

**Board of Building Standards  
Minutes**

**January 2, 2008**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, January 2, 2008 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present:      Betty Bradley, Chairman  
   Matt Loudermilk  
   Pam Yungblut  
   David Beard  
   Janet O'Dell  
   Steve Ellinger

Visitors:                        Zacarias Serrato  
   Don McDonald  
   Dale Justice  
   Kermit Powdrill  
   Lydia Long  
   Robert Bailey  
   M. Corpian  
   Joe & Mary Berumen

Staff Present:                James Prescott, Code Enforcement Officer  
   Kyle Thomas, 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 December 5, 2007 meeting. Steve Ellinger made a motion to approve the minutes of the meeting. The motion was seconded by Pam Yungblut 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.

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Case No.	Address & Description	Owner	Board Action
<b>07-042</b>	<b>4449 Capitol Av.</b> Blk. 3, Lot 115, West Freeway Estates Rep., Abilene, Taylor County, Texas	Rodolfo G. Hernandez 1309 Mulberry Abilene, TX 79601	Granted 60 days to complete repairs and have the repairs inspected by the City.
James Prescott, Community Enhancement, addressed the Board, advising them this property had initially been damaged by fire. He said the owner had cleaned up some debris on the lot and were making progress on the interior repairs. The owner is requesting 180 days to complete repairs. Marilu Corpian, the lien holder of this property, addressed the Board, advising them the owner was out of town and she was speaking on behalf of the owner. She said Mr. Hernandez had done lots of work on this property, but needed more time. After discussion, Steve Ellinger made a motion to accept Staff's recommendation and 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>07-047</b>	<b>2750 S. 12<sup>th</sup> St.</b> E57.25' of Lot 7, Blk. 1, Sayles & Hughes S/2, Blk. 11 BA, Abilene, Taylor County, Texas	Don McDonald 2809 Stonecrest Dr. Abilene, TX 79606	Granted 60 days to obtain all necessary permits and 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. Prescott said this property had been damaged by fire. The exterior needs to be painted and the electrical is substandard. Mr. Prescott said he recently had a consultation with the owner at the property. The owner requested 180 days to complete repairs. Staff recommends granting 60 days to obtain all necessary permits and rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Don McDonald, owner of the property, addressed the Board stating he didn't think he could finish the project in 120 days, but he would show progress. After discussion, Steve Ellinger made a motion to accept the Staff's recommendation and grant the owner 60 days to obtain all necessary permits and 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 Matt Loudermilk and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
<b>07-053</b>	<b>2442 N. Mockingbird</b> Blk. 6, Lot 22, Woodland Addn., 2 <sup>nd</sup> Filing, Abilene, Taylor County, Texas	Maria Tijerina 1042 Clinton Abilene, TX 79603	Granted 30 days to provide a Plan of Action, with cost estimates, if this is done, grant additional 60 days to obtain all necessary permits and rough-in inspections, if this is done, grant an additional 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said this case had been tabled to try and determine the legal owner. He said this house had been damaged by fire and there are exterior weatherization issues. Mr. Prescott said that at the last meeting, the Board had advised Ms. Tijerina not to do any work until it could be determined the property was hers. He said that Ms. Tijerina now has the proper documentation showing she is the owner. Staff recommends granting 30 days to provide a Plan of Action, with cost estimates, if this is done, grant additional 60 days to obtain all necessary permits and rough-in inspections, if this is done, grant an additional 60 days to complete repairs. Owner requested 180 days to complete repairs. Maria Tijerina, owner of the property, addressed the Board advising them she got the papers showing she is the owner of this property, and she said she has an appointment with the City Department that is going to help provide funding for her to fix the house. After discussion David Beard made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates, if this is done, grant additional 60 days to obtain all necessary permits and rough-in inspections, 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>07-065</b>	<b>2774 Beech</b> Blk. 2, Lot 4, Horn & Stephens of North Park Addn., Abilene, Taylor County, Texas	Zacarias & Sonia E. Serrato 3050 Orange St. Abilene, TX 79601-1450	Granted 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said there was a carport in the front of the house that was not permitted, and this needs to be resolved. He said the owner is making good progress with repairs. The only permit that has not received the final inspection is the building permit. Staff recommends granting 60 days to complete repairs and this was the same request the owner had made. Zacarias Serrato, owner of the property, addressed the Board, asking for 60 additional days to complete the project. After discussion, Pam Yungblut 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 Matt Loudermilk, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>07-067</b>	<b>3601 Swenson</b> Blk. B, Lot 4, WT McQuary of North Park Addn., Abilene, Taylor County, Texas	Dale Justice 426 Neas Rd. Abilene, TX 79601-7106	Granted 60 days to sell the property.

