

Board of Building Standards Minutes

March 3, 2010

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

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

Visitors: Alvan McCutchen
Virginia Lara
Mike Aguirres
Oliver Kirk
Lydia Long
Arlene Shivers
Michelle Weaver
Stephanie Trowbridge
Scott Tillman

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 8:16 a.m.
2. Mr. Ellinger said the first order of business was the review and approval of the minutes of the February 3, 2009 meeting. David Beard made a motion to approve the minutes as written. The motion was seconded by Pamela Yungblut 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
06-057	1726 Graham Outlot 3, Blk. H, Arthel Henson, Lot 2, Abilene, Taylor County, Texas	David Davila 1318 Orange Abilene, TX 796031	Granted 30 days to obtain all necessary permits, or sell the property.
<p>Mr. Prescott stated there has been some painting and wood replaced. The back door is unsecured. Since the last time this property was before the board David Davilla had submitted a plan of action; the only open building permit is in the name of Virginia Lara, the previous owner. It appears the property has gone back to Virginia Lara. There has been no written request from the owner. The staff recommendation is 30 days to obtain all necessary permits or demolish the structure. Virginia Lara addressed the board stating she has owned the property the past twenty some years. She would like more time to try and sell it. Randy Halstead made the motion to grant 30 days to obtain all necessary permits, if that is not done demolish the structure, there was no second. Following further discussion Pamela Yungblut made the motion to grant 30 days for all necessary permits, or sell the property. The motion was seconded by Vanessa Faz, the motion was approved with Randy Halstead voting no.</p>			

Case No.	Address & Description	Owner	Board Action
08-088	1202 Plum 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 obtain plumbing permit, and if this is done, grant an additional 30 days for all necessary 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 stated there has been new trim, windows and a door since last before the board. Inside is down to the frame with new plumbing going in. There is debris in the yard from the storage building. There is an open building permit; the electrical permit has had a rough-in inspection. Contact was made with the plumber and they will be in today for a permit. There is no written request from the owner. Staff recommendation is 30 days to obtain a plumbing permit, if done grant an additional 30 days for rough in inspections and if this is done an additional 60 days to complete. The owner, Mike Aguirres, addressed the board stating they are working on the property trying to get it done; the timeframe recommended by staff is workable. Vanessa Faz made the motion to grant 30 days to obtain plumbing permit, and if this is done, grant an additional 30 days for all necessary 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 approved.</p>			

Case No.	Address & Description	Owner	Board Action
09-028	318 EN 12 th St. College Drive Replat, Blk. 18, Lot 3, Rep of 12 & 13 to BF Horn Addn., Abilene, Taylor County, Texas	Oliver Frank Kirk 318 EN 12 th St. Abilene, TX 79601	Granted 30 days to provide a plan of action with written cost estimates, sell or demolish the structure.
<p>Mr. Prescott stated this is the second time this property has come before the board, there has been no work on the property. There are no open permits and no written request from the owner. Staff recommendation is to grant 30 days for a plan of action or demolish the structure. The owner, Oliver Kirk, addressed the board stating he has had some difficulty trying to get bids. Has received interest in selling but no written offers. Pamela Yungblut made the motion to grant 30 days for a plan of action, sell or demolish the structure. The motion was seconded by Randy Halstead and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
09-050	1881 Jefferies North Park Addn. of Jefferies, Blk. 26, Lot E72 W82 N100 of the A150 of N280, Abilene, Taylor County, Texas	Tennial, Oliver, Jr. 1881 Jefferies Abilene, TX 79603	Granted 60 days to provide 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 that is done grant 60 days to complete the repairs and have the repairs inspected by the City.
<p>Mr. Prescott stated there continues to be rotted wood, damaged roof, illegal wiring, broken windows, and plumbing issues at this property. There have been no permits pulled since the initial condemnation; there has been a request from a representative of the owner for 180 days. Staff recommendation is 30 days to submit a plan of action with written cost estimates, if this is done, 60 days to obtain all necessary permits and rough-in inspections, and if this is done 60 days to complete repairs. Michelle Weaver, representative for the owner, addressed the board stating she has contacted 2 electricians and 2 plumbers but has to wait for money. Mr. Tennial is due to be released in May. David Beard made the motion to grant 60 days to provide a plan of action with written cost estimates, and if this is done, grant 60 days to obtain all necessary permits and rough-in inspections, and if this is done grant 60 days to complete the repairs. The motion was seconded by Pamela Yungblut and unanimously carried.</p>			

