

Board of Building Standards Minutes

January 6, 2010

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, January 6, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Steve Ellinger, Chairman
Perry Haynes
Matt Loudermilk
David Beard
Pamela Yungblut
Vanessa Fax
Randy Halstead

Visitors: Nancy Casey
Kevin Batten
Zacarias Serrato
Nita Smith
Bill Minter
Rafael Hernandez
Amy Duran
Odessa Lee
Alicia Phillips
Rosalba Serrato
Angel Marquez

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 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 December 2, 2009 meeting. David Beard made a motion to approve the minutes as written. The motion was seconded by Vanessa Faz and unanimously passed.
3. The next order of business was the election of Officers. Upon motion made by Vanessa Faz and seconded by David Beard, Steve Ellinger was elected the new Chairman. Mr. Ellinger, the new Chairman, asked for nominations for a Vice-Chairman. Upon motion made by Perry Haynes and seconded by Vanessa Faz, David Beard was elected the new Vice-Chairman.

4. 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
07-090	1555 Mimosa Blk. 4, Lot 4, Sec. 1, Green Acres, Abilene, Taylor County, Texas	David Batten 5305 Hunter's Circle Abilene, TX 79606	Granted 30 days to submit a plan of action, with written cost estimates and obtain all necessary permits and if done, grant an additional 60 days to obtain rough-in inspections, and if done, grant an additional 60 days to complete repairs and have the repairs inspected by the City..

Mr. Prescott said this structure was originally damaged by fire. All permits have expired and the owner did not make a written request for an extension of time. Staff recommends granting 30 days to obtain all permits or demolish the structure. David Batten, owner of this property, addressed the Board stating they have the money to complete this project and would like a 6 month extension. After discussion, Vanessa Faz made a motion to grant the owner 30 days to submit a plan of action, with written cost estimates, and obtain all necessary permits, and if done, grant an additional 60 days to obtain all rough-in inspections, and if done, grant an additional 60 days to complete repairs. The motion was seconded by Pam Yungblut and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-030	1757 N. 8th St. N80' of Lot 2, DA Winters of Cannon, Abilene, Taylor County, Texas	Zacarias Serrato 3050 Orange Abilene, TX 79601	Granted 60 days to obtain 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 owner has added an roof over-hang to the front porch, without permits, and since the house sets too close to the street, the owner is going to have to get a variance to see if they can obtain permission to keep the over hang or if they are going to have to remove it. The owner has obtained all other necessary permits. The owner is requesting 120 days to complete repairs. Staff recommends granting 60 days to obtain rough-in inspections, and if done, grant an additional 60 days to complete repairs. Zacarias Serrato, owner if the property, said he has filed the necessary papers to see if he can keep the over-hang on the front porch. He said he just needs 120 additional days to complete repairs. After discussion, David Beard made a motion to grant the owner 60 days to obtain 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.

Case No.	Address & Description	Owner	Board Action
08-053	5342 N. 9th St. Lot 19, Blk. H, Holiday Hills, Sec. 1, Cont., Abilene, Taylor County, Texas	Tommy Gilmore 5210 Congress Abilene, TX 79603	Granted 30 days to obtain the plumbing permit, if done, grant an additional 30 days to obtain rough-in inspections, and if done, grant 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prescott said this structure was severely damaged by fire. A lot of work has been done on the exterior roof and rafters. The owner has obtained all necessary permits, except for the plumbing permit and has requested 120 days to complete repairs. Staff recommends granting owner 30 days to obtain a plumbing permit, if done 30 days to obtain all rough-in inspections, and if done, an additional 60 days to complete repairs. Alicia Phillips and Odessa Lee, representatives for the owner, then addressed the Board, advising them the owner is making progress on repairs and just needs additional time. After discussion, Pamela Yungblut made a motion to grant the owner 30 days to obtain the plumbing permit, if done, grant an additional 30 days to obtain rough-in inspections, and if done, grant 60 days to complete repairs. The motion was seconded by Vanessa Faz and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
08-064	1910 N. 3rd St. E128 7-8-9 & S5.5 E123.5 of 6 205 2 B Johnston, OT ABL, Abilene, Taylor County, Texas	Abilene Preservation League PO Box 3451 Abilene, TX 79604	Granted 60 days to provide a plan of action, with cost estimates, and if this is done, grant an additional 90 days to obtain all necessary permits.
<p>Mr. Prescott said this is a historical property that was severely damaged by fire. He said there wasn't anything new to show since the last time this case came before the Board. Staff recommends granting 60 days to obtain a plan of action, with cost estimates, and if done, grant an additional 90 days to obtain all necessary permits. Bill Minter, representative of the Abilene Preservation League, addressed the Board, advising them this project is taking much longer than they originally thought it would. He said he has submitted an outline showing the stages of repairs. He said they are signing an agreement with a construction company to complete the required demolition. After a lengthy explanation and discussion of the process required for this type of repair, Perry Haynes made a motion to grant the owners 60 days to provide a plan of action, with cost estimates, and if this is done, grant an additional 90 days to obtain all necessary permits. The motion was seconded by Pamela Yungblut, and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
08-075	5917 Conestoga 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 obtain all necessary permits, and if this is not done, the owner is to demolish the structure, remove debris and clean the lot.

