

Board of Building Standards Minutes

December 3, 2008

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, December 3, 2008 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors: Rosemary Rivera
Pat Lambert (Crumbles)
Robert Nohl
Toni Chapman
Mr. Chapman
Larry Neble
Steve Beall
David Hedrick
Randy Doan
Jorge Portillo
Consuelo Villegas
Maria Villegas
Ernesto Valadez
Bruce Fields

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 5, 2008 meeting. David Beard made a motion to approve the minutes of the meeting. The motion was seconded by Vanessa Faz 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 December 3, 2008

Page 2

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 repairs inspected by the City.

James Prescott, Community Enhancement Division, advised the Board the exterior of the house is looking good. He said he has recently had a consultation with the owner and the owner said he is ready to sheetrock and is requesting 90 days to complete repairs. He said Staff has no objection to this request. Larry Neble, owner of this property, addressed the Board, advising them he is almost through with repairs and thinks he can complete repairs in 90 days. After discussion, David Beard made a motion to grant the owner 90 days to complete repairs. The motion was seconded by Pam Yungblut.

Case No.	Address & Description	Owner	Board Action
06-041	2333 Hardy & rear apt. 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 rough-in inspections, and if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the City.

Mr. Prescott said there was a lot of work going on at this property. The owner has put up some new siding, repaired the brick work on the exterior and electrical work is being done. Mr. Prescott said the lot has some debris that needs to be removed. The owner is requesting 180 days to complete repairs. Staff recommends granting 30 days to obtain all rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Ernesto Valadez, owner of the property, addressed the Board, advising them he has been doing lots of work on this property. He said he has made some exterior repairs and just needs to get electrical rough-in and framing inspections. After discussion, Steve Ellinger made a motion to grant the owner 30 days to obtain rough-in inspections, and if this is done grant an additional 60 days to complete repairs. The motion was seconded by Pam Yungblut and unanimously passed.

Case No.	Address & Description	Owner	Board Action
06-051	2442 Simmons (rear bldg only) Blk. 1, S50', E150' of Lot 18, North Park Addn. N/2, Abilene, Taylor County, Texas	Chano A. Rivera c/o Rosemary Rivera 2224 Alston Ave. Ft. Worth, TX 76110	Granted 30 days to obtain rough-in inspections, and if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the City.

Mr. Prescott said this is a rock structure that sits behind the main house. He said the bottom of the structure is used for storage and the upper floor is a living area. He said there is a lot of trash and debris on the lot that needs to be addressed. He said there has been a new roof on the structure and the electrical has already received a final inspection. Owner did not submit a request for an extension to complete repairs. Staff recommends granting 30 days to obtain rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Rosemary Rivera, owner of the property, addressed the Board, advising them they are in the process of trying to complete repairs. She said she knows the yard needs to be cleaned and they will do that. After discussion, Perry Haynes made a motion to grant 30 days to obtain rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. The motion was seconded by Vanessa Faz and unanimously passed.

Board of Building Standards

Minutes December 3, 2008

Page 3

Case No.	Address & Description	Owner	Board Action
08-041	839 Comanche Tr. Lake Lot IMP Only, Lot 839, Abilene, Jones County, Texas	Linda Gray 1125 Kirkwood Abilene, TX 79603	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 this is a two story structure at Lake Ft. Phantom. He said since the condemnation, the owner has put up new siding and removed some hazardous wiring. He said the structure needs to be painted, and the second floor has a balcony area that needs a railing around it. Owner is 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. Steve Beall, addressed the Board advising them that he and his wife own this property. He said they just need some additional time to complete repairs. After discussion, Steve Ellinger made a motion to grant the owner 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 Matt Loudermilk and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-042	2751 Clinton Lot 26, Blk. C, Northwest Park, Abilene, Taylor County, Texas	Joel Houston Chapman 1633 Orange St. Abilene, TX 79601	Granted 30 days for a plan of action, with cost estimates, if this is done grant an additional 90 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 this house has been boarded up for quite a while. He said someone broke into the house and did a lot of interior damage. The exterior needs weatherization and there is a swamp cooler that looks hazardous and needs to be removed. 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. Mr. Chapman, addressed the Board, advising them the house belonged to his father, who is deceased. He said he has a meeting scheduled later today to see what needs to be done to get the house transferred to his name. After discussion, Pamela Yungblut made a motion to grant the owner 30 days for a plan of action, with cost estimates, if this is done grant an additional 90 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 David Beard, and unanimously passed.