Mr. Prescott said there are tires and debris on this lot. The house is in need of exterior weatherization. There are overgrown trees and weeds on this property. Some of the siding is falling off the house. There are also environmental issues and Mr. Prescott has turned the matter over to the proper person with the City that handles cleanup of environmental problems. There is a jack attached to the house at the rear indicating there may be some foundation issues. Mr. Prescott said the owner is requesting 180 days to sell the property. Staff recommends granting 60 days to complete the sale of the property. Dale Justice, owner of the property, said he is selling this property to Kermit Powdrill in an owner-finance situation. He said he needs to make sure the purchaser will proceed in a manner satisfactory to the Board. Kermit Powdrill, the purchaser, addressed the Board stating he would like to have 180 day extension. After discussion, Steve Ellinger made a motion to grant the owner 60 days to complete the sale of this property. This motion was seconded by Janet O'Dell, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>06-036</b>	<b>1104 Matador</b> N/2 Blk. 11 BA91, Block 2, N79' E116' Lot 1, Sayles & Hughes, Abilene, Taylor County, Texas	Joe & Mary Berumen 3009 Southerland St. Abilene, Texas 79606	Granted 60 days to complete exterior weatherization and 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.
<p>Mr. Prescott said the owner of this property had made good progress on repairs, but there still is some exposed wood on the exterior that needs to be painted. He said some electrical work had been done, and a lot of work had been done on the interior. Mr. Prescott said the owner is requesting 120 days to complete repairs. Staff recommends granting 60 days to complete exterior weatherization and obtain rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Mary Berumen, owner of the property, addressed the Board stating they just need some additional time to complete repairs. She said they are only able to work on this project on the weekends, when the weather permits. After discussion, David Beard made a motion to grant the owner 60 days to complete exterior weatherization and 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 Pam Yungblut and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
07-066	1809 S. 3 <sup>rd</sup> St. Blk. B, W80' of Lot 1-2, Wellington Addn., Abilene, Taylor County, Texas	Ryan Trowbridge 2525 Garfield Abilene, TX 79601-2014	Granted 30 days to provide a Plan of Action, with cost estimates, if this is done, grant an additional 60 days to obtain necessary permits and rough-in inspections, and if this is done, grant an additional 60 days to complete repairs, with the further stipulation that if any one of these time frames are not met, the owner be granted 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 the debris, clean the lot and bill the owner.

