

**Board of Building Standards
Minutes**

June 3, 2009

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, June 3, 2009, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors: Steve Beall
 Jorge Portillo
 Mike Dodson
 Virginia Lara
 Perry Nolting
 Bianca Cortez
 Patricia McLarty
 Pedro Lopez
 Frances Cammack
 Benny Wright
 Lydia Long

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 May 6, 2009 meeting. Steve Ellinger 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 are interested in.

Board of Building Standards

Minutes June 3, 2009

Page 2

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 90 days and strongly encourages the owner to sell the property within this time.

James Prescott, with the Community Enhancement Division, addressed the Board, advising them the owners have started painting some of the exterior of the building. The City contractor had to secure some of the windows and a damaged wall. He said the owners provided a plan of action, but a building permit is the only permit that has been obtained. The owner is requesting 90 days to complete repairs. The Staff recommends granting 30 days to obtain all necessary permits and rough-in inspections and if this is done grant an additional 60 days to complete repairs. Virginia Lara, owner of the property, addressed the Board asking them for more time. She is living on her disability and social security checks and is raising three children. After discussion, Pamela Yungblut made a motion to grant 90 days and requests that owner strongly consider selling the property. The motion was seconded by Steve Ellinger and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-010	533 Peach W 95' Lot 8, 159 OT, Abilene, Taylor County, Texas	Alfredo & Bianca Cortez 2101 Redbud Odessa, TX 79761	Granted 30 days to obtain plumbing permit and if this is done grant an additional 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 advised the Board the owners have painted most of the exterior of the house. The lot does have trash and debris. On the interior, new light fixtures and some new sheetrock have been put up. An electrical permit has been issued and a rough-in inspection has been made. A plumbing permit has not been issued yet. The owner did not make a request for an extension of time. Staff recommends granting owner 30 days to obtain a plumbing permit, if done grant 30 additional days to obtain all rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Bianca Cortez, owner of the property, addressed the Board advising them they have contacted a plumber and he should be pulling the permit today. She said she would like 120 days to complete repairs. After discussion, Steve Ellinger made a motion to grant the owner 30 days to obtain plumbing permit and if this is done grant an additional 30 days to obtain all 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.

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 to obtain an electrical permit, if done, grant additional 30 days to obtain all rough-in inspections, if done, grant additional 30 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said the owners have made some repairs at this property. New siding has been put up on the house, sheetrock is going up on the interior, but the owners still need an electrical permit. Owner is requesting 90 days to complete repairs. Staff recommends granting 30 days to obtain an electrical permit, if done, grant additional 30 days to obtain all rough-in inspections, if done, grant additional 30 days to complete repairs. Steve Beall, one of the owners of this property, addressed the Board, advising them they had a bee problem in the house and finally got rid of them. He said he was asking for 90 days, but thinks he will be finished sooner. After discussion, David Beard made a motion to grant the owners 30 days to obtain an electrical permit, if done, grant additional 30 days to obtain all rough-in inspections, if done, grant additional 30 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 60 days to obtain all necessary permits and rough-in inspections, if done grant an additional 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said the owner has done a good job of keeping the building secured. Three of the dilapidated sheds located on the back of the lot have been demolished and debris removed. The owner has submitted a plan of action and is requesting 180 days to complete repairs. Staff recommends granting 30 days to obtain all necessary permits and rough-in inspections, if done grant an additional 60 days to complete repairs. Jorge Portillo, owner of the property, then addressed the Board, advising them he has removed the three sheds on the rear of the property that were filled with junk, which he also removed. He said he needed time to complete repairs. After discussion, David Beard made a motion to grant the owner 60 days to obtain all necessary permits and rough-in inspections, and if done grant an additional 60 days to complete repairs. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
08-068	1225 Cherry 9 209 1 T, JS Johnston OT ABL, Abilene, Taylor County, Texas	Daisy Marlene Lopez 1318 Cherry 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 the repairs inspected by the City.

Mr. Prescott said the owner originally wanted to sell this property, but now plans on repairing it. The 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. Pedro Lopez then addressed the Board, advising them he was unable to sell the property and now plans on repairing it and then try to sell it. After discussion, Steve Ellinger 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 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
08-063	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 60 days to demolish the structure, remove debris and clean the lot.

