

**Board of Building Standards
Minutes**

February 4, 2009

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, February 4, 2009, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Betty Bradley, Chairman
 Vanessa Faz
 David Beard
 Wayland Schroeder
 Pamela Yungblut
 Perry Haynes
 Matt Loudermilk

Visitors: Jorita Hagins
 Patrick Batten
 Howard Moses
 Joe Garcio
 Virginia Lara
 Patricia Murray
 Tony Perez
 Jose Martinez
 David Hedrick
 Frances Cammack
 Ricky Espinoza
 C. J. Brashear
 Bill Minter
 Martin Garcia
 Paula Kirkland
 Ivan Kirkland
 Jack Chamberlain
 Juan T.
 Debra Jo Martin
 Virginia Hatchett Lara

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 7, 2009 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.

Case No.	Address & Description	Owner	Board Action
06-057	1726 Graham Outlot 3, Blk. H, Arthel Henson, Lot 2, Abilene, Taylor County, Texas	Virginia Hatchett Lara 2250 Vogel, Apt. D34 Abilene, TX 79603	Granted 30 days to provide a plan of action, with costs estimates and start getting the necessary permits, and if done, grant 60 additional days to complete repairs and have the repairs inspected by the City.

James Prescott, Community Enhancement Division, said this house has been condemned since the middle of 2006. He said no repairs have been made at the property. He said there are broken windows, rotted wood, missing wood, the skirting around the back of the house is gone and the house is not secured. Mr. Prescott said there is an organization named Winners Circle, that has stepped up to help the owner and some of the members are in attendance. The only permit issued at this property is a building permit which was taken out in May of 2008 and has expired without any inspections being requested. Staff recommends granting the owner 30 days to demolish the structure. Jorita Hagins addressed the Board, advising them she and Debra Jo Martin are members of the Winners Circle, an organization that tries to help people who need help. She said they were contacted by Ms. Lara and want to help her get this house repaired. Debra Jo Martin, one of the members of the Winners Circle then addressed the Board and explained that the Winners Circle has been helping people around the City that need things done such as mowing their grass and making small repairs. She said this is their first large project, but they have some funds and will have fund-raisers to help provide the funds for this project. She said most of the work will be done on weekends. Another gentlemen who is a member of this organization said he looked at the house and he thinks this project can be completed within a short amount of time. Pat Batten then addressed the Board and said that he would be interested in purchasing the property if the owner wanted to sell it. He said he had looked at the property and felt it did not need that many repairs and feel it should not be demolished. Ivan Kirkland then addressed the Board, advising them he is a carpenter and would like to help with this project if he is needed. After a lengthy discussion, the owner of the property, Virginia Hatchett Lara, requested 90 days to complete repairs. After another discussion, Perry Haynes made a motion to grant the owner 30 days to provide a plan of action, with cost estimates and start getting the necessary permits, 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 Pamela Yungblut 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 775077	Granted 30 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said the work was about 85% complete at this property. Mr. Prescott said this property had just set there for several months without any work being done and without inspections being requested, but starting the day before this meeting, the contractors began calling in for inspections. He said the electrical final failed, but the plumbing final passed. He said there were just minor repairs that needed to be made before the house can be brought out of condemnation. Staff recommends granting 30 days to complete repairs. Carol Brashear, owner of this property, said she purchased the house from her mother's trust, but the contractor developed cancer and has had a couple of surgeries. She said there was very little left to do and she would like to request 30 days to complete repairs. After discussion, Pamela Yungblut made a motion to grant the owner 30 days to complete repairs. The motion was seconded by Vanessa Faz and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
07-067	3601 Swenson Blk. B, Lot 4, WT McQuary of North Park Addn., Abilene, Taylor County, Texas	Tony Perez 1018 Fannin Abilene, TX 79603	Granted 30 days to provide a plan of action, with cost estimates, and if this is done grant an additional 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott the owner is installing some new windows around the house. He said there is some trash on the front porch and old tires on the lot, but owner is doing a pretty good job of keeping the lot clean. An electrical permit for the garage has been obtained and a final inspection has been made. Staff recommends granting 30 days for a plan of action and completing rough-in inspections, and if this is done, grant an additional 60 days to complete the project. Tony Perez, owner of the property, addressed the Board advising them he has been so busy at his job he hasn't had much time to work on this project, but he feels like he will be completed with repairs in 90 days. He asked the Board if the garage can be released from condemnation now so he can keep his tools there and get an alarm system put in. After discussion Pamela Yungblut 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 complete the project. The motion was seconded by David Beard and unanimously passed. David Sartor, Building Official, explained that the garage cannot be release from condemnation until all repairs are completed on the property.</p>			

