

**Board of Building Standards
Minutes**

March 5, 2008

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, March 5, 2008 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors: Joe Higgins
 Paula Higgins
 Robert Jackson
 Erica Moreno
 Larry and Mary Neble
 Cindy Bowen
 Danny Stevens
 Julia Kendall

Staff Present: James Prescott, Code Enforcement Officer
 Kyle Thomas, Legal Department
 David Sartor, Building Official
 Alice Adams, Recording Secretary
 Priscilla Rayford Templeton
 Bill Whitley

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 February 6, 2008 meeting. Steve Ellinger made a motion to approve the minutes of the meeting. The motion was seconded by David Beard and unanimously passed.
3. CASES FOR REHABILITATION OR DEMOLITION:

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Case No.	Address & Description	Owner	Board Action
04-057	522 Apache Lot 522, Ft. Phantom Lake, Abilene, Jones County, Texas	Tommy Joe Higgins 1041 NW 5 th Hamlin, TX 79520	Granted 30 days to submit 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.
<p>James Prescott, Community Enhancement Division, addressed the Board, advising them this property is at Lake Ft. Phantom. He said this property consists of a trailer home, storage shed, a dock and another small building. There is exposed and rotted wood on the exterior. There are broken windows, and the interior has water damage from leaks. Mr. Prescott said he had made contact with the owners recently. The owner did not turn in an extension request. Staff recommends granting the owner 30 days to submit 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. Tommy Higgins, owner of the property, addressed the Board advising them that when this property was originally condemned, they got a permit and made some improvements. He said this is just a cabin that he never plans on living in. He said he would like as much time as possible to get the repairs done. Paula Higgins, wife of Tommy Higgins, addressed the Board explaining why some of the underpinning was gone and why the extra board was on the dock. He said he didn't understand why this would be judged "structurally hazard", and doesn't think people should be able to go into his property and take pictures without his permission. Betty Bradley, the Chairperson of this Board, advised the owner that the reason property is condemned is because the City does not want people living in structures that are not safe or even spending the weekend in property that is not safe. She said also the City is concerned about neighbors who have to look at this substandard property and on some occasions, vagrants break into buildings, start fires, and burn the structure down. After a lengthy discussion, Steve Ellinger made a motion to accept Staff's recommendation and grant the owner 30 days to submit 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 David Beard and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
05-026	2057 Henson Blk. A, Lot B, Big Elm Addn., Abilene, Taylor Co., Texas	Mrs. E. A. Fillmon c/o Larry Neble 3702 Urban Ave. Dallas, TX 7 5227	Granted 90 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott informed the Board that the owner was making good progress on the repairs. He said there was some trash and debris on the lot and that the owner is in the process of removing it. He said the owner is requesting 90 days to complete repairs and the Staff has no objection to this. Larry Neble, owner of the property, addressed the Board, advising them he thinks he will be completed with repairing this property in 90 days. Perry Haynes made a motion, which was seconded by Pamela Yungblut, to grant the owner 90 days to complete repairs and have the repairs inspected by the City.</p>			

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Case No.	Address & Description	Owner	Board Action
07-044	4042 Waldemar Blk. P, Lot 12, Elmwood West Sec. 5, Abilene, Taylor County, Texas	CJBB Properties Carol Brashear 107 Hickory Ridge Highland Village, TX 75077	Granted 30 days to complete repairs and have the repairs inspected by the City.
Mr. Prescott said there has been a lot of progress on repairs on this property. He said there is new sheetrock on the walls, some of the rooms have been painted and progress is being made on the utilities. He said there is a new roof on the structure. The contractor making repairs on this property has requested an additional 30 days to complete repairs and Staff has no objection to this. After discussion, Pam Yungblut made a motion to accept Staff's recommendation and grant the owner 30 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
07-046	941 S. Jefferson Lot 12, Blk. 13, Elmwood W, Sec. 7, Abilene, Taylor County, Texas	Danny Stevens 1750 Lakeshore Dr. Abilene, TX 79602	Granted 60 days to complete repairs and have the repairs inspected by the City.
Mr. Prescott said this structure was damaged by fire and had recently sold to Mr. Stevens. He said this owner is making good progress on repairs. The owner has requested 60 days to complete repairs and Staff has no objection. Danny Stevens, new owner of this property, addressed the Board, then advising them he is almost through with repairs and would like to have an additional 60 days to complete repairs. After discussion, Steve Ellinger made a motion, which was seconded by Pam Yungblut, to grant the owner 60 days to complete repairs and have the repairs inspected by the City.			

