

# Board of Building Standards Minutes

**September 2, 2009**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, September 2, 2009, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors: Bill Peeble  
Pablo Gutierrez, Jr.  
Santiago Soto  
Blanca Cortez

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 Perry Haynes, Vice-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 August 5, 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:

James Prescott of the Community Enhancement Division 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>07-049</b>	<b>266 Ross Av.</b> N 55' of Lot 1 and Lot 2, Blk. 9, Christian College 2 <sup>nd</sup> Addn., Abilene, Taylor County, Texas	Calvin Vann 1412 Westview Abilene, TX 79603	Granted 60 days to complete repairs and have the repairs inspected by the City.
Mr. Prescott said the owner has made good progress since the last time this case came before the Board and has gotten repairs to the rough in stage. Staff recommends granting 60 days to complete repairs. Calvin Vann, owner of the property, addressed the Board advising them he would like 120 days to complete repairs due to economic conditions. After discussion, Steve Ellinger made a motion, with was seconded by David Beard, to grant the owner 60 days to complete repairs. The motion passed, with Pamela Yungblut and Vanessa Faz opposing.			

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Case No.	Address & Description	Owner	Board Action
<b>07-104</b>	<b>1458 N. 18<sup>th</sup> St.</b> Lot 8, Blk 13, College Heights, Abilene, Taylor County, Texas	Clint Cheek & Faith Rudick 373 S. Country Club Dr. Atlantis, FL 33462	No Board action was necessary.
This house has been repaired so no Board action was necessary.			