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	Grant 30 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said this property is about 90% complete with repairs, and the owner feels the case will be closed out sometime next week. Staff recommends granting owner 30 days to complete repairs. Patrick Batten, owner of the property, addressed the Board and advised them he needed 30 more days to complete repairs. Perry Haynes made a motion, which was seconded by Vanessa Faz, to allow the owner 30 days to complete repairs. The motion unanimously passed.</p>			

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 rough-in inspections, and if done, grant an additional 30 days to complete repairs, and have the repairs inspected by the City.
<p>Mr. Prescott said this property consisted of a three room house. The owner is requesting 90 days to complete repairs. Staff recommends granting 60 days to obtain all rough-in inspections and if this is done, grant 30 more days to complete repairs. Richard Espinoza, owner of the property, addressed the Board, stating he has secured the doors and cleaned up the property. He said he is committed to repairing this property for his daughter and just needs additional time. After discussion, Perry Haynes made a motion to grant the owner 60 days to obtain all rough-in inspections, and if done, grant an additional 30 days to complete repairs. The motion was seconded by David Beard and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
08-025	1233 Park Lot 19, Blk. 4, Arthel Henson, Outlot 33, Abilene, Taylor County, Texas	Jose Martinez 2115 Parramore Abilene, TX 79603-5915	Granted 60 days to obtain all rough-in inspections, and if done, grant an additional 30 days to complete repairs, and have the repairs inspected by the City.
<p>Mr. Prescott said the owner has put in some new windows, has replaced some rotted wood and has done some exterior painting. He said the owner still needs to repair part of the roof. Staff recommends granting 60 days to obtain all rough-in inspections and if this is done grant 30 more days to complete the project. Jose Martinez then addressed the Board, stating he hurt his hand before the holidays and this slowed him down on repairs. He said he has done a lot of work on the interior. He said if the gas line has leaks, he is going to go total electric. He said he thought he could complete repairs in 90 days. After discussion, Pamela Yungblut made a motion to accept Staff's recommendation and grant 60 days to obtain all rough-in inspections, and if this is done, grant an additional 30 days to complete repairs. The motion was seconded by Perry Haynes and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
08-027	641 N. 8th St. Lot 9, 146 2B, Conrad & Menefee OT ABL TIF #1, Abilene, Taylor County, Texas	Kathryn Gray c/o Patricia Murray 941 Luzon St. Abilene, TX 79602-3019	Granted 60 days to provide a plan of action, with cost estimates, and if this is not done, the owner is to demolish the structure, remove debris and clear the lot.
<p>Mr. Prescott said the City contractor has secured the property and mowed the lot. There has been inadequate maintenance and no repairs have been made. There is a structure in the rear that has collapsed. Owner is requesting 180 days to complete repairs. Staff recommends granting 30 days for a plan of action, or demolish. Mr. Prescott said the Abilene Police Department has been called on numerous occasions to clear the building. Patricia Murray addressed the Board stating this property originally belonged to her mother's grandparents. She said her little brother lived in the house and this is why it is in such terrible condition. She said she would really like to have the property repaired. After discussion, Perry Haynes made a motion to grant the owner 60 days to provide a plan of action, with cost estimates, and if this is not done, the owner is to demolish the structure, remove debris and clean the lot. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
08-028	937 Pecan 1 189 Lambert & Porter OT 3, ABL, Abilene, Taylor County, Texas	Dolores Garcia 1029 S. 12 th St. Abilene, TX 79602-3814	Granted 60 days to provide a plan of action, with cost estimates, and if this is not done, the owner is to demolish the structure, remove debris and clear the lot.
<p>Mr. Prescott said there is a rotted piece of wood holding up the porch, the roof has problems, and the wiring is inadequate. The owner told Mr. Prescott he had health problems and had not been able to work on the house as much as he would like. He said the owner is requesting 180 days to complete repairs. Staff recommends granting 30 days to provide a plan of action or demolish. Martin Garcia, owner of the property, addressed the Board, advising them he had back surgery and just needs more time. He said the house belonged to his grandmother and he would like to have time to repair it. After discussion, Perry Haynes made a motion to grant the owner 60 days to provide a plan of action, with cost estimates, and if this is not done, the owner is to demolish the structure, remove debris and clean the property. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
08-062	1383 Delano E100' of W200' of Lot 2, Leon Stevenson, Abilene, Taylor County, Texas	Antonio Galindo 3734 Hickory St. Abilene, TX 79601	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 get 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 the owner has done repairs to the front of the house and the only concern is the trash and debris on the lot. He said the owner is requesting 180 days to complete repairs. Staff recommends granting owner 30 days to provide a plan of action, with cost estimates, if done grant 60 days to obtain all permits and rough-in inspections, if this is done grant 60 days to complete repairs. Juan T., the owner's son-in-law, addressed the Board advising them they have started making repairs. He said they just need additional time to make the repairs. After discussion, Vanessa Faz made a motion to accept the Staff's recommendation to 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. The motion was seconded by Perry Haynes and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-064	1910 N. 3rd St. E128 7-8-9 & S5.5 E123.5 of 6 205 2 B Johnston, OT ABL, Abilene, Taylor County, Texas	Ray Sanchez 873 Victoria Abilene, TX 79603- 6044	Granted 120 days to complete the sale on the property.

