Board Action
07-019	826 Nelson Blk. 3, Lot 4, Meadowbrook Addn., Abilene, Taylor County, Texas	Otto Vest c/o Mike Young 1059 S. 3 rd St. Abilene, TX 79602	Granted 30 days to either donate or demolish this property, remove debris, and clean the lot, 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 the City has abated the weeds at this address. This property has also had criminal activity. The structure is very small. The owner of the property, Otto Vest, is currently in a nursing home and confined to a wheelchair. He has no resources, no family to assist him, and a local attorney, Mike Young, has been appointed as guardian for Mr. Vest. A form has been sent to Mr. Young for the judge to sign a demolition consent for this property, but it has not been returned. Staff recommends this property be demolished. After discussion, David Beard made a motion to grant the owner 30 days to either donate or demolish this property, remove debris, and clean the lot, 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 was seconded by Pam Yungblut and unanimously carried.

Case No.	Address & Description	Owner	Board Action
07-020	841 Nelson Blk. 2, Lot 31, Meadowbrook Addn., Abilene, Taylor County, Texas	Otto Vest c/o Mike Young 1059 S. 3 rd St. Abilene, TX 79602	Granted 30 days to either donate or demolish this property, remove debris, and clean the lot, 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 property is also in poor condition. The roof is sagging and the electrical and plumbing need repairs. Staff recommends demolition of the property. The owner of the property, Otto Vest, is currently in a nursing home and confined to a wheelchair. He has no resources, no family to assist him, and a local attorney, Mike Young, has been appointed as guardian for Mr. Vest. A form has been sent to Mr. Young for the judge to sign a demolition consent for this property, but it has not been returned. After discussion, David Beard made a motion to grant the owner 30 days to either donate or demolish this property, remove debris, and clean the lot, 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 was seconded by Pam Yungblut and unanimously carried.

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Case No.	Address & Description	Owner	Board Action
07-024	918 Mesquite (rear bldg. only) Blk. 178, Lot 4, 1 KJS Johnson, OT Abilene, Taylor County, Texas	George Lee Robinson 1127 Ash St. Abilene, TX 79601-4308	Granted 30 days to demolish the structure, remove debris and clean the lot, 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 property is the rear building only. He said 18 vehicles were tagged “junk vehicles” and removed from this property. He said the structure is in very poor condition. The owner would not sign a consent for demolition and he would not turn in a plan of action. Mr. Prince said this is a problem area for the Police Department and the Code Enhancement Department. Staff recommends demolition. After discussion, David Beard made a motion to grant the owner 30 days to demolish the structure, remove debris and clean the lot, with the condition that if the owner 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 Matt Loudermilk and unanimously passed.

Case No.	Address & Description	Owner	Board Action
07-025	1450 Mesquite Blk. 201, Lot 4, E Wood F&G McNairy 2, OT Abilene, Taylor County, Texas	Danny Harris & Shamika Hill-Harris 1921 E. Nash Midland, TX 79705	Granted 90 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said this was originally permitted as a new house about 5 years ago. He said nothing has been done for the last 4 years. There has been criminal activity at the property. All of the electrical and copper wires have been stripped out of the house. Mr. Prince said the property recently sold and the new owners have obtained permits to make repairs. The new owners turned in a request asking for a 90 day extension to complete repairs. Staff has no objection to this request. After discussion, Matt Loudermilk made a motion to grant the owners 90 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
07-026	1342 N. 12th St. Blk. 204, W46-2/3' of Lots 5-6, 3E Steffens & Lowden Addn., OT, Abilene, Taylor County, Texas	Helen Joyce Duke 138 Jefferson Heights Jefferson, LA 70121	Granted 60 days to sell.

Mr. Prince said there has been no repairs at this property since the condemnation. There are weatherization issues, the property was unsecured and there are weeds on the lot. The City will have a contractor abate the weeds. Mr. Prince has visited with the executor of the estate, Helen Joyce Duke, and she is requesting 60 days to sell the property. She says she has a contract to sell this property to a local resident. Staff has no objection to granting 60 days to sell. After discussion, Pam Yungblut made a motion to grant to owner 60 days to sell the property. The motion was seconded by Matt Loudermilk and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
07-028	2066 Green Lot 9, Blk. 22, Sears Park, Abilene, Taylor County, Texas	Robert Bobby & Miranda Vasquez 2001 N. 8 th St. Abilene, TX 79603-5902	Ordered immediate demolition.
<p>Mr. Prince said there have been no repairs at this property since the condemnation. There is a concrete block wall that is in danger of falling. The electrical system is in poor condition, the structure is in bad condition, the lot is covered with weeds and debris. The owner said there was no interest in repairing the property. Staff recommends granting owner 30 days to demolish the structure and if this is not done, the City should demolish. Robert Vasquez said he and his wife wanted to donate this property to the City or Habitat for Humanity. Matt Loudermilk said that he didn't feel that this property meets the criteria required by Habitat. The owner said he did not have the funds to demolish this property. After discussion, David Beard made a motion to order immediate demolition of the structure. The motion was seconded by Pam Yungblut and unanimously passed.</p>			