

**Board of Building Standards
Minutes**

February 6, 2008

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, February 6, 2008 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Betty Bradley, Chairman
 Matt Loudermilk
 Pam Yungblut
 David Beard
 Vanessa Faz
 Steve Ellinger
 Perry Haynes

Visitors: Todd Thornton
 Michael Scott
 Danny Harris
 Bobby Abels
 Joel Flores
 Glen Mayes

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 January 2, 2008 meeting. Steve Ellinger made a motion to approve the minutes of the meeting. The motion was seconded by Perry Haynes 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
05-030	2973 Hickory (rear storage bldg. only) N55', W130' Lot 1, Blk. 17, North Park Addn., Abilene, Taylor County, Texas	Michael Scott 2973 Hickory Abilene, TX 79601-1525	Granted 30 days to provide a written plan of action, with cost estimates, and if this is done grant an additional 60 days to obtain a framing inspection, and if this is done grant an additional 60 days to complete repairs and have the repairs inspected by the City..

James Prescott, with the Community Enhancement Division, addressed the Board advising them this property consists of a two-car garage and storage shed. He said the roof is in disrepair, the exterior needs weatherization and some boards are missing on the side of the building. He said the owner had done some repairs to the interior of the building. Mr. Prescott said that the owner has obtained a building permit and is requesting 180 days to complete repairs. Staff recommends granting owner 30 days to provide a written plan of action, with cost estimates, and if this is done grant an additional 60 days to obtain a framing inspection, and if this is done grant an additional 60 days to complete repairs. Michael Scott, owner of this property, then addressed the Board advising them he had done some work on this structure and would like 180 days to complete repairs. After discussion David Beard made a motion to follow Staff's recommendation and grant the owner 30 days to provide a written plan of action, with cost estimates, and if this is done grant an additional 60 days to obtain a framing inspection, 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
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 180 days to complete repairs and have repairs inspected by the City.

Mr. Prescott said the owner is making progress on repairing this property. He said there were still some open spaces around the door framing. He said the interior has the sheetrock put up. Mr. Prescott said he had a consultation with the owner and the owner is requesting 180 days to complete repairs. Staff recommends granting the owner 90 days to complete repairs. Danny Harris, owner of the property, addressed the Board, advising them he lives in Midland and that is the reason he is asking for the 180 days. He said someone is helping him make repairs and he just wants to make sure he has enough time to complete repairs. After discussion, Steve Ellinger made a motion, which was seconded by Pam Yungblut, to grant the owner 180 days to complete repairs and have the repairs inspected by the City. The motion unanimously passed.

Case No.	Address & Description	Owner	Board Action
07-038	2237 Bridge Lot 4, Sec. 2, Blk. 37, Cont., Green Acres Addn., Abilene, Taylor County, Texas	Sammy Lee & Lucy Mae Mayes 1642 Bridge Abilene, TX 79603-3339	Granted 30 days to complete 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 structure was originally damaged by fire. There is a little trash and debris on the lot. Owners are progressing with repairs. The exterior needs to be weatherized. Mr. Prescott said he had not been able to visit with the owners. All necessary permits have been obtained. Staff recommends granting 30 days to complete rough-in inspections and if this is done, grant an additional 60 days to complete repairs. Glenn Mayes said he is representing his parents who are the owners of this property and requested 90 days to complete repairs. After discussion, Perry Haynes made a motion to grant the owners 30 days to complete 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 David Beard and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
07-062	526 Locust (garage only) Lot 4 & N/2 of 5, Blk. 90, OT, Abilene, Taylor County, Texas	Bobby Abels, Jr. & Donna Wilkinson 526 Locust Abilene, TX 79602-1635	Granted 30 days to remove debris and clean the lot, and allow the slab to remain on the lot.
Mr. Prescott advised the Board that the condemned garage has been demolished, but there is still debris on the lot. He also advised the Board that the slab appears to be in good shape and the owner might want to keep it. Staff recommends granting owner 30 days to remove debris. Bobby Abels, owner of the property, addressed the Board requesting 30 days to remove the debris. He also stated he would like to keep the slab to make a basketball court for his children. After discussion, Perry Haynes made a motion to grant 30 days to remove debris and clean the lot and in addition, allow Mr. Abels to keep the slab. The motion was seconded by Steve Ellinger and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
07-071	1534 Sycamore S85.2' E150' Lot 2, Blk. B, Ledbetter, Abilene, Taylor County, Texas	Glenda Thornton PO Box 2218 Abilene, TX 79604-2218	Granted 30 days for owner to provide a plan of action, with cost estimates, and if this is done, grant an additional 60 days for rough-in inspections, and if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the City, and, in addition, allow the owner to keep the slab in place.
Mr. Prescott said the owners were making progress. He said the exterior needed to be weatherized. He said there is an open area under the house that has a sewer odor that needs to be addressed. He said there is a two-car garage that has a metal roof that needs repairs. He said no extension request had been turned in because the owners felt the property would be out of condemnation by the time of this meeting. Staff recommends granting 30 days for a plan of action, with cost estimates, and if this is done, grant an additional 60 days for rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Todd Thornton, the son of the owner, then addressed the Board advising them they had been doing most of the work on the interior because of the weather. He said they had replaced some windows, demolished one of the rear structures, but would like to keep the slab in place from the rear demolished structure. After discussion, Perry Haynes made a motion to grant owner 30 days for owner to provide a plan of action, with cost estimates, and if this is done, grant an additional 60 days for rough-in inspections, and if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the City, and, in addition, allow the owner to keep the slab in place. The motion was seconded by Pam Yungblut and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
06-020	1225 Oak (garage only) 57 208 1 C Watson & Russell, OT ABL, Abilene, Taylor County, Texas	Paul Richard & Amber Quesada 148 West Morgan St. Winger Garden, FL 34787	Grant 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.
Mr. Prescott said this garage is in very bad disrepair. The garage is leaning and the only thing that is holding it up is a chain-link fence. The roof is falling in. A Consent to Demolish form was sent to the owner, but he did not sign and return it. Staff recommends granting owner 30 days to demolish the structure. After discussion, Steve Ellinger 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 Pam Yungblut and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
07-032	2141 Green Blk. 21, N5' of Lot 31 & S40' of Lot 32, Sears Park Addn., Abilene, Taylor County, Texas	Deborah Portillo Gonzales 2134 Green St. Abilene, TX 79603	Granted 30 days to provide a Plan of Action, with cost estimates.

