

**Board of Building Standards
Minutes**

November 5, 2008

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, October 1, 2008 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors: Luis Rodriquez
 David Hedrick
 Janet L. Hawkins
 Frances Cammack
 Kevin Batten
 Richard Espinoza
 Gloria Ybarra
 Cherri Hillyard
 Roberta Ralston
 Betty Evans

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 October 1, 2008 meeting. Pam Yungblut 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:

Ms. 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.

Board of Building Standards

Minutes November 5, 2008

Page 2

Case No.	Address & Description	Owner	Board Action
07-086	1842 Clinton Blk. 57, Lot 1, College Heights Addn., Abilene, Taylor County, Texas	Jose Sotelo, Sr. PO Box 470043 Tulsa, OK 74146	Granted 90 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said this property was looking good. The owners have demolished the illegal porch that was constructed without a permit. The interior still needs insulation, walls and final inspections. The owner is requesting 90 days to complete repairs and the Staff had no objection to this. Gloria Ybarra, daughter of the owner, addressed the Board, and said they just need 90 days to complete repairs. David Beard made a motion, which was seconded by Vanessa Faz to grant the owner 90 days to complete repairs and have the repairs inspected by the City.

Case No.	Address & Description	Owner	Board Action
07-089	542 Palm Blk. 159, E75' of Lot 6, OT Abilene, Taylor County, Texas	Capston Expansion LO 1134 Park Ave. Abilene, TX 79603	Granted 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said this house had been damaged by fire and the owner is making good progress on repairs. The interior has been totally redone and the exterior repairs are almost completed. He said the owner is requesting 60 days to complete repairs and Staff has no objection to this. Kevin Batten, owner of the property, said they just need about 60 days to complete repairs. Pamela Yungblut made a motion to grant the owner 60 days to complete repairs and have repairs inspected by the City. The motion was seconded by Robert Roadcap and unanimously passed.

Case No.	Address & Description	Owner	Board Action
07-102	618 N. 6th Lot 4, Blk 1, Rep of Blk 33, College Drive Replat, Abilene, Taylor County, Texas	Maria De Los Angeles Panuco 1638 Small St. Grand Prairie, TX 75050-6309	Granted 30 days to obtain all necessary permits and if this is done, grant an additional 60 days to obtain all rough-in inspections.

Mr. Prescott said the owners have started repairs to the roof, and are doing a good job of keeping the structure secured. He said the walls have been taken down on the interior and is getting ready for rough-in inspections. The owner is requesting 180 days to complete repairs. Staff recommends granting 30 days to obtain all necessary permits and if this is done, grant an additional 60 days to obtain all rough-in inspections. Luis Rodriguez, owner of the property, said they had tried to sell the property, but were unsuccessful. He said he needed 180 days to complete repairs. After discussion, Perry Haynes made a motion to accept Staff's recommendation and grant the owner 30 days to obtain all necessary permits and if this is done, grant an additional 60 days to obtain all rough-in inspections. The motion was seconded by Vanessa Paz and unanimously passed.

Board of Building Standards

Minutes November 5, 2008

Page 3

Case No.	Address & Description	Owner	Board Action
07-103	2050 N. 16th St. Lot 7, Blk 2, CW Kenner of J. Warfield, Abilene, Taylor County, Texas	Richard Espinoza 2026 N. 16 th Abilene, TX 79603	Granted 60 days to obtain all necessary permits and rough-in inspections

Mr. Prescott said the front door and some windows were unsecured the day he took pictures. He said the floor is gone in some sections of the house. He said the shed on the property, that was in bad condition, has been removed. He said there has been no improvement to the storm cellar on the lot that had the walls falling in. Staff recommends granting the owner 60 days to obtain all necessary permits and rough-in inspections. Richard Espinoza, owner of the property, said he lives a couple of houses down from this property. He said he would like to have 180 days to complete repairs. He said he had paid someone to help him and the person he hired took his money and left without doing the work. He said he knew he could repair the property, but it was going to take him time to get the contractors set up to do the work. After discussion, Pam Yungblut made a motion to accept Staff's recommendation and grant the owner 60 days to obtain all necessary permits and rough-in inspections. The motion was seconded by Perry Haynes, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-033	1857 Sycamore Lot 9 & 10, Blk. 14, Belmont Addn., Abilene, Taylor County, Texas	James Robert Miller 1421 Ainslee St. Midland, TX 79701-3920	Granted 90 days to sell the property.

