

**Board of Building Standards
Minutes**

April 1, 2009

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, April 1, 2009, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Perry Haynes, Vice-Chairman
David Beard
Steve Ellinger
Pamela Yungblut

Visitors: Danielle Delhomme
Al Olson
Rosemary Rivera
Bill Conway
Ernesto Valadez
Gary Corpian
Marilu Corpian
Juanita Shirley Dunn
Lydia Long
Howard Moses
Maria Esparza
Sherri McAuliffe

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. Mr. Haynes said the first order of business was the review and approval of the minutes of the March 4, 2009 meeting. David Beard made a motion to approve the minutes of the meeting. The motion was seconded by Pamela Yungblut and unanimously passed.
3. CASES FOR REHABILITATION OR DEMOLITION:

Mr. Haynes 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 are interested in.

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Case No.	Address & Description	Owner	Board Action
02-006 & 02-011	1810 Hwy 80 East A0798 SUR 38, BAL SE/4, Tract 250x150, Abilene, Taylor Co., Texas	Ray White PO Box 302 Breckenridge, TX 76424	Granted 30 days to provide a plan of action, with cost estimates; if this is not done, the owner is granted 30 days to demolish the structure, remove debris and clean the lot.

James Prescott, Community Enhancement, addressed the Board advising them this is the old Sahara Motel. He said the City is still having to secure this structure regularly because of people breaking into it. The roofing material is blowing off the roof, into the parking lot and the overall condition of the structure is poor. Mr. Prescott further advised that the owner of this property is signing for the certified mail, but Mr. Prescott has never been able to reach him by phone to find out what his intentions are regarding this property. The owner made no request for an extension of time. Staff recommends granting owner 30 days to provide a plan of action and if this is not done, the owner should demolish the structure. Danielle Delhomme, who owns the facility across the street from this building, addressed the Board, advising them she has to pick up the roofing material that blows across the highway onto her parking lot. Lydia Long then addressed the Board, asking why the Board would give the owner additional time on this property when he has owned it for 2 years and has done nothing. Gary Corpian, who owned this property prior to the present owner, then addressed the Board stating he had done an environmental study on this property and determined that it would not be feasible for him to repair the property so he sold it. After a lengthy discussion, David Beard made a motion to grant 30 days for a plan of action, with cost estimates, and if this is not done, grant the owner 30 days to demolish the structure, remove debris and clean the lot. The motion was seconded by Steve Ellinger and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-031	501 Peach 11-12, 159 OT Abilene, Taylor County, Texas	Robert & Mary Knapp 501 Peach Abilene, TX 790602	Granted 30 days to complete the sale or demolish the structure, remove debris and clean the lot.

Mr. Prescott said this property consists of three separate addresses. There are rotted wood, broken windows, the siding is pulling away and the lot is covered with trash and debris. He said the last time this was before the Board, Bianca Cortez said she was in the process of purchasing this property, but no legal documentation has been provided. Staff recommends granting 30 days to complete the sale or demolish the structure. Lydia Long, who lives close to this property, addressed the Board advising them the property has been vacant for approximately 5 years. She said there is no clear title to this property, and the property is just sitting there deteriorating. She said there are lovely homes close to this property and something needs to be done. After discussion, Pamela Yungblut made a motion to accept Staff's recommendation and grant 30 days to complete the sale or demolish the structure, remove debris and clean the lot.

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 an electrical rough-in, and if done, grant 60 additional days to complete the repairs and have the repairs inspected by the City.

Mr. Prescott said the owners of this property have made good progress since the last time it came before the Board. He said a new furnace is being installed, plumbing work has been done and a new fence is going up. The owner is requesting 180 days to complete repairs. Staff recommends granting the owner 30 days to obtain an electrical rough-in 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 just needs additional time. After discussion, Steve Ellinger made a motion, which was seconded by Pamela Yungblut, to grant the owner 30 days to obtain the electrical rough-in and if done, grant an additional 60 days to

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complete the work. The motion 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 60 days to complete repairs and have repairs inspected by the City.

