

**Board of Building Standards
Minutes**

May 6, 2009

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, May 6, 2009, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors: Tim Padgett
 Bruce Fields/Carolyn Lee
 Frances Carmmock
 Mr. Rajaratnam
 Bill Minter
 Roberta Ralston
 Rosenda Sanchez

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 April 1, 2009 meeting. Ms. Bradley said that minutes reflect that she (Mrs. Bradley) called the meeting to order, but she was not at this meeting, so the minutes need to reflect that Mr. Haynes called the meeting to order. Perry Haynes made a motion to approve the minutes of the meeting, with this correction. The motion was seconded by David Beard 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 are interested in.

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Case No.	Address & Description	Owner	Board Action
08-076	1620 University Lot 5, less W140', N/2 Blk. 1, North Park Addn., Abilene, Taylor County, Texas	Tim Padgett c/o David Wharton 166 CR 168 Ovalo, TX 79541-3115	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.
<p>James Prescott, Community Enhancement, addressed the Board, advising them this structure was damaged by fire. The lot is covered with furniture, trash and debris removed from the interior of the house. No permits have been issued to repair this property. The owner is requesting 180 days to complete repairs. Staff recommends granting 30 days for a plan of action, if this is done, grant an additional 60 days to obtain all permits and rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Tim Padgett, owner of this property, addressed the Board advising them this house was burned by arson. He said it would take him five years to complete this project. He said he worked for a living and did not have homeowner insurance. He said he is going to have contractors pull permits and he is going to do the work. After discussion, Steve Ellinger made a motion to 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. The motion was seconded by Perry Haynes and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
08-080	941 S. Danville Sec. 8, Blk. 8, Lot 13, Elmwood West, Abilene, Taylor County, Texas	Bruce Fields 4934 Hialeah Dr. 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.
<p>Mr. Prescott said that this house had a bad water leak at one time, and the house has been damaged due to this. He said there is rotted wood on the structure, the roof is bad and the lot is covered with trash and debris. No written request for an extension of time was received from the owner. Staff recommends granting 30 days for a plan of action, if this is done, grant an additional 60 days to obtain all permits and rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Carolyn Lee, a friend of the owner, addressed the Board and stated the owner would like additional time to repair the property. After discussion, Perry Haynes made a motion to 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. The motion was seconded by Vanessa Faz and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
04-061	5203 S. 1st St. Blk. 1, Lot 1, Posada Addn., Acres 7.75, Abilene, Taylor Co., Texas	Rehoboth Hospitality LP c/o A.A. Rajaratnam 5403 S. 1 st St. Abilene, TX 79605	Granted 180 days to obtain financing and provide a plan of action, including cost estimates.
<p>Mr. Prescott said there are 5 buildings still under condemnation. The front atrium building received a certificate of occupancy on 5/14/07. Mr. Prescott said the buildings are secured and the lot is clean. The owner verbally requested 180 days to begin the repairs. Staff recommends granting 60 days for a plan of action or demolish the condemned structures. Mr. Rajaratnam, owner of this property addressed the Board advising them that they still have been unable to obtaining financing. He said they are doing the best they can to keep the condemned buildings secured and looking good on the exterior. Mr. Rajaratnam said they keep trying to obtain financing, but with the current economy they have been unable to do so. After a long discussion, Pamela Yungblut made a motion to grant the owner 180 days to obtain financing and provide a plan of action, including cost estimates. The motion was seconded by David Beard and unanimously passed.</p>			