Mr. Prescott advised the Board that there was a structural fire at this property. He said the property has a historical designation. Mr. Prescott said the Abilene Preservation League is in the process of purchasing this property. He said the Preservation League has fenced the property off and have done some clean-up. Staff recommends granting 90 days to complete the sale. Bill Minter, the Executive Director of the Abilene Preservation League, addressed the Board advising them that the Abilene Preservation League has an interest in purchasing and repairing this property. He said this house was built in 1903 and was the first house in Abilene to have electricity and running water. Mr. Minter said that his organization feels compelled to try to bring this house up to Code. He said there was an encumbrance against this property by the IRS and will need to hear back from them before the sale can be completed. He said the first thing they will do is to put a new roof on the building. He said their goal is to repair the house and put in back on the market for sale. He said they would like 120 days to complete the sale. After discussion, David Beard made a motion to grant 120 days to complete the sale. The motion was seconded by Pamela Yungblut and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
08-065	1041 Lilius Lot 12, Blk. 10, Lakeside Addn., Abilene, Taylor County, Texas	Soto & Maria Esparza PMB 5301 233 Paulin Ave. Calexico, CA 92231- 2615	Table until the March 2009 meeting.

Mr. Prescott said the front porch beams have rotted and fallen over, the fence is falling down and the City contractor has had to repeatedly secure this property. He said the exterior has rotted wood and there is trash and debris on the lot. Mr. Prescott said he has not had any contact with the owner. He said the Bank apparently had a lien on the house because he is aware the owner has contacted Bank officials in the past. Mr. Prescott said that this house was apparently used as a drug house and the Abilene Police Department has a two officer minimum rule when they are called to this house. Staff recommends granting owner 30 days for a plan of action. Howard Moses, who lives close to this property, addressed the Board and said that the neighbors have had nothing but problems with tenants who have rented this property since the original owner died. He said there have been people shot in the street, the police and fire department have been there in the middle of the night with fighting going on and people hurt. He said people come and go at all times, day and night. He said he has talked to neighbors who have experienced their cars being broken into, their houses being burglarized and property torn up and/or stolen from their yards. He said he feels the house should be torn down. Ivan Kirkland then addressed the Board and advised them he might be interested in purchasing this property and repairing it. He said if this house was repaired, it would be better than having an empty lot. After discussion, Perry Haynes made a motion to table this case and bring it back on the March agenda. The motion was seconded by Pamela Yungblut and passed, with Vanessa Faz abstaining.

Case No.	Address & Description	Owner	Board Action
08-008	717 N. 12th St. W50' Lots 1-2 200 1-B, Johnston OT ABL, Abilene, Taylor County, Texas	Jack Chamberlain PO Box 3453 Abilene, TX 79604	Tabled until the May 2009 meeting.