Case No.	Address & Description	Owner	Board Action
<b>08-024</b>	<b>2541 S. 3<sup>rd</sup></b> W/2 of Lots 3-5, Blk. P, Mingus & Kenner, Abilene, Taylor County, Texas	Blanca Cortez 2101 Redbud Odessa, TX 79761	Granted 120 days to complete repairs and have the repairs inspected by the City.
Mr. Prescott said this house was originally damaged by fire. A framing inspection was requested, but the owner was not there when the inspector went by and he couldn't get in for the inspection. Staff recommends granting 60 days to complete the project. Blanca Cortez, owner of the property, addressed the Board and requested 120 days to complete repairs. After discussion, Pamela Yungblut made a motion, which was seconded by Vanessa Faz, to grant the owner 120 days to complete repairs. The motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>08-060</b>	<b>1141 S. 14<sup>th</sup> St.</b> W146.3' Lot 1, less N8', Blk. C, Ledbetter, Abilene, Taylor County, Texas	Santiago G. Soto 517 Neas Rd, Abilene, TX 79605	Granted 90 days to complete repairs and have the repairs inspected by the City.
Mr. Prescott said the new owner was making progress on repairing this property. The rear building has been demolished and trash and debris removed. He said the owner still needs to obtain all necessary permits. Mr. Prescott said the owner has requested 90 days to complete repairs and Staff has no objection to this. Santiago Soto then addressed the Board, advising them he wants to do the electrical work himself, but was advised by Staff that he has to get licensed contractors to take out the electrical and plumbing permits. After discussion, David Beard made a motion to grant owner 90 days to complete the project. The motion was seconded by Pamela Yungblut and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>08-067</b>	<b>1773 State</b> N 85' of Lot 1, Blk EN Kirby Sub., W.G. Cannon Addn., Abilene, Taylor County, Texas	A&M Investments 1250 NE Loop 410 #400 San Antonio, TX 78209	Granted 30 days to provide a plan of action, with cost estimates, if done, grant an additional 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said this house was in bad condition. There were broken windows and the roof needs repairs. Mr. Prescott said the owners had done very little repairs since the last time this was before the Board. Staff recommends granting 30 days for a plan of action or demolish the structure. Bill Peeble, representative of the owner, addressed the Board and apologized that he has not made any repairs on this property. He said he received an estimate on repairing the roof, and would be getting estimates from the plumbing and electrical contractors. He said he thinks they can be finished with repairs in three months. After discussion, David Beard made a motion to grant 30 days for a plan of action, 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
<b>09-011</b>	<b>5002 N. 9<sup>th</sup> (garage only)</b> Lot 19, Blk. A, Holiday Hills, Sec. 1, Abilene, Taylor County, Texas	Pablo L. Gutierrez, Jr. 1042 Parsons Rd. Abilene, TX 79602	Granted permission for the owner to keep the slab, provided the owner obtains the proper demolition permit within 30 days.
<p>Mr. Prescott advised the Board that the building has been demolished, but the slab is remaining. He said the owner did not obtain a demolition permit and needs to do that. Staff recommends granting owner 30 days to obtain a demolition permit and complete the demolition. Mr. Prescott said that the owner wants to keep the slab. Pablo Gutierrez, owner of the property, addressed the Board and told them he wanted to keep the slab for a patio or basketball court for the kids. After discussion, Steve Ellinger made a motion to allow the owner permission to keep the slab, provided he obtains the proper demolition permit within 30 days. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>08-038</b>	<b>1510 Plum</b> 7 201 Blackburn 1-F OTABL, Abilene, Taylor County, Texas	Roberta Ralston 1510 Plum Abilene, TX 79601	Granted 60 days to sell or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said the owners have been trying to sell this property. He said a tree has fallen on the house and has damaged the roof. Owner did not request an extension of time. Staff recommends granting 60 days to sell or demolish the structure. After discussion, Steve Ellinger made a motion to grant the owner 60 days to sell or demolish the property. The motion was seconded Vanessa Faz and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>08-070</b>	<b>1325 Fannin</b> Lot 25, Blk. B, Cont. 1, Crescent Heights, Abilene, Taylor County, Texas	Mamie Lee Williams 1325 Fannin Abilene, TX 79603	Table for 30 days.
<p>Mr. Prescott said the owner of this property is deceased and he has been unable to find any heirs. Trash and debris are building up on the lot, because people are using the lot as a dump ground. The grass and weeds are overgrown. Staff recommends granting 30 days for a plan of action or demolish the structure. Discussion was had among the Board members regarding the possibility of contacting the Tax Office to see if this could be sold for delinquent taxes instead of having the property demolished. After discussion, David Beard made a motion to table this case for 30 days. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>08-076</b>	<b>1620 University</b> 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, or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said this property was originally damaged by fire. The owner has removed some trash and debris, but has not made any repairs. The owner did not make a request for an extension of time. Staff recommends granting owner 30 days to provide a plan of action or demolish. After discussion, Steve Ellinger 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
<b>08-079</b>	<b>873 Mulberry</b> 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, or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said all the windows have been broken out and the yard has trash and debris. There is a lien holder out of San Angelo, but the lien holder said they have no interest in the house and not to contact them again. Staff recommends granting owner 30 days to provide a plan of action or demolish. After discussion, Pamela Yungblut made a motion to grant the 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 Vanessa Faz and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>08-080</b>	<b>941 S. Danville</b> 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, or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said the owner has not made any progress on repairs since the Board saw this case in May, 2009. There has been a water leak in the house which has caused damage. Staff recommends granting owner 30 days to provide a plan of action or demolish. After discussion, David Beard made a motion grant the 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 Steve Ellinger and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>09-010</b>	<b>2001 Swenson (rear bldg)</b> W100' of Lot 7 & 8, S40' W100' of Lot 9, Blk. 37, College Heights, Abilene, Taylor County, Texas	Mrs. J. M. Hope PO Box 503 Sweetwater, TX 79556	Granted permission to keep footings.
<p>Mr. Prescott said the rear building has been demolished and the debris has been removed. The owner is requesting to keep the footings so he can put gravel and make a longer driveway. Mr. Prescott said the footings look to be in good condition. Staff had no recommendation. David Beard made a motion to grant the owner permission to keep the footings. The motion was seconded by Steve Ellinger, and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>09-012</b>	<b>641 Chestnut (rear bldg.)</b> Lots 7 & 8, Blk. 129, OT Abilene TIF #1, Abilene, Taylor County, Texas	Mack G. Bowdoin 889 Santos Abilene, TX 79605	Granted 30 days to obtain demolition permit and final inspection.
<p>Mr. Prescott said this building has been demolished without a permit in place. This is a historical building and the owners failed to consult the Landmarks Commission before demolition. When the owners came in to get a demolition permit, the permit could not be signed off on until the Landmarks Commission gave their approval, which has now been done. Staff recommends granting 30 days to obtain a demolition permit and final inspection. After discussion, David Beard made a motion to grant the owner 30 days to obtain a demolition permit and final inspection. The motion was seconded by Steve Ellinger and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>09-013</b>	<b>645 Locust</b> Lot 7, Blk 132, OLT Abilene, Taylor County, Texas	J. J. Oliver 645 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 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 is in bad shape. There are broken windows and missing siding. The interior is full of trash and debris. The back yard is full of trash and debris. The owner is deceased, but there has been some interest in the property from relatives. 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 permits and rough-in inspections, if done, grant an additional 60 days to complete repairs. 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 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.</p>			