Mr. Prescott said that the lot is overgrown with weeds and bushes, the brick is separating from the house, the fireplace is starting to pull away from the house and there is a lot of unpainted wood. He said a tree has fallen on the house and the storage shed is in bad disrepair. The owner is requesting 180 days to sell the property and Staff is recommending granting 90 days to sell. Janet Hawkins addressed the Board, advising them she is the wife of the executor of the Will. She said the property will belong to her father-in-law after the completion of the probate of the Wills. She said there were more than just one Will involved in the probate. She said they need time to sell the property. She said she is going to try to find a realtor to help with this. David Hedrick then addressed the Board, advising them he is interested in purchasing this property. He said he has been trying to contact the owners and would be talking to the owner about this. After discussion, Perry Haynes made a motion, which was seconded by David Beard, to grant the owner 90 days to sell the property.

Case No.	Address & Description	Owner	Board Action
08-035	1509 Truman E70' W609' Lot 25, Sidney Smith, Abilene, Taylor County, Texas	Cherri Donell Hillyard 1509 Truman St. Abilene, TX 79601-1217	Granted 90 days to sell the property.

Mr. Prescott said the owner has recently mowed the lot, but there is some trash and debris in the front yard. He said there are broken windows throughout the house. The electrical system will have to be repaired (additionally there is illegal wiring going to two sheds in the back) and the house has rotted wood on the exterior. Mr. Prescott said he had a consultation with the owner at the property and she is requesting 180 days to sell the property. Staff recommends granting owner 90 days to sell. Cherri Hillyard, owner of the property, addressed the Board stating she does not have the money to repair the property and would like 180 days to sell. After discussion, David Beard made a motion to grant the owner 90 days to sell the property. The motion was seconded by Perry Haynes and unanimously passed.

Board of Building Standards

Minutes November 5, 2008

Page 4

Case No.	Address & Description	Owner	Board Action
08-038	1510 Plum 7 201 Blackburn 1-F OTABL, Abilene, Taylor County, Texas	Roberta Ralston c/o Betty Evans 2802 Nonesuch Abilene, TX 79606	Granted 30 days to provide a plan of action, with cost estimates, 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 the house has rotted wood, there are broken windows and there are siding and foundation damage. There is a good size tree that has fallen on the roof. He said there are no open permits and the owner has not submitted a request for an extension of time to make repairs. He said Staff recommends granting 30 days to provide a plan of action, with cost estimates, 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. Roberta Ralston, owner of the property, and her daughter, Betty Evans, addressed the Board. Ms. Evans said they have been trying to clean up the property. She said her mother had broken her leg and was presently living with her. Ms. Ralston said she wants to repair the property so she can move back in. Ms. Evans said that if they cannot complete repairs, their second option is to sell the property. After discussion, Pamela Yungblut made a motion to accept Staff's recommendation and 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 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.

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 obtain all rough-in inspections.

Mr. Prescott said this house is in the same shape it was in the last time it came before the Board. A lot of work had been done to the house since the initial condemnation. Mr. Prescott said the contractor doing the work has been sick, but did call him a couple of days before this meeting asking him what he needed to get done. The contractor did say he would make some calls to his subcontractors and try to have some inspections set up. No request was made by the owner or contractor for additional time. The Staff recommends granting 30 days to obtain all rough-in inspections. After discussion, David Beard made a motion to grant 30 days to obtain all rough-in inspections. The motion was seconded by Perry Haynes and unanimously passed.

Case No.	Address & Description	Owner	Board Action
07-047	2750 S. 12th St. 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 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 he had a consultation with the owner at the property. He said the owner has obtained all necessary permits, but the only inspection that has been done was a foundation inspection for the little room added at the back. Owner requested 180 days to complete repairs. Staff recommends granting 60 days to obtain all rough-in inspections, if this is done, grant an additional 60 days to complete repairs. Perry Haynes made a motion to grant the owner 60 days to obtain all rough-in inspections, if this is done, grant an additional 60 days to complete repairs and have the repairs

Board of Building Standards

Minutes November 5, 2008

Page 5

inspected by the City. The motion was seconded by Vanessa Faz and unanimously passed.