Mr. Prescott said he had not had an opportunity to speak to the owner of this property. He said he has been unable to contact them by phone, and he went by their house and left a business card. He said he had a brief message from them last Friday saying they were going out of town but were interested in talking to them about the property. He said the house is in bad shape. The exterior weatherization is in bad shape, the electrical is substandard and there has been no progress made on repairs. He said the owner made no request for an extension to complete repairs. Staff recommends granting 30 days for owner to provide a plan of action, with cost estimates, and if this is done, grant 60 days to obtain necessary permits and rough-in inspections and if this is done, grant 60 days to complete repairs. Lydia Long, representative for Old Town Neighborhood Association, said they had incorporated this area into their neighborhood. Ms. Long said this property had been covered with trash, vehicles, garbage and pit bulls when the previous tenants lived there. She said the City boarded the property and did the cleanup of the property. She said the owner of this property has 21 other properties in Abilene, and rents out homes in the same condition as this house causing the value of property around houses like this to decrease. Ms. Long said either these people need to do something with this property or to sell it to someone who will repair it. Robert Bailey, who lives on Peach Street, addressed the Board, stating he agreed with Ms. Long that something needs to be done to this property. He said he didn't necessarily want to see the structure torn down, but that something needs to be done immediately. After discussion, David Beard made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates, if this is done, grant an additional 60 days to obtain necessary permits and rough-in inspections, and if this is done, grant an additional 60 days to complete repairs, with the further stipulation that if any one of these time frames are not met, the owner be granted 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 the debris, clean the lot and bill the owner. The motion was seconded by Steve Ellinger and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
<b>05-038</b>	<b>802 Sycamore &amp; rear bldg.</b> 1-2, 188, 2-B, Wise, OT, Abilene, Taylor Co., Texas	Michael E. Wills 3950 Concord Dr. Abilene, TX 79603-4102	Granted 30 days to obtain the plumbing permit and get the plumbing final, and if this is done, grant an additional 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said that the owners had not renewed the plumbing permit, as required by the Board at its August 2007 meeting. He said they had renewed the other permits but not the plumbing. He said they had made some progress, but there was still work to be done. The owner requested 90 days to complete repairs. Staff recommends granting 30 days to obtain the plumbing permit and get the plumbing final, and if this is done, grant an additional 60 days to complete repairs. After discussion, Janet O'Dell made a motion to accept Staff's recommendation and grant the owner 30 days to obtain the plumbing permit and get the plumbing final, 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 Matt Loudermilk, and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>06-072</b>	<b>1741 Jefferies</b> Blk. 26, Lot W75' E300' S150' N2800' & W75' E125' Blk. 1, Abilene, Taylor County, Texas	C. E. & Doris Mackey c/o Christy Nicholas 4005 Scenery Hill Ct. Fort Worth, TX 76103	Granted 60 days to sell the property or submit a plan of action, with cost estimates, with the stipulation that if neither of these are done after 60 days, the owner is granted an additional 30 days to demolish the structure, remove debris and clean the lot, with the further stipulation that if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.
<p>Mr. Prescott said this structure was initially damaged by fire. The person responsible for this property is in Iraq, and all the mail is forwarded to her cousin in Fort Worth, who apparently doesn't sign for the mail and it keeps returning to the City. He said the City contractor had to clean the lot and secure the property. The roof is in bad shape, as is the rest of the house, due to the fire damage. There about 6 storage buildings on the lot and they are all full of trash and debris. Staff recommends granting the owner 30 days to provide a plan of action, with cost estimates. After discussion, Pam Yungblut made a motion to grant the owners 60 days to sell the property or submit a plan of action, with cost estimates, with the stipulation that if neither of these are done after 60 days, the owner is granted an additional 30 days to demolish the structure, remove debris and clean the lot, with the further stipulation 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 Steve Ellinger and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
<b>07-004</b>	<b>541 W. Washington</b> Lot 3, 146 2-A Conrad-Menefee TIF #1, Abilene, Taylor County, Texas	Tricia Davis 22301 Hamilton Pool Rd. Dripping Springs, TX 78602	Granted 30 days to provide a Plan of Action, with cost estimates, if this is done, grant an additional 60 days to obtain necessary permits and 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. Prescott said the property was purchased by Ronald Kent on the internet, and Mr. Kent sold it to his mother, Tricia Davis. No repairs have been made and no permits have been issued. Mr. Prescott said he has spoken to the owner a couple of times on the phone, and the owner is trying to decide whether to try and repair the property or demolish it. The house has rotted wood, the siding is falling off and the utilities are substandard. Owner is requesting 120 days to repair the property. Staff recommends granting owner 30 days to provide a Plan of Action, with cost estimates, if this is done, grant an additional 60 days to obtain necessary permits and rough-in inspections, and if this is done, grant an additional 30 days to complete repairs. After discussion, Steve Ellinger made a motion to accept Staff's recommendation and grant owners 30 days to provide a Plan of Action, with cost estimates, if this is done, grant an additional 60 days to obtain necessary permits and rough-in inspections, and if this is done, grant an additional 30 days to complete repairs and have repairs inspected by the City. The motion was seconded by Janet O'Dell and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>07-048</b>	<b>1925 Fulton</b> Blk. 9 & 11, W50', E200' of Lot 9, Hattie M. Sayles Addn., Abilene, Taylor County, Texas	Dewayne & Ola Mae Jenkins 2020 S. Clack #403 Abilene, TX 79606-1451	Granted 60 days to sell the property or submit a plan of action, with cost estimates, with the stipulation that if neither of these are done after 60 days, the owner is granted an additional 30 days to demolish the structure, remove debris and clean the lot, with the further stipulation that if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prescott said that this property had been damaged by fire. He said the fire had caused extensive damage and the owners did not have insurance for repairs. He said he had never had contact with the owners, and all the certified mail sent to them just comes back to the City. Staff recommends granting 60 days to sell the property or provide a plan of action with cost estimates. After discussion, Matt Loudermilk made a motion to grant the owners 60 days to sell the property or submit a plan of action, with cost estimates, with the stipulation that if neither of these are done after 60 days, the owner is granted an additional 30 days to demolish the structure, remove debris and clean the lot, with the further stipulation 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 Pam Yungblut and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>07-051</b>	<b>1502 Plum</b> Blk. 201, Lot 6, Blackburn 1-F Addn., OT, Abilene, Taylor County, Texas	Jimmy L. Gray 1502 Plum Abilene, TX 79601-3622	Granted 30 days to either provide proof of sale or 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, clear the lot and bill the owner.

