

**Board of Building Standards  
Minutes**

**December 5, 2007**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, December 5, 2007 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors:                         Joe Gravens  
   Phil Gilliland  
   Frances Cammack  
   Ernie Valdez  
   Eliza Valdez  
   Jorge Portillo  
   Chris Knapp  
   Maynard Gulley  
   Juan Cervantez  
   Chris Knapp

Staff Present:                     James Prescott, Code Enforcement Officer  
   Kelley Messer, Legal Department  
   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.      Ms. Bradley said the first order of business was the review and approval of the minutes of the November 7, 2007 meeting. Perry Haynes made a motion to approve the minutes of the meeting. The motion was seconded by Janet O'Dell and unanimously passed.
3.      CASES FOR REHABILITATION OR DEMOLITION:

Mrs. 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.

Case No.	Address & Description	Owner	Board Action
<b>06-041</b>	<b>2333 Hardy &amp; rear apt.</b> Blk. D, Lots 5 & 13.65' Lot 6 & W5', Sff.1' of Lot 8, Abilene, Taylor County, Texas	Kirkman Revocable Trust Juanita Gonzalez 1399 Vine St. San Jose, CA 95110	Granted 30 days to obtain necessary permits & bids, if done, grant additional 60 days to complete exterior weatherization, obtain rough-in inspections & a framing inspection, and if this is done, grant additional 90 days to complete repairs and have the repairs inspected by the City.

James Prescott, Community Enhancement, addressed the Board, advising them that this is a two-story structure that was damaged by a house fire. He said the owners have been working on the second floor but still need some exterior weatherization. He said the first floor still shows evidence of the fire. He said he had not been able to set down and have a consultation with the owner because they keep missing each others call. He said the owner did not turn in the extension request. Staff recommends granting 60 days to obtain all necessary permits, complete exterior weatherization and complete rough-in and framing inspections, and if this is done, grant an additional 60 days to complete repairs. Ernie Valdez, owner of the property, addressed the Board, advising them of the work they have done. Eliza Valdez, Ernie Valdez's wife, said the reason they have been working on the second floor was to get the roof on to keep the weather out. Mr. Valdez said they could be finished with the project in 6 months. After discussion, Pamela Yungblut made a motion to grant owners 30 days to obtain necessary permits and bids, if this is done, grant additional 60 days to complete the exterior weatherization, obtain rough-in inspections and a framing inspection, and if done, grant additional 90 days to complete repairs and have the repairs inspected by the City. This motion was seconded by David Beard and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>07-007</b>	<b>858 Ash St.</b> Blk. 177, Lot 4, LO King Addn., 3-1 OT TIF #1, Abilene, Taylor County, Texas	Jorge A. Portillo 8825 Neptune St. El Paso, TX 79904	Granted 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said he recently had a consultation with the owner. He said there were new windows, light fixtures, and sheetrock. He said the owner requested 60 days to complete repairs, and staff had no objection to this. Jorge Portillo, owner of this property, then addressed the Board saying he had been working on this property since May, and he was near completion of all repairs. He said he thought he could finish repairs this month, but would request 60 days just to be on the safe side. After discussion, Perry Haynes made a motion, which was seconded by Janet O'Dell, to grant the owner 60 days to complete repairs and have inspected by the City. The motion unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>07-026</b>	<b>1342 N. 12<sup>th</sup> St.</b> Blk. 204, W46-2/3' of Lots 5-6, 3E Steffens & Lowden Addn., OT, Abilene, Taylor County, Texas	Wanda H. Woods Estate c/o Helen Joyce Duck 2100 Minnesota Ave. Kenner, LA 70062	Granted 60 days to complete sale of property.

