

Board of Building Standards Minutes

February 3, 2010

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, February 3, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Steve Ellinger, Chairman
Perry Haynes
David Beard
Delbert Allred
Randy Halstead

Visitors: Andrew Cortez
Juan Talallo
Jose Martinez
Bill Sumner Jr.
William Conway
Sally Arispe
Glenda Jo Crain
Thomas Crain

Staff Present: James Prescott, Code Enforcement Officer
Kelley Messer, Legal Department
David Sartor, Building Official
Mary McMahon, Recording Secretary

1. The meeting was called to order by Steve Ellinger, Chairman, at approximately 8:15 a.m.
2. Mr. Ellinger said the first order of business was the review and approval of the minutes of the January 6, 2010 meeting. Perry Haynes made a motion to approve the minutes as written. The motion was seconded by David Beard and unanimously passed. Mr. Ellinger then stated the next order of business was the review and approval of minutes from the January 12, 2010 Board of Building Standards workshop. Delbert Allred made a motion to approve the minutes as written. The motion was seconded by Perry Haynes 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
08-024	2541 S. 3rd W/2 of Lots 3-5, Blk. P, Mingus & Kenner, Abilene, Taylor County, Texas	Blanca Cortez 2101 Redbud Odessa, TX 79761	Granted 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said this structure was originally damaged by fire. Work is progressing along the interior of the structure. There is quite a bit of construction debris outside that needs to be cleaned. Framing inspection has been done, electrical permit has had final inspection, and plumbing permit has had rough in inspection. No written owner request for extension has been received. Staff recommendation is 60 days to complete the project. Andrew Cortez, son of the owner, addressed the Board, advising them they should be able to finish the plumbing in 60 days. Perry Haynes made the motion to grant the owner 60 days to complete the repairs and have the repairs inspected by the City. The motion was seconded by Delbert Allred and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-025	1233 Park Lot 19, Blk. 4, Rather Henson, Outlet 33, Abilene, Taylor County, Texas	Jose Martinez 2115 Parramore Abilene, TX 79603- 5915	Granted 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott stated this is a building we have seen before. Plumbing and electrical permits have all been finalized. Needs a building final. Source of heat needs to be addressed. Roof still needs some attention. The lot needs to be cleaned up. No written request as the owner is here to make his request. Staff recommendation is 30 days to complete the project. Jose Martinez, the owner, addressed the Board, stating progress has slowed due to medical issues. He is working with a heating and air conditioning contractor and is expecting a quote sometime this week. He will also be addressing the issues with the roof. He feels he will be able to complete the repairs in the 60 days. David Beard made the motion to grant the owner 60 days to complete the repairs and have the repairs inspected by the City. The motion was seconded by Perry Haynes and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-062	1383 Delano E100' of W200' of Lot 2, Leon Stevenson, Abilene, Taylor County, Texas	Antonio Galindo 3734 Hickory St. Abilene, TX 79601	Granted 60 days to obtain all necessary permits and rough in inspections, if not done demolish the structure, if done grant an additional 60 days to complete the repairs and have the repairs inspected by the City.

Mr. Prescott said the building has gotten some new windows and siding. A new front porch has been built. The dilapidated storage shed has been demolished. Needs to be secured better to keep out the elements and better weatherized. There is quite a bit of debris on the lot that needs to be removed. Only permit in place is the building permit. No plumbing or electrical permits are in

place. Owner has not submitted a request in writing. Staff recommendation is 60 days to obtain all necessary permits and rough in inspections, if not done demolish, if this is done grant an additional 60 days to complete the project. Juan Talallo, son-in-law to the owner, addressed the Board stating they have been working on this project for some time. They have already removed the debris. Following discussion, Mr. Prescott clarified for the Board that Mr. Talallo would like 60 days for a framing inspection and 60 days for the rough-ins and then 60 days to complete which would bring it to 180 days. Mr. Sartor explained that he will have to have the rough in inspections before a framing inspection. Mr. Ellinger suggested they obtain a written cost estimate so they know what it will require to bring it out of condemnation. Randy Halstead made the motion to grant 60 days to obtain all necessary permits and rough in inspections, if not done demolish, if this is done grant an additional 60 days to complete the repairs and have the repairs inspected by the City. The motion was seconded by Delbert Allred and unanimously passed.

