

Board of Building Standards Minutes

April 7, 2010

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, April 7, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors: Jorge Portillo
Richard Espinoza
Jo Williams
Arthur L. Miller
Chris Gulley

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 March 3, 2009 meeting. Pamela Yungblut made a motion to approve the minutes as written. The motion was seconded by Randy Halstead 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 |
|-----------------|---|---|---|
| 07-103 | 2050 N. 16th St. Lot 7, Blk 2, CW Kenner of J. Warfield, Abilene, Taylor County, Texas | Richard Espinoza 2026 N. 16 th Abilene, TX 79603 | Granted 30 days to obtain all necessary permits, if that is done, grant owner an additional 60 days to complete the repairs and have the repairs inspected by the City. |

Mr. Prescott stated not much work has taken place since it was before the board last time. Storm cellar needs to be better secured, as does the back door of the house. As of yesterday a building permit is in place, there are no other open permits. The owner turned in a request this morning asking for 90 days to repair the structure. Staff recommendation is 30 days to obtain all necessary permits or demolish the structure, remove debris and clean the lot and was based on the fact that there were no current permits in place and no written request from the owner at the time of review. Richard Espinoza, owner of the property addressed the board, requesting 90 days. He has hired someone to be the general contractor. The cellar has been covered and the front door should be up today, the back door has been secured. After discussion, David Beard made the motion to grant the owner 30 days to obtain all necessary permits, if that is done, owner is granted 60 days to complete the repairs and have the repairs inspected by the City. The motion was seconded by Pamela Yungblut and unanimously passed.

| Case No. | Address & Description | Owner | Board Action |
|-----------------|--|---|---|
| 08-045 | 1609 Green Lot 10, Blk. N, Crescent Heights, Abilene, Taylor County, Texas | Jorge A. Portillo 8825 Neptune St. El Paso, TX 79904- 1229 | Grant owner 90 days to complete repairs and have the repairs inspected by the City. |

Mr. Prescott said there has been a lot of work done. There is a building permit in place, there has been a rough-in inspection of the plumbing and electrical, the mechanical permit is in place and an inspection scheduled for some time next week. The owner is requesting 120 days to complete the repairs. Staff recommendation is 60 days to complete the repairs and have the repairs inspected by the City. Mr. Portillo, the owner of the property addressed the board stating the mechanical is waiting on the electrician. Once he has the electrical inspection he should be finished in about 6 weeks or less. After discussion, Pamela Yungblut made a motion to grant the owner 90 days to complete the repairs and have the repairs inspected by the City. The motion was seconded by Lloyd Turner and unanimously passed.

| Case No. | Address & Description | Owner | Board Action |
|---------------|---|--|--|
| 09-025 | 1426 Graham Arthel Henson Outlot 33, Blk. C, Lot 7, Abilene, Taylor County, Texas | James Lawson Click 5220 Hartford, #511 Abilene, TX 79605 | Granted 30 days to submit a plan of action with written cost estimates, if that is done, grant an additional 60 days to obtain all necessary permits, rough-in inspections, and complete repairs and have the repairs inspected by the City. |

Mr. Prescott said not much has changed since the last time it was before the board. The house has been secured. There is quite a bit of trash and debris in the backyard as well as high grass and weeds. There are no open permits to repair; no written request from the owner has been received. Staff recommendation is 30 days for a plan of action with written cost estimates or demolish the structure, remove debris and clean the lot. Jo Williams, former owner addressed the board stating they wish to transfer the house out of their son's name and rehab it they believe they can get it done in 90 days. After discussion, Randy Halstead made the motion to grant the owner 30 days to provide a plan of action with written cost estimates, if that is done, grant an additional 60 days to obtain all permits, rough-in inspections and complete the repairs. The motion was seconded by Pamela Yungblut and unanimously passed.

