

# **Board of Building Standards Minutes**

**December 2, 2009**

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

Board Members Present: Betty Bradley, Chairman  
Lloyd Turner  
David Beard  
Steve Ellinger  
Pamela Yungblut  
Vanessa Fax

Visitors: Daisy Lopez  
Mari Cruz Lopez  
Ernesto Valadez  
Mr. Alba  
Billy Crim  
Joe Garcia  
Glen Mayes  
Gary Corpian  
Blanca Cortez  
Richard Espinoza

Staff Present: James Prescott, Code Enforcement Officer  
Kelley Messer, Legal Department  
David Sartor, Building Official  
Ben Bryner, Planning Department  
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 November 4, 2009 meeting. David Beard made a motion to approve the minutes as written. The motion was seconded by Steve Ellinger and unanimously passed.
3. CASES FOR REHABILITATION OR DEMOLITION:

James Prescott, Code Enforcement Officer, 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>06-041</b>	<b>2333 Hardy &amp; rear apt.</b> Blk. D, Lots 5 & 13.65' Lot 6 & W5', Sff.1' of Lot 8, Abilene, Taylor County, Texas	Olga Lillia Valadez 28133 Cole Place Hayward, CA 94544	Granted 30 days to complete repairs and have the repairs inspected by the City.

James Prescott addressed the Board, advising them the house is almost completely repaired. There are just a few minor things to be done. Staff recommends granting 30 days to complete repairs. Ernesto Valadez, owner of the property, addressed the Board, advising them he just needs a little more time to complete repairs and said he could be finished within 30 days. David Beard made a motion to grant the owner 30 days to complete repairs. The motion was seconded by Vanessa Faz and unanimously passed.

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

Mr. Prescott said there is new exterior paint on the structure, a new electrical system and a new mechanical system. He said the Dyess We Care Team has been helping with repairs to this property. The owner did not turn in a written request for an extension. Staff recommends granting 60 days to complete the project. Billy Crim, an associate pastor at Wylie Methodist Church, addressed the Board and stated the Church has been trying to help the owners to get back in their home before Christmas. He asked for 60 days to complete repairs. After discussion, Steve Ellinger made a motion to grant the owners 60 days to complete repairs. The motion was seconded by Lloyd Turner, and unanimously passed.

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 90 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said there is new siding going up on the house. There are still some securement issues with the house and there is a storm cellar that is not secured. The owner is requesting 120 days. Staff recommends granting 60 days to complete the project or demolish. Richard Espinoza, owner of the property, addressed the Board advising them he does not want the property demolished and would like 60 to 90 days to complete repairs. He said he is going to have the storm cellar filled in. After discussion, David Beard made a motion to grant the owner 90 days to complete repairs. The motion was seconded by Steve Ellinger and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>08-068</b>	<b>1225 Cherry</b> 9 209 1 T, JS Johnston OT ABL, Abilene, Taylor County, Texas	Daisy Marlene Lopez 1318 Cherry Abilene, TX 79602	Granted 60 days to demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said the structure was unsecured and the City contractor had to secure it. The structure has lots of rotted wood. There are holes in the walls and the electrical is substandard. Mr. Prescott said the owner made a verbal request to have until January 15<sup>th</sup>, 2010, to demolish the structure. Staff recommends granting owner 60 days to complete demolition. Daisy Lopez, owner of the property, addressed the Board advising them they need 60 days to demolish this property. After discussion, Steve Ellinger made a motion, which was seconded by Pamela Yungblut, to grant the owners 60 days to demolish the structure. The motion unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>09-033</b>	<b>526 N. Treadaway Bl.</b> OT Abilene TIF #1, Blk. 66, Lot 3, Abilene, Taylor County, Texas	Gary Corpian 70 Castle Dr. Abilene, TX 79602	Granted 120 days to submit 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 advised the Board the City contractor secured the structure. He said the carport is a hazard, and the house has missing siding and rotted wood. He said the house recently sold in a tax auction and the owner submitted a request for 180 days to complete repairs. Staff recommends granting 30 days for a plan of action, if done, 60 days to obtain all permits and rough-in inspections and if done, 60 days to complete repairs. Gary Corpian, owner of the property addressed the Board advising them the redemption date is not until March 17, 2010, and they don't want to invest any money until after that date. After a lengthy discussion and one withdrawn motion, Pamela Yungblut made a motion to grant owner 120 days to submit a plan of action, and if 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
<b>09-034</b>	<b>933 Ballinger (garage only)</b> Elizabeth G. Hughes & Sayles, Blk. A, S35' Lot 5 and N28' of Lot 6, Abilene, Taylor County, Texas	Cherryl E. Scott 1343 S. 3 <sup>rd</sup> St. Abilene, TX 79602	Granted owner permission to keep the concrete footings on the property.
<p>Mr. Prescott advised the Board that the owners have obtained a demolition permit to demolish this garage. He said the garage has been demolished and that the owners want to keep the concrete footings to put gravel in to use as a drive-way. Staff has no recommendation on this. Mr. Alba then addressed the Board advising them they would like to keep the concrete footings to use as a border for gravel. He said it would be a nice area to park. Steve Ellinger made a motion to grant owners permission to keep the concrete footings on the property. The motion was seconded by David Beard and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
<b>09-035</b>	<b>5298 Questa</b> Alameda Addn., Sec. 3, Blk. 6, Lot 13, Abilene, Taylor County, Texas	Blanca Cortez 410 W. University Odessa, TX.	Granted 30 days to provide a plan of action, with written cost estimates, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 90 days to complete repairs and have repairs inspected by the City.