Case No.	Address & Description	Owner	Board Action
09-048	5314 Lamesa Alameda Addn., Sec. 1, Blk. A, Lot 3, Abilene, Taylor County, Texas	Richard & Elizabeth Orr Wilma Orr Family Trust 218 Demmer Pl. Placentia, CA 92870- 2517	Grant 30 days for a plan of action with written cost estimates, if this is done, grant an additional 60 days to obtain rough in inspections, and if this is done, grant 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott stated the garage is unsecured, and there is construction debris in the front yard. There is damage to the fascia boards, as well as some water damage to the roof. There is some residue of an oil barrel on the outside of the home, we can have the Environmental Enforcement Officer, Bill Whitley, take a look at this. There is some sheet rock going up and appears some plumbing is going in but there is no plumbing permit in place. There is a building permit in place, no inspections have been requested, there is an electrical permit which has had a rough in inspection. We have not received any written request from the owner. Staff recommendation is 30 days to submit a plan of action with written cost estimates, if done, grant and additional 60 days for all necessary permits and rough in inspections and if this is done an additional 60 days to complete. Bill Sumner, property manager for the owners, addressed the Board stating they have ordered temporary electrical service. The electrician and plumber have finished their work, the heating and air conditioner contractor has been there to determine what needs to be done. The debris in the backyard has been removed. He feels he can complete the work within the staff recommended timeframe. Perry Haynes made the motion to grant 30 days for a plan of action with written cost estimates, if done an additional 60 days for permits and rough in inspections, if that is done an additional 60 days to complete the repairs and have the repairs inspected by the City. Randy Halstead seconded the motion and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-048	2797 Old Anson Rd. NW/corner of Lot 1, Blk. 2, Dellis & Paxton of Merchant Pasture, AL Anthony, Abilene, Taylor County, Texas	Conway William Henry 2059 Anthony Abilene, TX 79603- 1909	Granted 60 days to obtain all necessary permits and rough in inspections, and if that is done grant an additional 60 days to complete the repairs and have the repairs inspected by the City.

Mr. Prescott stated there is working taking place, some new windows and trim. However, there are still some boarded up windows. The cellar door has been secured. There is a building and plumbing permit in place, no inspection yet. There is no electrical permit. There has been no owner request in writing. Staff recommendation is 60 days to obtain all necessary permits and rough in inspections, if not done demolish the structure, if this is done grant an additional 60 days to complete the repairs and have the repairs inspected by the City. William Conway, owner of the property addressed the Board and requested an additional 90 days. Following discussion regarding the timeframe for permits and inspections he amended his request to 120 days. David Beard made the motion to grant 60 days to obtain all necessary permits and rough in inspections, and if that is done grant an additional 60 days to complete the repairs and have repairs inspected by the City. Randy Halstead seconded the motion and unanimously passed.

Case No.	Address & Description	Owner	Board Action
09-042	1610 N. 6th St. N Porter Homestead, Lot 2, Abilene, Taylor County, Texas	Sally Arispe 1636 N. 6 th St. Abilene, TX 79601	Grant 30 days for a plan of action with written 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 60 days to complete the repairs and have the repairs inspected by the City.

Mr. Prescott stated this property was damaged by fire that consumed a good portion of the front of the house. There are new rafters and framing done. There is a building permit in place, no inspection has been requested. Owner has submitted a request for an additional 180 days to complete repairs. Staff recommendation is 30 days to submit a plan of action with written 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 60 days to complete the repairs and have the repairs inspected by the City. Sally Arispe, owner of the property, addressed the Board, advising them there was no insurance and they are on a fixed income. They should have electrical work beginning in a couple of months. Following discussion the owner agreed that the staff recommendation timeframe of 150 days will be workable for them. Randy Halstead made the motion to grant 30 days for a plan of action with written 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 60 days to complete the repairs and have the repairs inspected by the City. Perry Haynes seconded the motion and unanimously passed.

Case No.	Address & Description	Owner	Board Action
09-043	2241 Melrose Highland Addn., Blk. 13, Lot W10' of lot 6 & all of Lot 7, Abilene, Taylor County, Texas	Glenda Jo Crain 2241 Melrose Abilene, TX 79605	Grant 30 days to submit a plan of action with written cost estimates, and 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 60 days to complete repairs and have repairs inspected by the City.

Mr. Prescott stated the owner has been scraping the building getting it ready for painting. There are some areas of rotted wood, water damage and weatherization issues. Some of the unsightly conditions have been addressed. The owner has demolished the one car garage that was in poor condition. The only permit in place is a building permit. Owner requested 180 days, staff recommendation is 30 days for a plan of action with written cost estimates, and 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 60 days to complete repairs and have repairs inspected by the City. Thomas and Glenda Crain, owners of property, addressed the Board, stating they have contacted an electrician who should be pulling a permit shortly. Following discussion the owner agreed that the staff recommendation of 150 days is workable for them. David Beard made the motion to grant 30 days for a plan of action with written cost estimates, and 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 60 days to complete repairs and have repairs inspected by the City. Delbert Allred seconded the motion and unanimously passed.