Mr. Prescott said that the owner signed a consent to demolish, but decided to sell the property to his sister. No documentation has been received showing a sale took place. The house is in bad shape, the porch is falling, the exterior needs weatherization and the electrical is substandard. The house is not secured. Someone has been living in the house and the police had to be called. Staff recommends granting 30 days to either provide proof of sale or demolish the property. After discussion, David Beard made a motion to accept Staff's recommendation and grant the owner 30 days to either provide proof of sale or 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, clear the lot and bill the owner. The motion was seconded by Matt Loudermilk and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>07-057</b>	<b>2249 Henson</b> A0187 SUR 82 John Jarmon Addn., Tract, Lot 19, W50', E35', N135', W Lot 10, Big Elm, Abilene, Taylor County, Texas	Donald A. Williams 2926 S. 7 <sup>th</sup> St. Abilene, TX 79605-3048	Granted 90 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said there is rotted wood around the windows and the carport is in bad shape. There is still some interior work to be done. Owner is requesting 180 days to complete repairs. Due to how small this building is and how little is left to be done, Staff recommends granting owner 90 days to complete repairs. After discussion, Matt Loudermilk made a motion to accept Staff's recommendation and grant the owner 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
<b>07-069</b>	<b>965 N. Carver</b> Blk. 1, Lot 19, Meadowbrook Addn., Abilene, Taylor County, Texas	R.D. Dawson 965 N. Carver Abilene, TX 79601-4408	Granted 30 days for a plan of action, with cost estimates, or demolish the structure, remove debris and clean the lot, with the stipulation that if this is not done, the City will demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prescott said that drugs were being sold out of this house, and the police officers had raided the house two or three times because of the drugs. He said the roof is falling in and there is exposed wood which needs to be weatherized. Some of the siding has been busted and is completely gone. One of the supports of the carport has been broken and the storage shed is about to fall over. The City has had to secure the building on two occasions because people were breaking into the house. Mr. Prescott has not been able to make contact with the owner. Staff recommends granting owner 30 days to provide a plan of action, with cost estimates, or demolish. After discussion, Pam Yungblut made a motion to accept Staff's recommendation and grant the owner 30 days for a plan of action, with cost estimates, or demolish the structure, remove debris and clean the lot, with the stipulation 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 Matt Loudermilk and unanimously passed.