Case No.	Address & Description	Owner	Board Action
07-049	266 Ross Av. N 55' of Lot 1 and Lot 2, Blk. 9, Christian College 2 nd Addn, Abilene, Taylor County, Texas	Paul Scheller 1902 Santos St., Apt. A Abilene, TX 79605-6071	Granted 45 days to sell or demolish the structure, remove debris, and clear the lot, 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. Prescott said the owner has made no repairs and indicated to Mr. Prescott that he has no desire to repair the property. He told Mr. Prescott he wanted to sell the property, but has not listed the property with a realtor and has no sign on the property showing it is for sale. Mr. Prescott said the ceiling to the porch is starting to give away, the exterior has rotted wood, gang members have spray painted on the side of the house and vandals have started tearing down the fence. Staff recommends granting owner 30 days to sell the property or demolish the structure. After discussion, Pam Yungblut made a motion to grant the owner 45 days to sell or demolish the structure, remove debris, and clear the lot, 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 David Beard and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
07-075	375 Penrose Blk. 3, Lot 26, Pasadena Heights Addn., Abilene, Taylor Co., Texas	Julia Marie Kendall 900 Worthington Dr. DeSoto, TX 75115-3473	Granted 90 days to complete repairs and have the repairs inspected by the City.
Mr. Prescott said repairs are coming along good and not a lot is left to be done. There is some siding missing on the exterior and the siding could use a fresh coat of paint. He said there is a new electrical box. He said the main things that need to be completed are installing a permanent source of heat and repairing the siding on the exterior. Owner has requested 90 days to complete repairs and Staff has no objection. Julia Kendall, owner of this property, addressed the Board stating this is the property that her children grew up in. She said she had lots of problems with the neighbors. After a lengthy discussion, Steve Ellinger made a motion to grant the owner 90 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Perry Haynes and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
07-077	902 Orange 24 180 OT Abl 1 Compere Addn., Abilene, Taylor Co., Texas	Jose G. Mendoza c/o Susanna Moreno 5517 N. 9 th Abilene, TX 79603-5301	Granted 90 days to demolish the structure, remove debris and clean the lot, with the condition that if the owner does not do this, the City will demolish the structure, remove debris, clean the lot and bill the owner.
Mr. Prescott said in July 2007, the Abilene Police Department conducted a drug raid at this property, and the house was condemned at that time. Some of the wiring is illegal and there is a problem with the sewer line. Some of the sheetrock is missing and the lot is covered with trash and debris. Mr. Prescott spoke with a nephew who lives across the street and he said they would try to get the trash removed. The electrical box has been totally dismantled. The owners have moved to the Dallas/Ft. Worth area. Mr. Prescott has visited with some people that know the owners and he was informed the owners intend to demolish the structure. No extension request has been received. Staff recommends granting 30 days to provide a plan of action, with cost estimates, if this is done grant 60 additional days to obtain permits and rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Erica Moreno then addressed the Board, stating she was representing Jose Mendoza, and that Mr. Mendoza is requesting 90 days to complete the demolition of the property. After discussion, Pam Yungblut made a motion to grant the owner 90 days to demolish the structure, remove debris and clean the lot, with the condition that if the owner does not 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
07-079	10841 Nora Rd. Blk. 1, W/2 of Lot 20-21, Mobile Home Label TX 0393053/Tex 0393054, Abilene, Jones County, Texas	Foreman Dodson c/o Robert Jackson 1310 S. 7 th , Apt. #4 Abilene, TX 79602	Granted 45 days to complete the sale of this property.
Mr. Prescott said this property consists of a double-wide trailer. There is a lot of trash and debris all over the lot. There is a junk vehicle on the lot. The lot is overgrown with high weeds. The ceiling is falling in on the interior area, the front steps are rotted out, windows are broken and the wiring is hazardous. Mr. Prescott has visited with the owner and the owner is trying to sell the property. Staff recommends granting 30 days to sell or demolish the property. Robert Jackson, owner of this property informed the Board someone had trashed the property while they were away. After a lengthy discussion, the owner requested 45 days to sell the property. Cindy Bowen, the potential purchaser of this property, informed the Board they are going to buy the property and they are going to make repairs. Steve Ellinger made a motion to allow the owners 45 days to sell the property. The motion was seconded by Vanessa Faz, and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
07-085	1942 N. 2 nd St. Blk. 206, W100' of Lots 14-15-16, OT Thomas Addn., 1-3, Abilene, Taylor County, Texas	KW Horn TR 107 Elm Abilene, TX 79602-1310	Authorized the City to immediately clean the lot, remove debris and bill the owner.
Mr. Prescott said this building was demolished without a permit and the debris was left on the lot. Mr. Prescott has never had contact with the owner. The delinquent tax is already over \$2000. The Staff recommends the City clean the lot and bill the owner. After discussion, David Beard made a motion, which was seconded by Pam Yungblut, for the City to immediately clean the lot, remove debris and bill the owner. The motion unanimously passed.			