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 90 days to sell.
<p>Mr. Prescott advised the Board this property is covered with trash and debris. No repairs have been made. There are busted windows and a tree has fallen against the house, damaging the roof. Siding is missing and there is rotted wood. No permits have been obtained for this property and the owner did not turn in a request for an extension of time. Staff recommends granting 30 days to submit the rest of the plan of action, or demolish the structure. Betty Evans, daughter of the owner, addressed the Board, advising them they can't afford to make repairs to this house. They have some people looking at the house to purchase it and they need additional time to sell the property. After discussion, Pamela Yungblut made a motion, which was seconded by Matt Loudermilk, to grant the owner 90 days to sell the property. The motion unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
08-058	702 Meander Lot 1 & 2, Blk. 4, Alta Vista, Abilene, Taylor County, Texas	Marvelee R. Norcross c/o Linda Rutherford 5510 Roundrock Rd. Garland, TX 75044	Granted 30 days to sell.
<p>Mr. Prescott said the owners have listed this property for sale with a realtor. He said they have started cleaning out the interior of the house, but there is still a strong odor in the house. Mr. Prescott said the last time he talked with the owner, he was told the house had a buyer and they need 30 days to complete the sale. Staff has no objection to this request. Bill Minter, with the Abilene Preservation League, addressed the Board stating due to the age of the house, they have an interest in this property. He said he hopes the outcome of this property is favorable and that the house can be restored. After discussion, Perry Haynes made a motion to grant 30 days to complete the sale of this house. The motion was seconded by Vanessa Faz and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
07-026	1342 N. 12th St. Blk. 204, W46-2/3' of Lots 5-6, 3E Steffens & Lowden Addn., OT, Abilene, Taylor County, Texas	David Hedrick 2909 S. 27 th St. Abilene, TX 79605-6329	Granted 30 days to complete repairs.
<p>Mr. Prescott said the owners were almost through with repairs at this property. A lot of work has been done and the repairs look good. All that remains to be repaired is the stucco foundation and a little exterior painting. Staff recommends granting 30 days to complete repairs. Steve Ellinger made a motion, which was seconded by Vanessa Faz, to grant the owner 30 days to complete repairs. The motion unanimously passed.</p>			

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	Joe Howard 6009 W. Parker Rd. #149- 275 Plano, TX 75903	Granted 30 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, but if the plan of action, with cost estimates, is provided, the owner is granted 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 said this case had been tabled from the February, 2009 meeting, to see if the sale of the property would be complete. Mr. Prescott said the shingles have been blowing off the roof onto the yard, the front porch needs repairs and the rain gutters have blown off the house. The lot needs to be cleaned and animals are still getting under the house and people are also gaining access to the house by crawling under the house. The shed in back is also full of trash and debris. This property was sold in a tax sale and then sold back to one of the original owners. The owner did not turn in a request for an extension of time and no permits have been obtained to repair the property. Staff recommends granting 30 days for a plan of action, if done, grant 60 days to obtain all necessary permits and obtain 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, and if this is not done, the owner is to demolish the structure, remove debris and clean the lot, but if the plan of action, with cost estimates, is provided, the owner is granted 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
08-024	2541 S. 3rd W/2 of Lots 3-5, Blk. P, Mingus & Kenner, Abilene, Taylor County, Texas	Blanca Cortez 2102 Redbud Odessa, TX 77961	Granted 30 days to obtain framing inspection and if this is done, grant an additional 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said this property was originally damaged by fire. The new owner did not request an extension of time, but has been making repairs. He said the owner has put up sheetrock, without a framing inspection and will have to uncover this so a framing inspection can be done. Staff recommends granting owner 30 days to obtain a framing inspection 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 to obtain a framing inspection and if this is done, grant an additional 60 days to complete repairs. The motion was seconded by Matt Loudermilk and unanimously passed.</p>			

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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 to provide a plan of action, with cost estimates, or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said this house is in bad shape. He said there is rotted wood and the exterior needs to be painted. Mr. Prescott advised the Board that the owners of this property are migrant workers and work in the New York area. He said he talked to them in April and the wife wants to keep the property and the husband wants to tear it down. No permits have been obtained to repair the property and the owners did not turn in a request for an extension of time. Staff recommends granting the owner 30 days to provide a plan of action, or demolish. After discussion, Matt Loudermilk 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.</p>			