Mr. Prescott said this property is in bad condition. He said the sheetrock in falling off the walls and the skirting is torn off the house in some places. He said there is a new owner, but no permits have been obtained and no extension request form has been submitted. Staff recommends granting the owner 30 days to provide a plan of action or demolish the property. Jack Chamberlain, owner of the property, addressed the Board advising them he had recently purchased this property in a tax sale. Mr. Chamberlain said that one of the heirs of the property wants to redeem the house and possibly move the house from the lot. After discussion, David Beard made a motion to table this case until the May 2009 meeting. The motion was seconded by Pamela Yungblut and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-003	1709 Victoria N10' E50' of Lot 8 & W90' of Lot 8 less 15x15 TRI, Blk. 58, College Heights, Abilene, Taylor County, Texas	John Lantz, TR c/o Celestino Rocha 609 S. Western St. #19 Amarillo, TX 79106	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 this property is also in bad condition. He said there is rotted, unpainted wood on the exterior and the roof needs repairs. He said the property was covered with high grass, weeds and debris. The owner lives in Amarillo and is requesting 180 days to complete repairs. Staff recommends granting 30 days for a plan of action or demolish. After discussion, David Beard 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 Perry Haynes and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
08-012	1158 Vine S20' Lot 3 & N40' Lot 4, Blk. 23, McMurry College, Abilene, Taylor County, Texas	Woodridge Properties LLP PO Box 2473 Abilene, TX 79604	No action. Property has been released from condemnation.
No action necessary.			

Case No.	Address & Description	Owner	Board Action
08-029	1617 Franklin E50 of W 178.6, Lot 23, Sidney Smith, Abilene, Taylor County, Texas	Alfredo P. Verastegui, Jr. 3772 Hickory Abilene, Texas 79601	Granted 60 days to complete repairs and have repairs inspected by the City.
Mr. Prescott said the owner has done some repairs, but there is still some rotted wood on the exterior. The lot is covered with trash and debris. The owner is requesting 60 days to complete repairs and Staff has no objection to this. After discussion, Vanessa Faz made a motion to grant owner 60 days to complete repairs. The motion was seconded by Pamela Yungblut and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
08-061	1125 Rodgers N62.9' S124' Lot 2, Blk. 2, N/2 Blk. 11 BA 91, Sayles & Hughes, Abilene, Taylor County, Texas	Shawn & Kalena Aldridge c/o Cecilia Pierce 1250 Yeoman's, Apt 801 Abilene, TX 79602	Granted 30 days to provide a plan of action, with cost estimates.
Mr. Prescott said this property had been damaged by fire. No repairs have been made and the lot is covered with trash and debris. Mr. Prescott has not heard from the owners in a long time. No permits have been issued to repair the property. Staff recommends granting 30 days for a plan of action. After discussion, Pamela Yungblut made a motion to grant the owner 30 days to provide a plan of action, with cost estimates. The motion was seconded by David Beard and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
08-063	1749 Jefferies Lot W50 E350 S150 N280, Blk. 26, North Park Addn. of Jefferies, Abilene, Taylor County, Texas	M. L. Wright c/o Betty Norwood PO Box 537 Clyde, TX 79603	Granted 30 days for a plan of action, with cost estimates
Mr. Prescott said there was inadequate maintenance at this property. The exterior has rotted wood and is unpainted. The owner is in a nursing home. Mr. Prescott has been dealing with the son-in-law who said he has no interest in repairing this property. Staff recommends granting 30 days for a plan of action. After discussion, Perry Haynes made a motion, which was seconded by Vanessa Faz, to grant the owner 30 days to provide a plan of action, with cost estimates. The motion unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
08-066	982 Luzon Lot 32, Blk. 3, Sec. 1 East Horizon, Abilene, Taylor County, Texas	Grace Home LLC 3086 C Hwy 83-84 Tuscola, TX 79562	Granted 60 days to obtain all rough-in inspections, and if this is done, grant an additional 30 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott advised the Board that this property had recently sold. The new owners are making good progress on repairs. The owners are requesting 90 days to complete repairs. Staff recommends granting 60 days to obtain all rough-in inspections, and if done, grant an additional 30 days to complete repairs. After discussion, Pamela Yungblut makes a motion to accept Staff's recommendation and grant the owner 60 days to obtain rough-in inspections, and if this is done, grant an additional 30 days to complete repairs. The motion was seconded by David Beard and unanimously passed.</p>			