Board of Building Standards

Minutes December 3, 2008

Page 4

Case No.	Address & Description	Owner	Board Action
08-043	925 S. Danville Dr. Lot 15, Blk. 8, Sec. 8, Elmwood West, Abilene, Taylor County, Texas	Bruce Fields 4934 Hialeah Dr. Abilene, TX 79606	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 repairs inspected by the City.
<p>Mr. Prescott said the roof needs repairs, and there is rotted wood and missing siding on the exterior. He said there are some items piled in the driveway that will need to be removed. The electrical box has pulled away from the house and is being held on by a thin cable. There is trash and debris in the back yard. The owner is 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. Bruce Fields, owner of the property, said when he purchased the house, he thought he would have time to do most of the repairs, but it hasn't worked out that way. He said he just needs additional time to make repairs. After discussion, Perry Haynes made a motion to grant the owner 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 Steve Ellinger and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
08-045	1609 Green Lot 10, Blk. N, Crescent Heights, Abilene, Taylor County, Texas	Jorge A. Portillo 8825 Neptune St. El Paso, TX 79904-1229	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.
<p>Mr. Prescott advised the Board that this property has recently sold. He said there is a lot of rotten wood on the house, the framing on the windows is rotted out and there is a dead tree in the front yard. He said there are two large storage buildings in the back yard that are in bad disrepair. Mr. Prescott said Mr. Portillo, the owner of this property, has purchased and repaired other condemned properties in Abilene. He said Mr. Portillo is 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. Jorge Portillo, owner of the property, addressed the Board advising them he had cleaned up a lot of debris in the house. There is some damage to the sheet rock in the interior. He said he would provide a plan of action to the City. He said he is requesting 180 days to complete repairs. After discussion, Pamela made a motion to grant the owner 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 Perry Haynes and unanimously passed.</p>			

Board of Building Standards

Minutes December 3, 2008

Page 5

Case No.	Address & Description	Owner	Board Action
08-047	2341 S. 18th St. Lot W50' N126.75', Blk. 4, Boulevard Heights, Abilene, Taylor County, Texas	Randy & Rhonda Doan 334 CR 155 Ovalo, TX 79541-2402	Granted 90 days to sell.
Mr. Prescott said the windows are boarded up so there are no shots of the interior. He said the exterior has rotted wood and there is some siding missing. Mr. Prescott said the owner is trying to sell the house to McMurry University. The owner is requesting 180 days to sell the property. Staff recommends granting 90 days to sell. Randy Doan, the owner of the property, said he has been in contact with McMurry University about them purchasing the property. He is waiting for them to make him an offer. He said that if the property does not sell, he said he will make necessary repairs and use it for rental property. After discussion, Perry Haynes made a motion to grant the owner 90 days to sell the property. The motion was seconded by Vanessa Faz and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
08-050	918 Mesquite 4 178 1 KJS Johnson OT ABL, Abilene, Taylor County, Texas	George Lee Robinson 1127 Ash St. Abilene, TX 79601	Granted 30 days to provide a plan of action, with cost estimates, or demolish the structure, remove debris and clean the lot.
Mr. Prescott advised the Board that this property is covered with trash and debris. He said the structure has missing siding, broken winds and has been vacant for quite a while. He said this house was damaged by fire. Mr. Prescott said the City had to secure the structure. The owner is deceased and the son is supposed to be taking care of the property. Staff recommends granting 30 days for a plan of action, with cost estimates, or demolish the structure. Robert Nohl, who lives next door to this property, addressed the Board, advising them the grass at this property is always overgrown, the lot is covered with debris and the house has been unsecured with people coming in and out. After discussion, Steve Ellinger made a motion to allow 30 days for a plan of action, with cost estimates, or demolish the structure. The motion was seconded by Matt Loudermilk, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
08-052	1141 Houston Lots 24 & 25, Blk. 19, (JC Reese Rep), College Drive Replat, Abilene, Taylor County, Texas	Pat Lambert 2101 Scottish Rd. Abilene, TX 79601	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 there is a lot of trash and debris on this lot, the structure has rotted wood, missing siding and the house is full of furniture and items. There is a mattress in the back bedroom which might indicate someone is staying at the property. Mr. Prescott said the ceiling was falling in and there were exposed electrical outlets. Mr. Prescott said when the house was first condemned he had a consultation with the owner's son about what it would take to get the house out of condemnation. The owner did not turn in a written request for an extension of time to repair. Staff recommends granting the owner 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. Pat Lambert, owner of this property, said she gave the house to her son and daughter-in-law, but her son is currently in jail so repairs have stopped. She said her son would be out of jail in about 30 days and will then continue to try to make repairs. After discussion, David Beard made a motion to grant the owner 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.			