Mr. Prescott said this is a four room structure that is completely gutted on the interior. The owner told Mr. Prescott she has no money to repair the property and has no plan for repairs. She said she is waiting for her husband, who is in the military, to get home to help her decide what to do. She said he should be home in about 3 months. She does not want to sell the property because she said she will be moving back in it. The lot is covered with trash and debris and they have put 3-tab shingles on the flat roof. Mr. Prescott told her this would not meet City Code. Staff recommends granting owner 30 days to provide a Plan of Action, with cost estimates. After discussion, Steve Ellinger made a motion, which was seconded by Perry Haynes, to grant the owner 30 days to provide a Plan of Action, with cost estimates. The motion unanimously passed.

Case No.	Address & Description	Owner	Board Action
07-041	1226 N. 15th St. E60' of Lot 14, Blk. 20, Central Park Addn., Abilene, Taylor County, Texas	Michele Edwards 1234 N. 15 th St. Abilene, TX 79601-2905	No action necessary.

The lot has been cleaned so there is no action required by the Board.

Case No.	Address & Description	Owner	Board Action
07-068	3741 Grape 100x153.7' Lot 26, Sidney Smith, Abilene, Taylor County, Texas	Dennis Paschal c/o Preston Placker 1941 Anderson Abilene, TX 79603-1905	Granted 30 days to provide a Plan of Action, with cost estimates, and if this is done grant an additional 60 days to obtain all necessary permits and 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 there are two main structures on this lot. On one structure, the exterior needs weatherization, the roof is in bad disrepair, some of the siding is missing, some of the wood is rotted, and the electrical system needs repairs. He said the entire house was completely full of items, stacked on top of each other. The lot is full of debris. The other structure was built illegally, without any permits or inspections. Mr. Prescott said the original building was made with cinder blocks. He said the owner had poured a slab and started building a structure on top of the slab. David Brosig with Meers Engineering was on site during Mr. Prescott's inspection. The owner said he would be at the meeting, but did not attend. He said Mr. Brosig was going to get in touch with Van Watson, Assistant Building Official, but Mr. Prescott does not know if this has happened. Staff recommends granting owner 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. After discussion, David Beard made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done grant an additional 60 days to obtain all necessary permits and 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.

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Case No.	Address & Description	Owner	Board Action
07-072	5102 Capitol Lot 12, Blk. C, Holiday Hills, Sec. 1, Abilene, Taylor County, Texas	Anthony, Jr. & Willie M. McGriff 3973 N. 14 th St. Abilene, TX 79603-4145	Granted 90 days to donate, sell 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, clean the lot and bill the owner.
Mr. Prescott said this house was originally damaged by fire. He said there was serious smoke damage inside the structure, and the roof was damaged. Mr. Prescott said he had visited with the owner and the owner does not want to make any repairs. The owner is requesting 180 days to sell or donate the property. Staff recommends granting owner 90 days to sell or donate the property. After discussion, Pam Yungblut made a motion to grant the owner 90 days to donate, sell 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, clean the lot and bill the owner. The motion was seconded by Perry Haynes and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
07-073	2109 Victoria (rear bldg. only) Lot 11, Blk. 43, College Heights Addn., Abilene, Taylor County, Texas	Abraham & Maria Delgado 13325 Verdun Dr. Houston, TX 77049	Granted 30 days to provide a Plan of Action, with cost estimates, and if this is done grant an additional 60 days to obtain all necessary permits and 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 advised the Board that this condemned property consists of the rear building only, and was originally damaged by fire. He said the City had to secure the building and there was bedding inside, indicating someone had been staying there. He said the structure is missing siding, has rotted wood, and the roof is starting to buckle. Mr. Prescott said there has been no progress or repairs. Staff recommends granting owner 30 days to provide a Plan of Action, with written cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. After discussion, Steve Ellinger made a motion to accept Staff's recommendation and grant owner 30 days to provide a Plan of Action, with cost estimates, and if this is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done grant an additional 60 days to complete repairs and have the repairs inspected by the City.			

Case No.	Address & Description	Owner	Board Action
07-074	934 Nelson Lot 14, Blk. 3, Meadowbrook Addn, Abilene, Taylor County, Texas	Otto Vest Trust 4934 S. 7 th St. Abilene, TX 79605-2642	Granted 90 days to sell the property, with the provision that if there is any report of illegal activity at this property, it will immediately come back to the Board.
Mr. Prescott advised the Board that the owner of this property is in a nursing home, and he has been dealing with the owner's attorney. He said the attorney advised him they are trying to sell the property. Staff recommends granting owner 90 days to sell or demolish the property. After discussion, David Beard made a motion to grant the owner 90 days to sell the property, with the provision that if there is any report of illegal activity at this property, it will immediately come back to the Board. The motion was seconded by Steve Ellinger, and unanimously passed.			