Mr. Prescott said the house has rotted wood, a dilapidated carport and a roof that is falling in. Mr. Prescott has been in contact with Mr. Norwood who is the son-in-law of Ms. Wright, who passed away recently. Mr. Norwood said another brother-in-law is overseeing the Will, but he would not give Mr. Prescott the telephone number of this brother-in-law. No permits have been obtained, and no request for an extension of time has been submitted. Staff recommends granting 30 days for a plan of action or demolish. Benny Wright then addressed the Board, advising them the owners contacted him to go and look at the property and he feels it needs to be demolished. He said he has a small construction company and he would need some time to demolish the structure. After discussion, Steve Ellinger made a motion to grant 60 days to demolish the structure, remove debris and clean the lot. The motion was seconded by Pamela Yungblut and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-081	1142 Locust E/2 of Lot 18, 208, OT 1-B, Anderson, ABL, Abilene, Taylor County, Texas	Engilberto Solis 1142 Locust 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 the repairs inspected by the City.

Mr. Prescott said there is rotted wood on the structure, it was unsecured and there was trash and debris on the lot. The ceiling is falling in so the interior has water damage. Mr. Prescott said he talked to the owner's sister and she said the owner needs additional time 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. Patricia McLarty, who is the owner's sister, advised the Board that her brother is waiting to receive some funds due him and will use it to repair this property. She said he needed 150 days to complete repairs. After discussion, Vanessa Faz 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 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
08-082	2402 Walnut (& rear bldg.) OC Howell of North Pk. 3, 4 & 12-14, Blk. 1, Lot 5 & 6, Abilene, Taylor County, Texas	Christine Dodson 334 S. Leggett Abilene, TX 79605	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 the repairs inspected by the City.

Mr. Prescott said the owners have put on a new roof and replaced some of the rotted wood. There is some missing siding, broken windows and the structure needs some exterior weatherization. Mr. Prescott said he visited with the owner just before this meeting and they will have a consultation at the property the following week. 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. Mike Dodson, owner of this property, said he has been cleaning up the property but didn't know he needed a permit to reroof his own property. He said he would like 180 days to complete repairs. After discussion, Steve Ellinger 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 done grant an additional 60 days to complete repairs. The motion was seconded by Vanessa Faz and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-083	5325 Taos Lot 4, Blk. S, Alameda Addn., Sec. 5, Abilene, Taylor County, Texas	Perry Leroy Nolting 5325 Taos Dr. Abilene, TX 79605- 2520	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 the repairs inspected by the City.
<p>Mr. Prescott said the house has rotted wood and needs exterior weatherization. There are also some broken windows and some illegal wiring. The owner made a verbal request for 180 days to repair the structure. 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. Perry Nolting, the owner of the property, addressed the Board and said he was in the process of going through a divorce and now that the house is his, he plans on getting the repairs done. After discussion, Steve Ellinger 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 David Beard and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
05-038	802 Sycamore & rear bldg. 1-2, 188, 2-B, Wise, OT, Abilene, Taylor Co., Texas	Michael E. Wills 3950 Concord Dr. Abilene, TX 79603- 4102	Granted 30 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said this property is almost finished with repairs. There are just a few items that need to be taken care of to bring the property out of condemnation. The owner is in his 80's and just works at his own speed. Staff recommends granting the owner 30 days to complete repairs. Pamela Yungblut made a motion to grant the owner 30 days to complete repairs. The motion was seconded by David Beard and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
07-004	541 W. Washington Lot 3, 146 2-A Conrad- Menefee TIF #1, Abilene, Taylor County, Texas	Dury Giles 1115 Overland Stage Rd. Dripping Springs, TX 78620	Granted 30 days to demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said the structure has rotted wood and needs exterior weatherization. The owner turned in a last minute request asking for 90 days to sell. Owner said there is a potential buyer and Mr. Prescott told her that if anyone was interesting in purchasing the property they needed to be at the Board meeting to express this. Staff recommends granting 30 days to obtain all necessary permits or demolish the structure. After discussion, Steve Ellinger made a motion to grant the owner 30 days to demolish the structure. The motion was seconded by Pamela Yungblut and passed, with David Beard opposing.</p>			

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 to obtain all necessary permits or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said there has been some framing work under the porch and some work has been done on the roof. The owner has not turned in a plan of action. The owner is requesting 180 days to complete repairs. Staff recommends granting 30 days to obtain all necessary permits or demolish the structure. After discussion, Pamela Yungblut made a motion to grant owner 30 days obtain all necessary permits or demolish the structure, remove debris and clean the lot. The motion was seconded by Vanessa Faz and unanimously passed.</p>			