Case No.	Address & Description	Owner	Board Action
07-092	1217 Pecan (garage only) N45' Lot 38, 208 1 B, Watson & Russell OT ABL, Abilene, Taylor County, Texas	Elvira Trinidad 534 Palm St. Abilene, TX 79602-1226	Granted 30 days to either repair the slab to a level and usable condition, or to remove the slab.
Mr. Prescott advised the Board that this case was tabled from the November meeting. He said the owners had demolished the garage and had stacked everything on the slab the garage was setting on. They were requesting to leave the slab to make a play area for the children. The Board tabled the case to enable the owners to remove everything from the slab so the Board can see what condition the slab was in. When everything was removed, it appeared the slab needs repairs and leveling. Staff recommends granting the owner 30 days to complete demolition, including removal of the slab. The owner did not turn in an extension request. After discussion, Perry Haynes made a motion to grant the owner 30 days to either repair the slab to a level and usable condition, or to remove the slab. The motion was seconded by Pamela Yungblut and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
07-095	1142 Butternut Lot 6, Blk. 7, Bellevue Ridge, Davis Bros., Abilene, Taylor County, Texas	William K. & Jenny R. Hogan PO Box 3 Trent, TX 79561-0003	Granted 60 days to sell or demolish the structures, remove debris and clean the lot.
Mr. Prescott said this is the property that the homeless people had gotten into the rear garage and set it on fire. He said there was a mobile home in the back that needs to be removed. The property is in bad condition and the homeless people have started breaking into the main structure and living there. The owner gets irate when she is contacted about the property needing to be secured. Staff recommends granting the owner 60 days to sell or demolish the structures. After discussion, David Beard made a motion to grant the owner 60 days to sell or demolish the structures. The motion was seconded by Pamela Yungblut and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
07-107	3634 Swenson WT McQuary of North Pk, Block C, Lot 3, Taylor County, Texas	Richard Cortinaz 2966 Beech Abilene, TX 89601	Granted 60 days to obtain an electrical permit and all rough-in inspections, and if this is done grant another 60 days to complete repairs
Mr. Prescott said the owner has secured the building and pulled a plumbing permit. There is still debris on the lot. The interior walls have been stripped. The owner is requesting 180 days to complete repairs. Staff recommends granting 60 days to obtain an electrical permit and all rough-in inspections, and if this is done grant an additional 60 days to complete repairs. After discussion, Pamela Yungblut made a motion to accept Staff's recommendation for 60 days to obtain an electrical permit and all rough-in inspections, and if this is done grant another 60 days to complete repairs. The motion was seconded by Robert Roadcap and unanimously passed.			

Board of Building Standards

Minutes November 5, 2008

Page 6

Case No.	Address & Description	Owner	Board Action
07-111	1533 Plum Blk. 34, Lots 10, 11 & N17' of 9, College Drive Replat, Abilene, Taylor County, Texas	Anita Gutierrez 1526 Plum Abilene, TX 79601	Granted owner 60 days to demolish structure, remove debris and clean the lot.
Mr. Prescott said the owner has decided to demolish the structure and is requesting 180 days to complete demolition. Staff recommends granting 60 days for the owner to demolish. Pamela Yungblut made a motion, which was seconded by David Beard, to grant the owner 60 days to demolish the structure. The motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
08-017	1309 Oak Lot 2, 208 2 AJJ Toombs, Riney-Hays OTAB, Abilene, Taylor County, Texas	Taylor County In Trust 1534 S. Treadaway Abilene, TX 79602	Granted owner 60 days to sell or demolish structure, remove debris and clean the lot.
Mr. Prescott said this property is going to be sold at the tax auction in December. He said the house has rotted wood, foundation problems and trash and debris covering the back of the property. Staff recommends granting 60 days to sell or demolish the structure. Robert Roadcap made a motion to grant owner 60 days to sell or demolish the structure. The motion was seconded by Pamela Yungblut and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
08-018	5034 Congress Lot 14, Blk. B, Sec. 1, Holiday Hills, Abilene, Taylor County, Texas	Rickey & Barbara Overhulser 5034 Congress Av. Abilene, TX 79603-5332	Granted 60 days to sell or demolish structure, remove debris and clean the lot.
Mr. Prescott advised the Board that this case had been tabled from the November meeting, to try to locate the owner who is incarcerated. Mr. Prescott was able to get an address and sent the owner a certified letter, but has not heard back. The lot is covered with trash and debris, the structure is unsecured and the structure has rotted wood. The interior of the house is full of rotted food, rodents and trash. Staff recommends granting owner 60 days to sell or demolish the structure. After discussion, Perry Haynes made a motion, which was seconded by David Beard, to grant the owner 60 days to sell or demolish the structure, remove debris, and clean the lot. The motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
08-026	797 Sunset (rear bldg only) Lot 6, OLA Epley ABL, Outlot 6, Abilene, Taylor County, Texas	Henry E. Pope 141 Clyde St., Suite C Abilene, TX 79605-1751	Granted 30 days to demolish the structure, remove debris and clean the lot.
Mr. Prescott said this is just a little storage building and the carport roof attached to the building is falling in. Mr. Prescott said there is no primary structure on this lot, only the storage building, which is not allowed by City Ordinance. Staff recommends granting 30 days to demolish. Pamela Yungblut made a motion, which was seconded by Vanessa Faz, to grant the owner 30 days to demolish the structure. The motion unanimously passed.			