Board of Building Standards

Minutes December 3, 2008

Page 6

Case No.	Address & Description	Owner	Board Action
06-036	1104 Matador 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 30 days to complete repairs and have the repairs inspected by the City.
Mr. Prescott said the owners have made lots of repairs. The electrical has received a final inspection. There are still lots of repairs to be done, but the owners felt they could have the property repaired by the time of this meeting; however, this was not done. Staff recommends granting 30 days to complete repairs. After discussion, Steve Ellinger made a motion to grant the owner 30 days to complete repairs. The motion was seconded by Pamela Yungblut and unanimously passed.			

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	Calvin Vann 1412 Westview Abilene, TX 79603	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 this property recently sold. He said there is a lot of rotted wood on the exterior, and there is trash and debris on the lot. He said the owner is requesting 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. After discussion, Perry Haynes made a motion to grant the owner 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
08-040	4042 Grape A0012 SUR 83, L Bowerman, Tract N75' x E240' Simonizh 3 AC Tract. Acres 0.41, Abilene, Taylor County, Texas	Pedro Cerda Chabarria 3702 Grape Abilene, TX 79601	Granted 60 days to provide a plan of action, with cost estimates, or sell or immediately demolish the property, remove debris and clean the lot.
Mr. Prescott said he has never had any contact with the owner. He said there is inadequate maintenance, lots of trash and debris, the ceiling is gone on part of the interior and someone has repeatedly kicked the door in. Owner did not make a request for any extension of time. Staff recommends granting owner 30 days to provide a plan of action, with cost estimates. After discussion, Pamela Yungblut made a motion to grant the owner 60 days to provide a plan of action, with costs estimates, sell or immediately demolish the structure, remove debris and clean the lot. The motion was seconded by Steve Ellinger and unanimously passed.			

Board of Building Standards

Minutes December 3, 2008

Page 7

Case No.	Address & Description	Owner	Board Action
08-048	2797 Old Anson Rd. NW/Corner of Lot 1, Blk. 2, Dellis & Paxton of Merchant Pasture, AL Anthony, Abilene, Taylor County, Texas	Curtis Eugene Conway, Jr. PO Box 72 Buffalo Gap, TX 79508- 0072	Granted 60 days to provide a plan of action, with cost estimates, or sell the property.
Mr. Prescott said this property has missing siding, illegal wiring and a portion of the roof has blown off. The lot is covered with trash and debris and there is an old commode thrown into the yard. There are broken windows and the structure is unsecured. On the interior, part of the floor is missing and the ceiling is falling in. Staff recommends granting 30 days for a plan of action, with cost estimates. The owner is signing for the certified mail regarding this matter, but Mr. Prescott has had no contact with the owner. After discussion, Pamela Yungblut made a motion to grant the owner 60 days to provide a plan of action, with cost estimates, or sell the property. The motion was seconded by David Beard, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
08-051	1350 Oak Lot 7, Blk. D&E, Northington, Hughes & Sayles 7-12, Abilene, Taylor County, Texas	Freida Marie Darr c/o Delilah Sherman 905 Brown Newark, TX 76071	Granted 30 days to provide a plan of action, with cost estimates or demolish the structure, remove debris and clean the lot.
Mr. Prescott said there has been drug activity in this house. The City had to secure the structure. The roof is in bad condition, the lot is covered with trash and debris and the wiring is exposed to the elements. Mr. Prescott said that the owner of this house is deceased and apparently the son and daughter have no interest in the house. Staff recommends granting 30 days to provide a plan of action, or demolish. After discussion, Steve Ellinger made a motion to grant the owner 30 days to provide a plan of action, with cost estimates, or demolish the structure. The motion was seconded by Pamela Yungblut and unanimously passed.			