Mr. Prescott said this property is a mobile home and the interior has been destroyed by vandals. Mr. Prescott said he has met with the owner and a plumbing contract at this property some months ago to discuss repairs, but there has not been any activity on this property since then. The owner is requesting 180 days to complete repairs. Staff recommends granting 30 days to obtain all necessary permits, or to demolish the structure. Nassau Wilson, owner of the property, addressed the Board stating he thinks it will take about \$5,000 to get the property out of condemnation. He said he just needs additional time to get this done. After discussion, Perry Haynes made a motion to grant the owner 30 days to obtain all necessary permits, and if this is not done, the owner is to demolish the structure. The motion was seconded by David Beard and unanimously passed.

Case No.	Address & Description	Owner	Board Action
09-003	1618 S. 15th St. Lot 16, Blk. 1, South Fairmont, Abilene, Taylor County, Texas	Nancy L. Casey PO Box 6380 Abilene, TX 79608	Granted 30 days to provide a plan of action, with cost estimates, if this is done, grant owner 60 additional days to obtain all necessary permits, or sell the structure, and if this is not done, the structure is to be demolished, the debris removed and the lot cleaned.

Mr. Prescott said no permits have been pulled to repair this property and no repairs have been made. The house has inadequate maintenance, rotted wood, missing wood, and the electrical system is substandard. Staff recommends granting owner 30 days to submit a plan of action, with written cost estimates, or demolish the structure. Nancy Casey, owner of this property, addressed the Board stating she would like to repair the property and has some relatives that are willing to help. She said she needs additional time to complete repairs. Pamela Yungblut made a motion to grant the owner 30 days to provide a plan of action, with cost estimates, if that is done, grant owner 60 additional days to obtain all necessary permits, or sell the structure, and if that is not done, the structure is to be demolished. The motion was seconded by Randy Halstead and unanimously passed.

Case No.	Address & Description	Owner	Board Action
09-004	1025 S. 11th St. Lot E51', W172' N126' S398', Blk. B, Northington, Abilene, Taylor County, Texas	Alton Smith 3026 Woodway Cr. Abilene, TX 79606	Grant 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 60 days to complete repairs and have repairs inspected by the City.
<p>Mr. Prescott said there was fresh paint on the exterior, and the garage is unsecured. This structure was originally damaged by fire. A building permit has been issued, but no inspections have been requested. An electrical permit was issued and an electrical rough-in inspection has been made on the house, but not the garage. Owner did not turn in a written request for an extension of time. Staff recommends granting 30 days to obtain a plumbing permit, if this is done, an additional 30 days to obtain all rough-in inspections, and if this is done, an additional 60 days to complete repairs. Nita Smith, wife of the property owner, then addressed the Board, advising them they would like to request a 180 day extension to complete the repairs. After discussion, Matt Loudermilk 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 60 days to complete repairs. The motion was seconded by Perry Haynes and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
09-039	2058 Sears Sears Park, Blk. 32, Lots 19 & 20, Abilene, Taylor County, Texas	Manuel Guevara c/o Rafael Hernandez 2704 Hickory St. 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 the lot is covered with trash and debris, the roof is falling in, and there are holes in the floor on the interior. The house is in very poor condition. Owner did not turn in a written request for an extension of time. Staff recommends granting 30 days to provide a plan of action, or demolish the structure. Rafael Hernandez, one of the sons of the deceased owner, addressed the Board advising them he had been unable to get the property transferred to his name because there are so many heirs. Since the house cannot be put in his name, he and his brothers are not going to spend any money repairing this property. After a lengthy discussion, Pamela Yungblut made a motion to grant 30 days to provide a plan of action, with cost estimates, or demolish the structure. The motion was seconded by Perry Haynes and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
09-040	1017 S. Danville Elmwood West Sec. 8, Blk. 22, Lot 20, Abilene, Taylor County, Texas	Amy Duran 5220 Hartford #105 Abilene, TX 79605-3585	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 90 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott advised the Board the owners are making progress on repairs. They have put in new windows and insulation. The owner 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 all permits and rough-in inspections, and if this is done, grant 60 days to complete repairs. Amy Duran, owner of this property, addressed the Board, advising them they are trying to get the house repaired and they just need additional time to do this. After discussion, Vanessa Faz 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 90 days to complete repairs. The motion was seconded by Matt Loudermilk and unanimously passed.