Case No.	Address & Description	Owner	Board Action
09-045	234 Pleasant Hill (aka 114) Pleasant Hills Estates, Sec. 2 Cont., Blk. 2, Lot 114, Abilene, Taylor County, Texas	Clinton Durham 42 Poverty Point Abilene, TX 79601	Grant 30 days to submit a plan of action with written cost estimates, and 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 60 days to complete repairs and have repairs inspected by the City.

Mr. Prescott stated there has been quite a bit of work to the exterior of the mobile home. The car port has been removed. There are still some boarded up windows and a storage building out back

that needs attention. No written request from the owner has been submitted, however, Mr. Prescott has been in contact with him as the repair process has gone on. There is a building permit in place, there have been no inspections requested. The electrical inspection that was performed on the exterior of the mobile home. It still has electrical work on the interior that needs to be inspected. Staff recommendation is 30 days to submit a plan of action with written cost estimates, and 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 60 days to complete repairs and have repairs inspected by the City. Clinton Durham, owner of the property, addressed the Board, advising them that a plumbing permit should be pulled shortly. He feels the 150 days is a workable timeframe for this project. Perry Haynes made the motion to grant 30 days to submit a plan of action with written cost estimates, and 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 60 days to complete repairs and have repairs inspected by the City. Randy Halstead seconded the motion and unanimously passed.

Case No.	Address & Description	Owner	Board Action
08-047	2341 S. 18th St. Lot W50' N126.75', Blk. 4, Boulevard Heights, Abilene, Taylor County, Texas	Randy & Rhonda Doan 334 CR 155 Ovalo, TX 79541-2402	Grant 60 days to complete the repairs and have the repairs inspected by the City.

Mr. Prescott stated some new siding has gone up as well as some new windows. The owner plans to demolish the accessory building as it is in bad disrepair. Mr. Doan has been in contact with Mr. Prescott. There is an open building permit, there has been a framing inspection, and the electrical and plumbing have both had rough in inspections. The owner is requesting 180 days to complete repairs. Staff recommendation is 60 days to complete the repairs and have the repairs inspected by the City. David Beard made the motion to grant 60 days to complete the repairs and have the repairs inspected by the City. Perry Haynes seconded the motion 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 obtain all necessary rough in inspections, if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the city.

Mr. Prescott stated some work has begun but there remains quite a bit of rotted wood and broken windows. Work is going on inside. The large storage shed has been secured as well as the roof. There is a building permit as well as an electrical permit; neither have had requests for inspections. There is a plumbing permit had a final inspection yesterday but failed, there are some minor things that need correction. There was no written request from the owner for an extension. Staff recommendation is 30 days to obtain all necessary rough in inspections, if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. David Beard made the motion to grant 30 days to obtain rough in inspections, and if this is done

grant 60 days to complete repairs and have repairs inspected by the City. Randy Halstead seconded the motion and the motion passed with Delbert Allred abstaining.

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

Mr. Prescott stated there has been good progress on this property. The storage building has been demolished which exposed the back wall which will need some attention. There is an open building permit and an open electrical permit with no inspections requested on either one. The plumbing permit has had a final inspection. The owner has requested an additional 60 days to complete the repairs. Staff recommendation is also 60 days to complete the repairs and have the repairs inspected by the City. Randy Halstead made the motion to grant 60 days to complete repairs and have repairs inspected by the City. Perry Haynes seconded the motion unanimously passed.

Case No.	Address & Description	Owner	Board Action
09-044	1342 Cedar St. N72.6' S362' E140' W300' 202 W/2-2, OT ABL, Abilene, Taylor County, Texas	Julio & Rena M. Silvas 1342 Cedar St. Abilene, TX 79601	Grant 30 days to submit a plan of action with written 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 60 days to complete repairs and have repairs inspected by the City.

Mr. Prescott stated there is structural damage to the front porch, rotted siding, a number of broken windows, making it unsecured. There is a detached accessory building/apartment that is unsecured. There also is a two car garage that is unsecured. The property has been vacant for a number of years. Mr. Prescott stated he has been in contact with Terry McFadden who states he is the owner of the property, as the Silvas have defaulted on the mortgage, and that there are title issues he is working on correcting, should be finalized within the next 30-60 days. There have been no permits issued on this property. Mr. McFadden has secured the property as requested. Staff recommendation is to grant 30 days to submit a plan of action with written 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 60 days to complete repairs and have repairs inspected by the City. Perry Haynes made the motion to grant owner 30 days to submit a plan of action with written 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 60 days to complete repairs and have repairs inspected by the City. Randy Halstead seconded and the motion and unanimously passed.