Mr. Prescott said there had been an issue with high weeds at this property. He said there is a prospective purchaser at this meeting who has been talking to the owner. He said the structure needed weatherization and there was a garage in the back that has a roof which has fallen in. He said the interior did not look very bad and most issues appeared to be on the outside. Mr. Prescott said the owner had sent him a fax requesting 60 days to complete the sale of this property, and staff had no objection to this. Phil Gilliland, the prospective purchaser of this property, then addressed the Board, stating he wanted to purchase this property, but wanted to wait until after this meeting to complete the purchase. Frances Cammack, owner of Clemmer Real Estate, addressed the Board and requested the Board grant Mr. Gilliland an extension of 6 months from the closing date to complete repairs. After discussion, Pamela Yungblut made a motion to grant the owner 60 days to complete the sale of the property. The motion was seconded by Perry Haynes and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
<b>07-061</b>	<b>2401 Hollis</b> Blk. 17, Lot 34, Brookhollow, Sec. 5 Addn., Abilene, Taylor County, Texas	William Donald Hallman, et al 3153 S. 1 <sup>st</sup> , Apt 201 Abilene, TX 79605	Granted 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said there was a new roof on this structure and the foundation has been repaired. Some sheetrock work has been done, but a portion of the interior roof still needs to be addressed. Mr. Prescott said he had not had much communication with the owner, but has been in contact with the contractor doing the work on this property. The owner had originally been living in the house with no utilities. He said the owner's sister lives in California and she is the person investing money into this property. He said progress has been made on the repairs. Staff recommends granting 60 days to complete repairs. Joe Gravens, who owns property close to this property, addressed the Board, advising them a lot of work had been done on this property and he would like the Board to grant the owners enough time to complete repairs. After discussion, Janet O'Dell made a motion to grant the owner 60 days to complete repairs and have the repairs inspected by the City. The motion was seconded by David Beard, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>07-058</b>	<b>5126 Congress</b> Blk. B, Lot 9, Holiday Hills, Sec. 1, Abilene, Taylor County, Texas	Maynard Gulley 1385 FM 2047 N Baird, TX 79504-2521	Granted 90 days to sell.

Mr. Prescott explained to the Board that this structure was damaged by fire. He said there are roof and exterior weatherization issues. He said there is a lot of smoke damage in the house. He said the owner had requested 90 days to sell the property, and Staff had no objection to this. Maynard Gulley, owner of the property, addressed the Board and advised them there was very little structural damage done by the fire, but a lot of smoke damage. He said he sold the property once and the man had great plans for the house, but abandoned the project and moved away. He currently has someone interested in the house and is trying to work some kind of deal with him. Mr. Gully said at this point he is just requesting an extension of 90 days to sell the property. After discussion, Perry Haynes made a motion to grant the owner 90 days to sell the property. David Beard seconded the motion and the motion unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>07-060</b>	<b>1101 S. 5<sup>th</sup> St.</b> Blk. 86, Lot E50' of #1, TIF #1, OT, Abilene, Taylor County, Texas	Bruce Bixby PO Box 2703 Abilene, TX 79604	Granted 180 day extension.

Mr. Prescott said there are broken windows at this property and some weatherization issues. Mr. Prescott said that no permits have been issued to repair this property and the owner previously requested an estimate on the demolition of this property, which was delivered to him. The owner did not turn in the extension request. Staff recommends granting 30 days to submit a plan of action, and if this is done, grant an additional 60 days to obtain all permits and rough-in inspections, and if this is done an additional 60 days to complete repairs. Bruce Bixby, owner of the property addressed the Board, advising them he is the new owner of this property. He said he has approximately 75 lots on the south side of Abilene, and he is hoping to help build a new modern downtown on this side of Abilene. He went on to say that at the City Council Meeting last month, the Council set aside \$100,000 to do a study on this side of town and have another \$180,000 that they are trying to find a way to use to create Infill Development. He said he is asking for time to let this study happen since the City has already allocated the money, before he does anything with this property. After a lengthy discussion, Perry Haynes made a motion to grant a 180 day extension. The motion was seconded by Pamela Yungblut and passed, with David Beard abstaining since he is a neighbor of Mr. Bixby.

