

# **Board of Building Standards Minutes**

**July 1, 2009**

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

Board Members Present: Betty Bradley, Chairman  
Lloyd Turner  
David Beard  
Wayland Schroeder  
Pamela Yungblut  
Matt Loudermilk

Visitors: Adam Abarrera  
Jessica Aguirres  
Billy Crim  
Jean Tucker McDonald  
A. C. Plummer  
Mickel Garza  
Richard Espinoza  
Glen Maye  
Tommy Gilmore  
Rosi Verastegui

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 June 3, 2008 meeting. Pamela Yungblut made a motion to approve the minutes of the meeting. 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 were interested in.

Case No.	Address & Description	Owner	Board Action
<b>07-038</b>	<b>2237 Bridge</b> Lot 4, Sec. 2, Blk. 37, Cont., Green Acres Addn., Abilene, Taylor County, Texas	Sammy Lee & Lucy Mae Mayes 1642 Bridge Abilene, TX 79603- 3339	Granted 120 days to complete repairs and have the repairs inspected by the City.
<p>James Prescott, Community Enhancement, addressed the Board, advising them the exterior of this property is looking very good. He said Wylie Methodist Church is helping the owners with the project and the repairs are probably about half finished. Staff recommends granting 60 days to complete the project. Glen Mayes, son of the owners, addressed the Board, advising them that Wylie Methodist Church is helping them but they can only work on weekends and he thinks they need 120 days to complete repairs. Billy Crim, who is a member of Wylie Methodist Church, addressed the Board and said they are helping with this project and just need additional time to complete repairs. After discussion, Pamela Yungblut made a motion to grant the owner 120 days to complete repairs. The motion was seconded by Matt Loudermilk and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>07-047</b>	<b>2750 S. 12<sup>th</sup> St.</b> 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 120 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said the exterior of the house needs painting and also has rotted wood that needs to be repaired. He said the house was originally damaged by fire. Mr. McDonald, owner of this property, died in May and the owner's wife is now trying to get repairs completed. The owner is requesting 120 days to complete repairs and Staff has no objection to this. After discussion, David Beard made a motion to grant owners 120 days to complete repairs. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>07-053</b>	<b>2442 N. Mockingbird</b> Blk. 6, Lot 22, Woodland Addn., 2 <sup>nd</sup> Filing, Abilene, Taylor County, Texas	Mickel Garza 2426 N. Mockingbird Abilene, TX 79603	Granted 30 days to obtain rough-in inspections, and if this is done, an additional 90 days to complete repairs.
<p>Mr. Prescott said the owner is replacing the rotted wood on the exterior and has cleaned up the lot. The room that was damaged by the fire has been demolished and removed. The owner is requesting 180 days to complete repairs. Staff recommends granting owner 30 days to obtain all rough-in inspections and if this is done, grant an additional 60 days to complete repairs. Mickel Garza, owner of this property, addressed the Board, advising them he just needs additional time to complete repairs. After discussion, Pamela Yungblut made a motion to grant the owner 30 days to obtain rough-in inspections, and if this is done, grant an additional 90 days to complete repairs. The motion was seconded by David Beard and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>07-086</b>	<b>1842 Clinton</b> Blk. 57, Lot 1, College Heights Addn., Abilene, Taylor County, Texas	Jose Sotelo, Sr. PO Box 470043 Tulsa, OK 74146	Granted 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said the exterior is almost complete. He said all that remains to be done is installing a permanent source of heat and then they can get their building final. The owner did not turn in a written request for an extension of time. Staff recommends granting the owner 60 days to complete repairs. Adam Abarrera, son-in-law for the owner, addressed the Board advising them he is helping his father-in-law get this property repaired and they just need additional time. After discussion, David Beard made a motion, which was seconded by Wayland Schroeder, to grant the owner 60 days to complete repairs. The motion unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>07-103</b>	<b>2050 N. 16<sup>th</sup> St.</b> Lot 7, Blk 2, CW Kenner of J. Warfield, Abilene, Taylor County, Texas	Richard Espinoza 2026 N. 16 <sup>th</sup> Abilene, TX 79603	Granted 30 days to obtain rough-in inspections, and if this is done, grant an additional 90 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said that the owner is making progress with repairs at this property. Some new siding has gone up on the exterior and there has been some framing done on the interior of the property. Staff recommends granting 30 days to obtain all rough-in inspections, and if this is done, grant an additional 90 days to complete repairs. Richard Espinoza, owner of this property addressed the Board, advising them he is waiting on the electrical contractor to start making repairs so he can complete the framing and insulation. He said he would like to have 120 days to complete repairs. After discussion, Wayland Schroeder made a motion to grant owner 30 days to obtain rough-in inspections, and if this is done, grant an additional 90 days to complete repairs. The motion was seconded by Matt Loudermilk and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>08-053</b>	<b>5342 N. 9<sup>th</sup> St.