Mr. Prescott said this property has been damaged by fire. He said some new wood has been replaced and the owners have started painting. He said the structure has rotted wood and substandard electrical. Staff recommends granting 30 days to provide a plan of action, 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. Blanca Cortez, owner of this property, addressed the Board, advising them she would like 180 days to complete repairs. After discussion, David Beard made a motion to grant the owner 30 days to provide a plan of action, with written cost estimates, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 90 days to complete repairs. The motion was seconded by Pamela Yungblut and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>09-036</b>	<b>1902 Park</b> Sears Park, Block 28, Lot 9, Abilene, Taylor County, Texas	Portillo Luz Gomez 1902 Park Ave. Abilene, TX 79603	Granted 30 days to provide a plan of action, with written 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 there had been an issue of people living in this property without utilities. The porch is in bad shape, the windows are missing glass panes, the roof is in bad shape and the house needs painting. There has been some progress on cleaning the property. Staff recommends granting 30 days to provide a plan of action, 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. Joe Garcia said his brother-in-law owns the house, but doesn't want anything to do with the house. He said he wanted to get the house in his name. After discussion, Steve Ellinger made a motion to grant the owner 30 days to provide a plan of action, with written 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
<b>09-007</b>	<b>750 Mesquite</b> 27 147 WB Lewis OT, ABL TIF#1, Abilene, Taylor County, Texas	Georgia Sanders 888 Highland Ave. Abilene, TX 79605- 3248	Granted 30 days to provide a plan of action, with cost estimates, or sell or demolish the structure, remove debris and clean the lot.

Mr. Prescott said the porch on this house is leaning, and the roof is in bad condition. He said the owner is trying to sell the property. He said staff recommends granting 30 days for a plan of action, sell or demolish. Because the house has some historical significance, Ben Bryner with the Planning and Zoning Department, addressed the Board regarding what steps will have to be taken if a demolition order is tied to this property, due to the historical significance. After a lengthy discussion, Steve Ellinger made a motion to grant the owner 30 days to provide a plan of action, with cost estimates, or sell, or demolish the structure. The motion was seconded by Vanessa Faz and unanimously passed.

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	Shayla Griffon 290 Cardinal Abilene, TX 79602	Granted 90 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said this property recently sold. There is a new roof, new windows and new doors. The structure still has rotted wood and the exterior needs some paint. The owner is requesting 180 days to complete repairs. Staff recommends granting 60 days to complete the project. After discussion, Lloyd Turner made a motion, which was seconded by Pamela Yungblut, to grant the owner 90 days to complete repairs. The motion was seconded by Pamela Yungblut and unanimously passed.

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 120 days to complete repairs, sell or demolish the structure, remove debris and clean the lot.

Mr. Prescott said there has been very little recent work done at this property. There is a "for sale" sign on the house. There was no owner request on this property. Staff recommends granting 60 days to complete repairs or demolish. After discussion, Pamela Yungblut made a motion to grant the owner 120 days to complete repairs, sell or demolish. The motion was seconded by Vanessa Faz and unanimously passed.

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>07-107</b>	<b>3634 Swenson</b> WT McQuary of North Pk, Block C, Lot 3, Taylor County, Texas	Richard Cortinaz 2966 Beech Abilene, TX 89601	Granted 120 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said the owner has made progress. The owner has put on new siding, a new roof and a new porch. Owner is requesting 180 days to complete repairs. Staff recommends granting 60 days to complete repairs. After discussion, Vanessa Faz made a motion to grant the owner 120 days to complete repairs. The motion was seconded by Lloyd Turner and unanimously passed.</p>			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>09-031</b>	<b>1402 Plum</b> S50' E150' Lot H 201 2 H&I McNairy OT ABL, Abilene, Taylor County, Texas	Rosie & Matthew Edwards 17039 CR 341 Abilene, TX 79601	Granted 60 days to sell or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott said this property was severely damaged by fire. The City contractor had to do the securement. The lot needs to be cleaned and the roof has totally collapsed on a portion of the house. There was no request for an extension of time from the owners. Staff recommends granting 30 days for a plan of action, sell or demolish. After discussion, Steve Ellinger made a motion to grant the owner 60 days to sell or demolish. The motion was seconded by Pamela Yungblut and unanimously passed.</p>			