Case No.	Address & Description	Owner	Board Action
09-051	1801 S. 3 rd (garage only) Wellington, Blk. B, Lot E63, Lts. 1-2, Abilene, Taylor County, Texas	Lynn D. & Helen M. Harris 1801 S. 3 rd . Abilene, TX 79602	Granted 60 days to obtain a framing inspection, and if this is done, grant 60 days to complete repairs and have repairs inspected by the City.
<p>Mr. Prescott stated this is a 1 room garage. The west side wall is sagging. The roof has been removed by the owner. The backyard is full of trash and debris. There is an open building permit, no inspections have been requested. The owner is requesting 180 days to complete repairs. Staff recommendation is to grant 60 days to obtain a framing inspection, and if this is done an additional 60 days to complete. Alvan McCutchen, representative for the owner addressed the board, before the property was condemned he had planned to replace the roof. The weather has contributed to the delay in finishing. Lydia Long addressed the board stating she owns the property behind this address and that the property is littered with trash and debris. She expressed concerns that the property continues to deteriorate. David Beard made the motion to grant the owner 60 days to obtain a framing inspections, and if this is done grant an additional 60 days to complete. The motion was seconded by Matt Loudermilk and unanimously carried.</p>			

Case No.	Address & Description	Owner	Board Action
09-052	526 Meander (rear bldg. only) Alta Vista, Blk. D, S 30' E155' of Lot 2 & N35' E155' of Lot 3, Abilene, Taylor County, Texas	Tonja Irene McAden 526 Meander Abilene, TX 79602	Granted 30 days to obtain a building permit or demolish the structure.
<p>Mr. Prescott stated this is a garage in very poor shape. There are many broken windows, and has a tree growing through the middle of it. There is no open building permit; and no written request from the owner. Staff recommendation is to grant 30 days to obtain a building permit or demolish the structure. Arlene Shivers, neighbor of the property, addressed the board stating her concerns regarding the property; she is in agreement with the staff recommendation. Lydia Long also addressed the board expressing her concerns regarding the property. Matt Loudermilk made the motion to grant 30 days to obtain a building permit or demolish the structure. The motion was seconded by Vanessa Faz and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
08-058	702 Meander Lot 1 & 2, Blk. 4, Alta Vista, Abilene, Taylor County, Texas	Scott Tillman 2209 Palm Abilene, TX 79602	Granted 60 days to obtain all necessary rough-in inspections, and if this is done grant 60 days to complete the repairs and have repairs inspected by the City.

Mr. Prescott stated the house has had a lot of work to it since it was last before the board. A new roof and trim, new coat of paint, and the pool has been repaired. There is a plumbing and mechanical inspection scheduled for today, there has been a final electrical inspection. There is no written request from the owner. Staff recommendations is 60 days to obtain all necessary rough in inspections, and if this is done 60 days to complete the repairs. Owner of the property, Scott Tillman, addressed the board stating he believes the staff recommendation is a workable timeframe for him. Pamela Yungblut made the motion to grant 60 days to obtain all necessary rough-in inspections, and if this is done grant 60 days to complete the repairs. The motion was seconded by Vanessa Faz and unanimously carried.

Case No.	Address & Description	Owner	Board Action
09-030	518 Forrest Pecan Park, Blk. J, Lot 3, Abilene, Taylor County, Texas	Wanda Marie Gallion 518 Forrest Abilene, TX 79603	Granted 30 days to submit a plan of action with written cost estimates or demolish the structure.

Mr. Prescott stated this property has a lot of rotted wood, missing siding, interior has deteriorating flooring and walls the property is still unsecured. There is a good deal of trash and debris in the yard. There has been a building permit obtained since the last time it was before the board but no inspections have been requested. There has been no written request from the owner. Staff recommendation is 30 days to obtain a plan of action with written cost estimates or demolish the structure. The owner, Wanda Gallion, addressed the board stating she had put something up against the open door and window but someone knocked it down. She has contacted a plumber and electrician but the weather has been a detriment. Matt Loudermilk made the motion to grant 30 days to submit a plan of action with written cost estimates or demolish the structure. The motion was seconded by Randy Halstead and unanimously carried.

Case No.	Address & Description	Owner	Board Action
08-082	2402 Walnut (& rear bldg.) OC Howell of North Pk. 3, 4 & 12-14, Blk. 1, Lot 5 & 6, Abilene, Taylor County, Texas	Christine Dodson 334 S. Leggett Abilene, TX 79605	Granted 60 days to obtain all necessary 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 some work to the property; there remains some missing siding and brickwork, there is also an unsecured window. The rear building has had some new trim, there is an unsecured window. There are building, plumbing and electrical permits, no inspections have been requested and there has been no written request from the owner. Staff recommendations are 60 days to obtain all necessary rough in inspections and if this is done an additional 60 days to complete repairs. Pamela Yungblut made the motion to grant 60 days to obtain all necessary rough-in inspections and if this is done an additional 60 days to complete repairs. The motion was seconded by Matt Loudermilk and unanimously carried.

Case No.	Address & Description	Owner	Board Action
09-019	442 & 422-1/2 Portland Park Heights, ABL, Blk. 12, Lot 7, Abilene, Taylor County, Texas	Wells Fargo Bank NA 1 Home Campus Dr. Des Moines, IA 50328-0001	Granted 30 days to submit a plan of action with written cost estimates and if that is not done 30 days to demolish the structure.