</b> Lot 19, Blk. H, Holiday Hills, Sec. 1, Cont., Abilene, Taylor County, Texas	Tommy Gilmore 5210 Congress Abilene, TX 79603	Granted 30 days to provide a plan of action, with cost estimates, if done, grant an additional 90 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 advised the Board this property recently sold and the new owner is making progress on repairs and is requesting 180 days to complete repairs. Staff recommends granting owner 30 days to provide a plan of action, if done, grant an additional 60 days to obtain permits and rough-in inspections, and if done, grant 60 days to complete repairs. Tommy Gilmore, owner of the property, addressed the Board, advising them this has turned out to be a larger project that he thought and just needs additional time. After discussion, Pamela Yungblut made a motion to grant the owner 30 days to provide a plan of action, with cost estimates, if done, grant an additional 90 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>			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>08-066</b>	<b>982 Luzon</b> Lot 32, Blk. 3, Sec. 1 East Horizon, Abilene, Taylor County, Texas	Grace Home LLC 3086 C Hwy 83-84 Tuscola, TX 79562	Granted 30 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said the repairs are almost complete at this property. He said the only thing left to be resolved is the mechanical unit. He said the owner did not turn in a written request for an extension of time. Staff recommends granting 30 days to complete repairs. A. C. Plummer, owner of this property, said he took out the furnace and put in a new one, and he needs to get a mechanical contractor to take out a permit for this. After discussion, Matt Loudermilk made a motion, which was seconded by Wayland Schroeder, to grant the owner 30 days to complete repairs. The motion unanimously passed.</p>			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>08-088</b>	<b>1202 Plum</b> E/2 Lot 6, 200 Johnston OT, 1_A, ABL Abilene, Taylor County, Texas	Jessica L. Aguirres 1634 Burger St. 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 the repairs inspected by the City.
<p>Mr. Prescott said the owner has already made a lot of repairs. He said the interior has been stripped down to the framing. He said the owner is requesting 180 days to complete repairs. Staff recommends granting 30 days to provide a plan of action, if done, grant 60 days to obtain all permits and rough in inspections, if done, grant 60 days to complete repairs. After discussion, Lloyd Turner made a motion to grant the owners 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 Wayland Schroeder and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>07-090</b>	<b>1555 Mimosa</b> Blk. 4, Lot 4, Sec. 1, Green Acres, Abilene, Taylor County, Texas	David Batten 6305 Hunter's Circle Abilene, TX 79606	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 there had been some securement issues at this property, which were abated by owner. The covered back porch has been removed. Owner did not make a request for an extension of time. Staff recommends granting owner 30 days to provide a plan of action, if done, grant 60 days to obtain all permits and rough in inspections, if done, grant 60 days to complete repairs. After discussion Pam Yungblut made a motion to grant the owners 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 Wayland Schroeder and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>07-102</b>	<b>618 N. 16<sup>th</sup></b> Lot 4, Blk 1, Rep of Blk 33, College Drive Replat, Abilene, Taylor County, Texas	Maria De Los Angeles Panuco 1638 Small St. Grand Prairie, TX 75050-6309	Granted owner 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.
<p>Mr. Prescott said the owner obtained a plumbing permit, but has not obtained a mechanical permit, as requested by the Board. The owner did not request an extension of time to complete repairs. Staff recommends granting owner 30 days to obtain all rough-in inspections, and if this is done, grant an additional 60 days to complete the project. After discussion, Matt Loudermilk made a motion to grant the owner 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 Lloyd Turner and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>08-029</b>	<b>1617 Franklin</b> E50 of W 178.6, Lot 23, Sidney Smith, Abilene, Taylor County, Texas	Alfredo P. Verastegui, Jr. 3772 Hickory Abilene, Texas 79601	Property has been released from condemnation. No Board action necessary.
No Board action necessary.			