Board of Building Standards

Minutes November 5, 2008

Page 7

Case No.	Address & Description	Owner	Board Action
08-032	626 Cherry Lot 4, Blk. 132, OT Abilene, Taylor County, Texas	Arturo Dominguez 642 Cherry Abilene, TX 79602	Granted 30 days for a plan of action, with cost estimates, or demolish the structure, remove debris and clean the lot.
Mr. Prescott said this property consisted of a duplex. He said the ceiling is falling in, the screen door glass is busted out, there is a lot of rotted wood, missing wood and peeling paint. The owner lives a couple of house from this, but Mr. Prescott has not been able to contact him. Staff recommends granting 30 days for a plan of action, with costs estimates, and if this is done, grant 60 additional days to obtain all permits and rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. After discussion, Pamela Yungblut made a motion to grant the owner 30 days for a plan of action, with cost estimates, or demolish the structure. The motion was seconded David Beard and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
08-034	2470 Westmoreland Lot 3, Blk. 10, Sears Park, Abilene, Taylor County, Texas	Jeffery W. Ballard 602 Grand Ave. Abilene, TX 79605-3123	Granted 30 days for a plan of action, with cost estimates, or demolish the structure, remove debris and clean the lot.
Mr. Prescott said the City has received a lot of complaints regarding this property. The house is being used for storage, clothes and trash. The house has rotted wood, broken windows, the grass and weeds are overgrown and the owner has been issued citations for this. There are piles of trash in the back yard and the grass and weeds are over 4 feet tall. Staff recommends granting 30 days for a plan of action. After discussion, Pamela Yungblut made a motion to grant owner 30 days to provide a plan of action, with cost estimates, or demolish the structure. Vanessa Faz seconded the motion and the motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
08-036	3765 Grape (aka 3721) S100' W128' Lot 23, Sidney Smith, Abilene, Taylor County, Texas	Steve & Brandi Beaschochia 1420 Franklin Abilene, TX 79601	Granted 30 days to demolish structure, remove debris and clean the lot.
Mr. Prescott said the porch is in bad shape, and a swarm of bees are living in the roof. The siding is peeling away from the house and the roof has holes in it and the ceiling has fallen in on the interior. There has been illegal wiring done in the house. The lot has trash, debris and high weeds. The owner called the afternoon before this meeting and told Mr. Prescott she would like to have 20 days to remove her belongings and after doing that, she would sign a consent form to have the structure demolished. Mr. Prescott said he felt that Staff would be agreeable to grant the owner 60 days to demolish. After discussion, David Beard made a motion to grant the owner 30 days to demolish the structure. The motion was seconded by Robert Roadcap and unanimously passed.			

Board of Building Standards

Minutes November 5, 2008

Page 8

Case No.	Address & Description	Owner	Board Action
08-037	1833 Victoria W90' of Lot 11, Blk.57, College Heights, Abilene, Taylor County, Texas	Juan M. & Linda M. Oliveros 1301 Victoria Abilene, TX 79603-5031	Granted 30 days for a plan of action, with cost estimates, 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 he had never been inside the house, but did have a consultation with the owner. He said there is rotted wood, inadequate maintenance and roof damage. He said the owner keeps the structure secured and the lot mowed. The owners are requesting 180 days to complete repairs. Staff recommends granting 30 days for a plan of action, with cost estimates, 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, Perry Haynes made a motion to grant the owners 30 days for a plan of action, with cost estimates, 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. The motion was seconded by Pamela Yungblut and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-039	1809 Highland S60' of Lot 7, Blk. 6, Frank E. Smith of Blvd. Hts, Abilene, Taylor County, Texas	Anita Whitman c/o Maryann Chavez 1017 Fannin Abilene, TX 79603-4838	Granted 90 days to sell the property.

Mr. Prescott said this house is constantly unsecured, there is a lot of damage due to the weather, trees are rubbing against the siding, and the lot is overgrown with weeds and grass. There is also some illegal wiring on this house, and the ceiling is falling in on the kitchen area. The owner is requesting 180 days to sell. Staff recommends granting the owner 90 days to sell the property. After discussion, Pamela Yungblut made a motion to grant the owner 90 days to sell the property. The motion was seconded by David Beard and unanimously passed.