Mr. Prescott said this is a two-story garage apartment and the owners have done a lot of work since the last time it was before the Board. He said he recently had a consultation with the owner and all they need to do is obtain the plumbing final and they it will be ready for a building final. Owner is requesting 60 days to complete repairs and Staff has no objection to this. Al Olson, the husband of the owner of this property, addressed the Board advising them he feels he can have the repairs completed within 60 days. After discussion, Pamela Yungblut made a motion to grant the owner 60 days to complete repairs. The motion was seconded by David Beard and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-017	1309 Oak Lot 2, 208 s AJJ Toombs, Riney-Hays OTAB, Abilene, Taylor County, Texas	Gary Corpian 70 Castle Dr. Abilene, TX 79602	Granted 30 days to provide a plan of action, with cost estimates, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs and have repairs inspected by the City.

Mr. Prescott said this property needs exterior painting, there is rotted wood on the window sills and the lot is covered with trash and debris. He said Gary Corpian bought this property in a tax auction and is requesting 180 days to complete repairs. Staff recommends granting 30 days to provide a plan of action, with cost estimates, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs. Gary Corpian, owner of the property then addressed the Board and said they are ready to start repairs. After discussion, Steve Ellinger made a motion to grant 30 days to provide a plan of action, with cost estimates, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs. The motion was seconded by David Beard and unanimously passed.

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	William Henry Conway 2059 Anthony Abilene, TX 79603	Granted 30 days to provide a plan of action, with cost estimates, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs and have repairs inspected by the City.

Mr. Prescott said that he can not see any repairs that have been made at this property, other than it has been secured. He said there are nails and other trash and debris on the lot. The garage area has missing roof material and there is hazardous wiring and inadequate maintenance on the property. Mr. Prescott said that the previous owner's brother has purchased the property. The new owner is requesting 180 days to complete repairs. Staff recommends granting the owner 30 days to provide a plan of action, with cost estimates, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs. William Henry Conway, the new owner of the property, addressed the Board, advising them he has recently acquired this property from his brother and he plans on repairing it and living in it. After discussion, David Beard made a motion to grant the owner 30 days to provide a plan of action, with cost estimates, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if

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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
08-065	1041 Lilius Lot 12, Blk. 10, Lakeside Addn., Abilene, Taylor County, Texas	Soto & Maria Esparza 1402 Graham Abilene, TX 79603	Granted 30 days to provide a plan of action, with cost estimates, with the condition that if there is a police report filed regarding any criminal activity involving violence or drugs at this property, the case will be brought back to the Board at its next scheduled meeting.

Mr. Prescott said this is the case that has been tabled twice in the last 2 months. He said the owner has recently come back to town and he has visited with her to establish what needs to be done. He said the owner has started cleaning the lot and obtained a building permit. He said the owner is requesting 180 days to complete repairs. Staff recommends granting 30 days for a plan of action. Maria Esparza, owner of the property, addressed the Board with the use of an interpreter, advising them she wants to repair the property to live in. After some questions and answers with the owner, Howard Moses, who lives across the street from this property, addressed the Board. Mr. Moses said he feels the house can be repaired, but it is currently the hang-out for local gangs and something needs to be done about this problem. He said this has been going on for a couple of years. After a lengthy discussion, David Beard made a motion to grant the owner 30 days to provide a plan of action, with costs estimates, with the condition that if there is a police report filed regarding any criminal activity involving violence or drugs at this property, the case will be brought back to the Board at its next scheduled meeting. The motion was seconded by Steve Ellinger, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-075	5917 Conestoga Lot 1, Blk. D, Sec. 2, Crown Place, Abilene, Taylor County, Texas	Juanita Shirley c/o Keith Sylvester 1241 Ross Ave. Abilene, TX 79605	Granted 30 days for a plan of action, with cost estimates, or sell the property, with the condition that if the plan of action is submitted, 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 them inspected by the City.