Case No.	Address & Description	Owner	Board Action
<b>08-033</b>	<b>1857 Sycamore</b> Lot 9 & 10, Blk. 14, Belmont Addn., Abilene, Taylor County, Texas	Segura Baldomero 2466 Beech St. Abilene, TX 79601	Granted 60 days to complete repairs and have repairs inspected by the City.
<p>Mr. Prescott said this house recently sold. The new owner is making progress. The owner is requesting 60 days to complete repairs and Staff has no objection to this request. After discussion, Lloyd Turner made a motion to grant the owner 60 days to complete repairs. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>08-035</b>	<b>1509 Truman</b> E70' W609' Lot 25, Sidney Smith, Abilene, Taylor County, Texas	Darrin Stroope 2173 Kansas Abilene, TX 79603	Granted 30 days to clean the lot and secure the building, and if this not done within 30 days the owner is to demolish the structure, remove debris and clean the lot, but if the lot is cleaned within the 30 days period of time, the owner has an additional 30 days to provide a plan of action, with written cost estimates, and if this is not done within this 30 days period of time, 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 permits and rough-in inspections, and if this is done, the owner is granted an additional 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said this property recently sold. He said the house had illegal wiring, and the lot needs to be cleaned. No permits have been issued to repair this property. The owner is requesting 180 days to complete repairs. Staff recommends granting owner 30 days to provide a plan of action, with cost estimates, and 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. After discussion, David Beard made a motion to grant the owner 30 days to clean the lot and secure the building, and if this not done the owner is to demolish the structure, remove the structure and clean the lot, but if the lot is cleaned within the 30 days period of time, the owner has an additional 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 permits and rough-in inspections, and if this is done, the owner is granted an additional 60 days to complete repairs. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
<b>08-057</b>	<b>966 Nelson</b> Lot 18, Blk 3, Meadowbrook Addn., Abilene, Taylor County, Texas	Albert & Olivera Dobbins 966 Nelson Abilene, TX 79601-4422	Granted 30 days to provide a plain of action, with cost estimates, or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said the owner has not made any progress on repairs and the lot still needs to be cleaned. The house is unsecured. Owner did not request any additional time to complete repairs. Staff recommends granting 30 days for a plan of action or demolish. After discussion, Lloyd Turner made a motion to grant he owner 30 days to provide a plan of action, with cost estimates, or demolish the structure, remove debris and clean the lot. The motion was seconded by Mr. Schroeder and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>08-072</b>	<b>1741 S. 4<sup>th</sup> St.</b> Lot 7, 185 2, Haynes ABL OT Abilene, Taylor County, Texas	David Dalzell TR 809 US Highway 80 E Abilene, TX 79601	Property has been released from condemnation. No Board action necessary
<p>No Board action is necessary.</p>			

Case No.	Address & Description	Owner	Board Action
<b>08-075</b>	<b>5917 Conestoga</b> Lot 1, Blk. D, Sec. 2, Crown Place, Abilene, Taylor County, Texas	Nassau Wilson 1110 S. La Salle Dr. Abilene, TX 79605- 3612	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 City secured the property. The property recently sold, and the owner has done some clean-up. The interior of the house is totally demolished. Staff recommends granting the new 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. After discussion, Pamela Yungblut 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 Matt Loudermilk and unanimously passed.</p>			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>08-085</b>	<b>1041 Merchant (aka 1781 N. 11<sup>th</sup>)</b> Lot 15, Blk. B, Highland Terrace, Abilene, Taylor County, Texas	Arnulfo & Dorothy Guerra 1725 S. 4 <sup>th</sup> St. Abilene, TX 79602-1149	Granted 30 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said there had been people living in this house without water. Owner has been making progress on repairs and the only thing he needs to do is have the existing wall furnace inspected to make sure it is in good working condition. Staff recommends granting owner 30 days to complete repairs. After discussion Lloyd Turner made a motion to accept the Staff recommendation and grant the owner 30 days to complete repairs. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>08-086</b>	<b>2365 Burger</b> Lot 29 & 30, Blk. 15, Sears Park, Abilene, Taylor County, Texas	Richard Garcia 1401 Fannin St. 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 the repairs inspected by the City.
<p>Mr. Prescott said this house has foundation issues, shingles are blowing off the roof and the building needs exterior paint. He said the house is in bad shape. Owner did not make any request for an extension of time. 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. After discussion Pamela Yungblut made a motion to accept Staff's recommendation and 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 Lloyd Turner and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>08-090</b>	<b>384 Lancaster</b> Lot 6, Blk. 3, Pasadena Heights, Abilene, Taylor County, Texas	M&M2 Enterprises 1014 Simpson Mineral Wells, TX 76067	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 advised the Board this house has some illegal electrical wiring, needs exterior weatherization and is unsecured. The house recently sold and the new owners are requesting 180 days to complete repairs. Staff recommends granting 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. After discussion, Pamela Yungblut 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>			