Mr. Prescott stated this property had people living here with no utilities. There is quite a bit of trash and debris, the fence is falling down. Mr. Prescott met with a contractor on the property sent by the bank but have not heard anything further from him or the bank. The police have been called to the property for a burglary; the city has had to secure the property. There are no permits on the property and there is no written request from the owner. Staff recommendation is to grant 30 days to submit a plan of action with written cost estimates or demolish the structure. Pamela Yungblut requested that Mr. Prescott provide her with the phone number for Wells Fargo Bank. David Beard made the motion to grant 30 days for a plan of action with written cost estimates and if that is not done 30 days to demolish the structure. The motion was seconded by Randy Halstead and carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-023	632 N. 10 th St. W35' E70' Lot 7, 199 4-3, Sharp ABL OT, Abilene, Taylor County, Texas	Kelly Alberta 818 Plum Abilene, TX 79601	Granted 30 days to provide a plan of action with written cost estimates or demolish the structure.
<p>Mr. Prescott stated there has been no work done on this property since it was before the board last time. There are no open building permits; there has been owner contact and no written request from the owner. Staff recommendation is 30 days to provide a plan of action or demolish. Vanessa Faz made the motion to grant 30 days to provide a plan of action with written cost estimates or demolish the structure. The motion was seconded by David Beard and carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
09-024	910 Nelson Meadowbrook Addn., Blk. 3, Lot 11, Abilene, Taylor County, Texas	M. D. Pierce Realty Group PO Box 871861 Mesquite, TX 75187- 1861	Granted 60 days to complete repairs and have repairs inspected by the city.
<p>Mr. Prescott stated this is the property that had some illegal work taking place. There is new electrical work taking place. There is an open building permit, no inspections has been requested. There are electrical and plumbing permits which have had rough in inspections. There has been no owner request in writing. Staff recommendation is 60 days to complete repairs. David Beard made the motion to grant owner 60 days to complete the repairs. The motion was seconded by Vanessa Faz and carried unanimously.</p>			

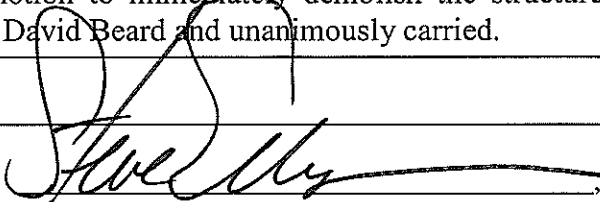
Case No.	Address & Description	Owner	Board Action
09-029	1602 Shelton Crescent Heights, Blk. N, Lot 28, Abilene, Taylor County, Texas	John & Betty Jean Leal 1602 Shelton Abilene, TX 79603	Granted 30 days to submit a plan of action with written cost estimates or demolish the structure.
<p>Mr. Prescott stated there has been no work on the property since the last time it was before the board. There are no open permits and no owner request. Staff recommendation is 30 days for a plan of action with written cost estimates or demolish the structure. Pamela Yungblut made the motion to grant owner 30 days to submit a plan of action with written cost estimates or demolish the structure. The motion was seconded by Matt Loudermilk and carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
09-053	534 N. 8 th St. 6 177 3 3 LD King ABL of TIF #1, Abilene, Taylor County, Texas	Valentine & Angeleta Salazar 534 N. 8 th St. Abilene, TX 79601	Granted 30 days to submit a plan of action with written cost estimates, and if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if that is done grant an additional 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott stated this is the first time this property has come before the board. The City has abated this property due to the large amount of trash and debris, the City has also had to secure it. Mr. Prescott has had contact with the owner's daughter and she said she her dad had passed away and they did not have the funds to rehab the property but would be in contact if they had any intention of selling, he has not heard from her since. There are no open permits and no owner request. Staff recommendation is 30 days to submit a plan of action with written cost estimates, and if that is done an additional 60 days to obtain all necessary permits and rough in inspections, and if that is done an additional 60 days to complete. Pamela Yungblut made the motion to grant owner 30 days to submit a plan of action with written cost estimates, and if that is done grant an additional 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. The motion was seconded by Matt Loudermilk and carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-054	2489 Burger Sears Park, Blk. 12, Lot 26, Abilene, Taylor County, Texas	Estrada Ramiro PO Box 1211 Abilene, TX 79604	Immediately demolish the structure and clean the lot.

Mr. Prescott stated this is the first time this property has been before the board. This one room structure was originally adjoined by the main house that sat on the lot next door at 2497 Burger. That house had been condemned due to a fire and has since been demolished. The owner has come and put up a very poor fence trying to remove the property from public view. The property is full of trash and debris, construction debris, tires, etc. There are no open permits and no written request from the owner. Staff recommendation is to grant 30 days to demolish. Matt Loudermilk made the motion to immediately demolish the structure and clean the lot. The motion was seconded by David Beard and unanimously carried.

Approved:  , Chairman