Mr. Prescott advised the Board that this property consists of a double wide mobile home, which the City has secured. There is trash and debris behind the privacy fence, and holes have been punched in the exterior walls of the mobile home, letting people gain entry into the structure. He said the front bath and kitchen area are totally destroyed. The owner is requesting 180 days to sell. Staff recommends granting 30 days for a plan of action or sell, with the condition that if a plan of action is submitted, they can have an additional 60 days to obtain all necessary permits and rough-in inspections, and if done, 60 days to complete repairs. Juanita Shirley Dunn, owner of the property, addressed the Board. Stating she had sold this property to her nephew on a lease/purchase plan and she hadn't even seen the property in 20 years. She said she put a "for sale" sign in front of the house and has found a purchaser who wants to fix the property up and live in it. She said they were going to sign the papers after this meeting. David Beard made a motion to accept the Staff's recommendation to grant the owner 30 days for a plan of action, with cost estimates, or sell, and if the plan of action is submitted, 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.

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Case No.	Address & Description	Owner	Board Action
08-054	2126 N. 8th St. Lot 7, Blk. 14, Lakeside Addn., Abilene, Taylor County, Texas	Paulene Kreuer and Eugene Elliott 2126 N. 8 th St. Abilene, TX 79603	Granted 30 days to demolish the structure, remove debris and clean the lot.

Mr. Prescott said this property is in terrible condition, and no owners have come forward. There is missing siding and inadequate maintenance, and people have started throwing their trash up beside the fence. Staff recommends granting the owner 30 days for a plan of action, and if this is not done, grant 30 days to demolish. Sherri McAuliffe, who lives across the street from this house, addressed the Board advising them this house has been vacant for at least 10 years. She said the owners have no intention of doing anything or they would have already done it. She would like to see the property demolished. After discussion, Steve Ellinger made a motion to grant owner 30 days to demolish the structure. The motion was seconded by Pamela Yungblut and unanimously passed.

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 75227	Granted 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott advised the Board that the owner of this property had some unexpected expenses that delayed him from completing the repairs before this meeting. He just needs to get the final inspections. Owner is requesting 60 days to complete repairs and Staff has no objection. After discussion, Steve Ellinger made a motion to allow owner 60 days to complete repairs. The motion was seconded by Pamela Yungblut 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 complete repairs and have the repairs inspected by the City.

Mr. Prescott said this property was damaged by fire, and that most of the repairs have taken place on the interior. He said there is still a lot of work that needs to be done on the exterior. The owner is requesting 120 days to complete repairs. Staff recommends granting 60 days to complete repairs. After discussion, Pamela Yungblut made a motion to grant 60 days to complete repairs. The motion was seconded by Steve Ellinger 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 30 days to obtain all 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 owner has made some improvements. There is plumbing work being done and new siding is being put on the exterior. The owner is requesting 120 days to complete repairs. Staff recommends granting 30 days to obtain all rough-in inspections, and if this is done, grant 60 additional days to complete. Steve Ellinger made a motion, which was seconded by David Beard, to grant 30 days to obtain all rough-in inspections and if this is done grant an additional 60 days to complete repairs. The motion unanimously passed.

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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 30 days to provide a plan of action, with cost estimates, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs and have repairs inspected by the City.

Mr. Prescott said the owner of this property had originally wanted to sell the property to McMurry University, but this apparently is not going to happen, so the owner is going to repair it. Some windows have been removed and a temporary power pole has been set. The owner is requesting 180 days to complete repairs. Staff recommends granting 30 days to provide a plan of action, with cost estimates, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs. After discussion, David Beard made a motion to grant owner 30 days to provide a plan of action, with cost estimates, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if 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
08-006	1117 Mulberry 4 204 4-G Hughes OT ABL, Abilene, Taylor County, Texas	Victor Durrington 3010 Salinas Dr. Abilene, TX 79605	No action necessary.

Repairs have been made. No action necessary.

Case No.	Address & Description	Owner	Board Action
08-073	614 Portland (accessory bldg) S35' of Lot 8 & N30' of Lot 9, Blk. 13, Park Heights ABL, Abilene, Taylor County Texas	Victor & Colleen Durrington 3010 Salinas Dr. Abilene, TX 79605	No action necessary.

Repairs have been made. No action necessary.