Case No.	Address & Description	Owner	Board Action
08-055	2126 Grape Lot 5, Blk. 38, College Heights, Abilene, Taylor County, Texas	A&M Heritage Holdings LTDdba A & M Investments 1250 NE Loop 410, #499 San Antonio, TX 78209	Granted 30 days for a plan of action, with cost estimates, sell or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said this property was extensively damaged by fire. The owner hired someone to clean up the lot. The owners had one offer to purchase the house, but rejected it. Staff recommends granting 30 days for a plan of action, sell or demolish the property. After discussion, Steve Ellinger made a motion to grant the owner 30 days for a plan of action, with cost estimates, sell or demolish the structure. The motion was seconded by Matt Loudermilk and unanimously passed.</p>			

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	Rosenda Sanchez 5418 Congress Abilene, TX 79603	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.
<p>Mr. Prescott said this property was recently sold and the new owners have cleaned the lot, which was covered with trash and debris. There is some illegal wiring that was done by the previous owner. There is rotted wood throughout the house. This property was damaged by fire, but it was contained to the front bedroom and the kitchen area. Owner is requesting 180 days to complete repairs. Staff recommends granting 30 days for a plan of action, if done 60 days to obtain permits and get rough-in inspections, and if done, 60 days to complete repairs. Rosenda Sanchez, the owner, addressed the Board, advising them she just needs more time to fix the house. After discussion, David Beard made a motion to grant the owners 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. The motion was seconded by Vanessa Faz and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
08-060	1141 S. 14th St. W146.3' Lot 1, less N8', Blk. C, Ledbetter, Abilene, Taylor County, Texas	Mrs. M.L. Ellis c/o Kaye Williams 1443 CR 335 Burnett, TX 78611-4955	Granted 90 days to sell or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said there has been no progress on repairs. The interior has been damaged by water due to the roof leaking. There are 3 structures on the lot and they are all in bad condition. The owner indicates she has a buyer and needs approximately 120 days to complete the sale. Staff recommends granting 60 days to complete the sale. After discussion, Steve Ellinger made a motion to grant the owner 90 days to sell or 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
08-077	1282 Vine (garage only) Lot 12 & S30' of Lot 11, Blk. 24, McMurry College, Abilene, Taylor County, Texas	Estate of King C. Fry, Jr. c/o Robert L. Fry and Claude R. Fry 1282 Vine St. Abilene, TX 79602-3518	Granted 30 days for a plan of action, with cost estimates, and obtain a building permit and if this is not done, the owner is to demolish the structure, remove debris and clean the lot, with the further condition that if the plan of action is submitted and the building permit is obtained, the owners have an additional 30 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said this garage was damaged by fire. This property belonged to a man who is deceased and the two sons cannot come to an agreement whether to demolish the garage or repair it. Staff recommends granting 30 days for a plan of action and obtain a building permit, and if this is done grant an additional 60 days to complete repairs. After discussion, David Beard made a motion to grant 30 days for a plan of action, with cost estimates, and obtain a building permit and if this is not done, the owner is to demolish the structure, remove debris and clean the lot, with the further condition that if the plan of action is submitted and the building permit is obtained, the owners have an additional 30 days to complete repairs. The motion was seconded by Matt Loudermilk and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
08-078	1152 Sycamore N 50' Lot 4, Blk 1 (3&4), Bellevue Ridge, Abilene, Taylor County, Texas	Mario Quinonez PO Box 2441 Abilene, TX 79604	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 this property was originally damaged by fire. The lot is covered with trash and debris. The garage is leaning. The City has had to secure the property. This property recently sold. There have been no permits issued to repair this property and no extension request was turned in. Staff recommends granting owner 30 days to provide a plan of action, 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, Pamela Yungblut made a motion to 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. The motion was seconded by Steve Ellinger and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-079	873 Mulberry S43' of Lot 9, 180-3-1, Sayles & Hughes OT, Abilene, Taylor County, Texas	Ken Killam 873 Mulberry 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 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 City contractor has secured the property, and people still continue to break into the garage. The siding is falling off the house and the lot is overgrown with weeds and shrubs. Mr. Prescott said the house has been vacant for about two years or more. A lien holder called and said they have no interest in the property. No one knows where the owner is. Staff recommends granting 30 days to provide a plan of action, 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, David Beard made a motion to follow the Staff's recommendation and grant 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. The motion was seconded by Pamela Yungblut and unanimously passed.