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	Santiago G. Soto 517 Neas Rd, Abilene, TX 79605	Granted 30 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott advised the Board the owner has made good progress on repairs to this property, and felt he would be finished with the project before this Board meeting. The owner did not make a request for additional time. Staff recommends granting owner 30 days to complete repairs. Matt Loudermilk made a motion to grant the owner 30 days to complete repairs. The motion was seconded by David Beard and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-067	1773 State 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 complete repairs and have the repairs inspected by the City.

Mr. Prescott said repairs are almost completed on this property. There is new painted wood and the skirting has gone up. There is still a little exterior wood that needs painting. Staff recommends granting 30 days to complete repairs. After discussion, Perry Haynes 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
09-006	701 N. 12th St. (aka 701-1/2; 707; 709; 709-1/2) E90 LTS 1-2 200 1-B JS Johnson, OT ABL, Abilene, Taylor County, Texas	Joe Howard 6009 W. Parker Rd., #149-275 Plano, TX 75093-8120	Granted 30 days for a plan of action, with cost estimates, or demolish the structure, remove debris and clean the lot.
Mr. Prescott said there has been no progress on repairs. The roof is in bad condition and the house has a lot of inadequate maintenance. There are broken windows and water damage to the structure. Owner did not make a request for extension of time. Staff recommends granting the owner 30 days to provide a plan of action, or demolish the structure. After discussion, Randy Halstead made a motion to grant the owner 30 days to provide a plan of action, or demolish the structure. The motion was seconded by Pamela Yungblut and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
09-013	645 Locust Lot 7, Blk 132, OLT Abilene, Taylor County, Texas	J. J. Oliver 645 Locust Abilene, TX 79602	Granted 30 days for a plan of action, with cost estimates, or demolish the structure, remove debris and clean the lot.
Mr. Prescott advised the Board that the owner of this property is deceased and the owner's son said he does not have the resources to repair this property. No permits have been issued to repair this property and no repairs have been made. The City hauled off trash and debris from this lot. Staff recommends granting 30 days for a plan of action, or demolish. After discussion, Matt Loudermilk made a motion to grant 30 days for a plan of action, with cost estimates, or demolish the structure, remove debris and clean the lot. The motion was seconded by Perry Haynes and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
09-038	5434 Durango Alameda Addn., Sec. 2, Blk. J, Lot 5, Abilene, Taylor County, Texas	Johnny Mark Faught 1473 Roanoak Dr. Abilene, TX 79603	Granted 30 days for a plan of action, with written cost estimates, 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 and have the repairs inspected by the City.
Mr. Prescott said the roof is in bad condition and there is rotted wood on the structure. Mr. Prescott said he has visited with the owner and they indicated they have other projects they are currently working on. Owner is requesting 180 days to complete repairs. Staff recommends granting 30 days for a plan of action, 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, Pamela Yungblut made a motion to grant the owners 30 days for a plan of action, with written cost estimates, 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. The motion was seconded by David Beard and unanimously passed.			