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Case No.	Address & Description	Owner	Board Action
<b>07-063</b>	<b>1441 Shelton</b> Blk. G, Lot 6, Crescent Heights Addn., Abilene, Taylor County, Texas	Baldomero Segerra 2466 Beech St. Abilene, TX 79601-1854	Granted 60 days to complete the exterior weatherization, and if this is done, grant an additional 60 days to complete repairs and have the repairs inspected by the City.
Mr. Prescott said this property was in bad shape when it was condemned. He said the owner has made a lot of progress and he has open communication with the owner. The interior has new sheetrock up and some new siding has been added. The owner submitted an extension request, asking for 120 days to complete repairs. Staff recommends granting 60 days to complete the exterior weatherization, and if this done, grant an additional 60 days to complete repairs. After discussion, Pamela Yungblut made a motion to accept Staff's recommendation and grant the owner 60 days to complete the exterior weatherization, 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 Janet O'Dell and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>07-064</b>	<b>1449 Shelton</b> Blk. G, Lot 5, Crescent Heights Addn., Abilene, Taylor County, Texas	Maggie Knapp (Rodriguez) Chris Knapp 2743 Clinton Abilene, TX 79603-1915	Granted 60 days to sell the property.
Mr. Prescott said this property had siding missing, and, although the windows are boarded up, new windows have been installed. He said he had met with the owner and the owner has requested 90 days to sell the property. There is a prospective buyer, who is currently working on the property, so Staff recommended granting the owner 60 days to complete the sale of the property. Chris Knapp, the owner of the property, said the prospective buyer has put down earnest money, but no contract has been signed yet. The prospective buyer is going to his attorney to get the papers ready for the sale. Mr. Knapp said he would be fine with the 60 day extension. After discussion, Janet O'Dell made a motion to grant the owner 60 days to sell the property. The motion was seconded by Mr. Haynes and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>06-038</b>	<b>1466 Hope</b> Lot 25, CE Crim of J Warfield Addn., Abilene, Taylor County, Texas	Juan Cervantez 1117 Grape Abilene, TX 79601	Granted 60 days to complete the exterior weatherization, and if this is done, grant an additional 60 days to complete the repairs and have the repairs inspected by the City.
Mr. Prescott said there was still some foundation work that needed to be done, but the owner has been making good progress. There is still some exterior weatherization which needs to be done. The owner turned in an extension request asking for 90 days to complete repairs and Staff had no objection to this. Juan Cervantez, the owner of this property, addressed the Board, said he has done a lot of work on this house. He said he had originally asked for 90 days, but he was having problems getting the electrician and plumber over to finish their work, so he would really like to have 120 days to finish the repairs. After discussion, Pamela Yungblut made a motion to grant the owner 60 days to complete the exterior weatherization, and if this is done, grant an additional 60 days to complete the repairs.			

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Case No.	Address & Description	Owner	Board Action
<b>06-007</b>	<b>1217 S. 12<sup>th</sup> St.</b> Blk. 5, Lot 3, JH Darnell of Bellevue Outlot N 106 of 1, Abilene, Taylor County, Texas	Alton H. Smith 3026 Woodway Cr. Abilene, TX 89606-4224	Granted 30 days to provide a plan of action, with cost estimates, and if this is done, grant 60 days to obtain all necessary permits and complete exterior weatherization.
Mr. Prescott said this structure was damaged by a fire. The owner is currently working on the foundation and replacing windows. There is quite a bit of debris on the lot. The owner requested 180 days to complete repairs. Staff recommends granting the owner 30 days to obtain all necessary permits. After discussion among the Board members, Perry Haynes made a motion to grant the owner 30 days to provide a plan of action, with cost estimates, and if this is done, grant 60 days to obtain all necessary permits and complete exterior weatherization. The motion was seconded by Pam Yungblut and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>06-039</b>	<b>1448 Hope</b> Lot 27, CE Crim of J Warfield Addn., Abilene, Taylor County, Texas	Juan Cervantez 1117 Grape Abilene, TX 79601	Property has been demolished. No Board action is necessary.
Mr. Prescott informed the Board that the owner has demolished this property and no Board action is necessary.			

Case No.	Address & Description	Owner	Board Action
<b>07-059</b>	<b>2010 S. Clack (Apts 141, 142, 241, 242 only)</b> Blk. 1, Lot 202, Rep, Lazee Tee Sub., Abilene, Taylor County, Texas	Amrecorp Realty Fund III c/o Amrecorp Realty 2800 Dallas Pkwy, Suite 100 Plano, TX 75093-5994	Property has been repaired and inspected. No Board action is necessary.
Mr. Prescott said that this property has been repaired and inspected. No Board action is necessary.			