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 submit a plan of action, with written cost estimates, if this is not done the owner is to demolish the structure, remove debris and clean the lot, if the plan of action is submitted, the owner is granted an additional 60 days to obtain all necessary permits, if this is not done the owner is to demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said the owner has put in some windows and a new roof. Progress has been very slow. Owner is requesting 180 days to complete repairs. Staff recommends granting 30 days to provide a plan of action or demolish the structure. After discussion, Pamela Yungblut made a motion to grant owner 30 days to submit a plan of action, with written cost estimates, if this is not done the owner is to demolish the structure, remove debris and clean the lot, if the plan of action is submitted, the owner is granted an additional 60 days to obtain all necessary permits, if this is not done the owner is to demolish the structure, remove debris and clean the lot. The motion was seconded by David Beard and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
07-104	1458 N. 18th St. Lot 8, Blk 13, College Heights, Abilene, Taylor County, Texas	Clint Cheek & Faith Rudick 373 S. Country Club Dr. Atlantis, FL 33462	Granted 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said the owner had put up new windows and trim. The lot needs cleaned and there is some missing siding. The owner came in from Florida for a consultation. All that needs to be done now is a plumbing final and a building final. The owner is requesting 60 days to complete repairs and Staff has no objection. After discussion, Vanessa Faz made a motion to grant the owner 60 days to complete repairs. The motion was seconded by David Beard and unanimously passed.</p>			

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 30 days to obtain a plumbing permit, if this is done grant an additional 30 days to obtain 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 said the owner has repainted the house and replaced some rotted wood. Owner is requesting 90 days to complete repairs. Staff recommends granting 30 days to obtain a plumbing permit, if this is done grant an additional 30 days to obtain rough-in inspections and if this is done grant an additional 30 days to complete repairs. After discussion, Steve Ellinger made a motion to grant the owner 30 days to obtain a plumbing permit, if this is done grant an additional 30 days to obtain rough-in inspections and if this is done grant an additional 30 days to complete repairs. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

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 to submit a plan of action, with written cost estimates, and if this is not done, the owner is to demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said there is concern over the swamp cooler attached to the house which is rusting away. The house is in bad disrepair and nothing has been done to repair or sell the property. Staff recommends granting 30 days for a plan of action and if this is not done, owner is to demolish the property. After discussion, Pamela Yungblut made a motion to grant owners 30 days to submit a plan of action, with written cost estimates and if this is not done, the owner is to demolish the structure. The motion was seconded by David Beard and unanimously passed.</p>			

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 to submit a plan of action, with written cost estimates, and if this is not done, the owner is to demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott informed the Board this structure has a bad roof and every window in the house is broken out. The siding is also in poor condition and the electrical box has been thrown in the back yard. The owner did not submit a request for any time to repair. Staff recommends granting the owner 30 days to submit a plan of action, with written cost estimates, and if this is not done, the owner is to demolish the property. After discussion, Steve Ellinger made a motion to grant the owner 30 days to submit a plan of action, with written cost estimates and if this is not done, the owner is to demolish the structure. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

Board of Building Standards

Minutes June 3, 2009

Page 9

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 301 EN 14 th St. Abilene, TX 79601-3133	Granted 30 days to submit a plan of action, with written cost estimates, and if this is not done, the owner is to demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said there had been no progress made on repairs. The lot is covered with trash and debris. There are currently no open permits to repair the property. No request for an extension of time was made by owner. Staff recommends granting owner 30 days to submit a plan of action or demolish the structure. After discussion, David Beard made a motion to grant the owner 30 days to submit a plan of action, with written cost estimates, and if this is not done, the owner is to demolish the structure. The motion was seconded by Steve Ellinger and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
08-070	1325 Fannin Lot 25, Blk. B, Cont. 1, Crescent Heights, Abilene, Taylor County, Texas	Mamie Lee Williams 1325 Fannin Abilene, TX 79603	Tabled until the Sept. 2009 Meeting.
<p>Mr. Prescott said this structure has lots of rotted wood, lack of exterior weatherization, and missing siding. The owner is deceased, but there has been no contact with any relative. There are no open permits and no request for any extension of time. Staff recommends 60 days for a plan of action, sell or demolish. Mr. Prescott said with the back taxes due it might be going to a tax sale, but he doesn't know when. After discussion, David Beard made a motion to table this case until the September 2009 Meeting. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
08-084	1025 S. 15th St. E50 N120 W/2 of Lot 4, Blk. A, Ledbetter, Abilene, Taylor County, Texas	Reunion Enterprises, Inc. 142 Sayles Blvd. Abilene, TX 79605	Granted 30 days to submit a plan of action, with cost estimates, 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 house needs painting, the fixtures in the bathroom have been removed and there are broken windows. The property has been sold to Reunion Enterprises and they are asking for 90 days to complete repairs. Staff recommends granting 30 days for a plan of action, with cost estimates, 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 submit a plan of action, with cost estimates, and if this is done grant an additional 60 days to complete repairs. The motion was seconded by David Beard and unanimously passed.</p>			