| Case No. | Address & Description | Owner | Board Action |
|---------------|--|---|--|
| 09-055 | 1401 Victoria College Heights, Blk. 6, Lot 12, Abilene, Taylor County, Texas | Arthur L. Miller 1226 Beech St. Abilene, TX 79601 | Granted 30 days to obtain all necessary permits, if that is done, grant an additional 60 days to complete 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 said the building has been painted; there are still some areas of rotted wood that needs to be addressed. Mr. Prescott met with the owner on the property; the securement of the storage shed has been addressed. There is an open building permit, no inspections have been requested, the owner has submitted a plan of action and is requesting 180 days to complete repairs. Staff recommendation is 30 days to provide a plan of action with written cost estimates, if that 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 the repairs inspected by the City and is based on the fact that they did not have the plan of action at that time. Arthur Miller, owner of the property addressed the board, has received estimates from an electrician and plumber. After discussion, Pamela Yungblut made a motion to grant the owner 30 days to obtain necessary permits, if that is done, grant an additional 60 days to complete rough-in inspections, and if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. The motion was seconded by Lloyd Turner and unanimously passed.

| Case No. | Address & Description | Owner | Board Action |
|--|--|--|--|
| 09-056 | 3701 Pine Sidney Smith, Lot 8-9, Abilene, Taylor County, Texas | Maynard Gulley 1385 FM 2047 N Baird, TX 790504 | Granted 30 days to submit a plan of action with written cost estimates, if that is done grant an additional 90 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. |
| <p>Mr. Prescott stated the roof is in very bad shape, there is quite a lot of substandard wiring through the property as well as a lot of rotted wood. There are two out buildings that are in also in very bad condition. The property has a number of junk/abandoned vehicles as well as trash and debris. Mr. Prescott has met with Mr. Gulley's son to discuss the repairs that are planned. There is a building permit, pulled late last week. Staff recommendation is 30 days to provide 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 60 days to complete repairs and have repairs inspected by the City. Chris Gulley, the owner's son, addressed the board requesting 180 days to complete the project. After discussion, Pamela Yungblut made the motion to grant owner 30 days to submit a plan of action with written cost estimates, if that is done, grant owner an additional 90 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 repairs inspected by the City. The motion was seconded by Randy Halstead and unanimously passed.</p> | | | |

| Case No. | Address & Description | Owner | Board Action |
|---|---|---|---|
| 07-047 | 2750 S. 12th St. 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 | Grant owner 30 days to obtain all necessary permits, if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. |
| <p>Mr. Prescott stated this property has been before the board a number of times before. There is new siding going up, interior has not changed much. There is quite a bit of trash and debris on the property. There is an open building permit however, the owner dismissed the contractor and permits were in his name. Ms. Griffon has to hire a new contractor and have new permits issued. Mr. Prescott attempted to contact her but was unsuccessful. Staff recommendation is 30 days to obtain all necessary permits, if that is done, grant 60 days to complete repairs and have repairs inspected by the City. After discussion, Lloyd Turner made the motion to grant owner 30 days to obtain all necessary permits, if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. The motion was seconded by David Beard and unanimously passed.</p> | | | |

| Case No. | Address & Description | Owner | Board Action |
|--|---|---|--|
| 08-061 | 1125 Rodgers N62.9' S124' Lot 2, Blk. 2, N/2 Blk. 11 BA 91, Sayles & Hughes, Abilene, Taylor County, Texas | Rosenda Sanchez 5418 Congress Abilene, TX 79603 | Grant owner 90 days to complete repairs and have the repairs inspected by the City. |
| <p>Mr. Prescott said that a new fence has gone up, some new windows, new wiring. Mr. Prescott did address the amount of clutter on the property and they agreed to store it in the garage. The project has been slowed down due to illness the general contractor who is the owner's husband. There is a building permit in place, a framing inspection has taken place, the electrical has had a rough-in and the plumbing has had a top out inspection, the mechanical permit will have a duct work inspection sometime this week. The owner has requested 180 days to complete repairs. Staff recommendations is 60 days to complete the repairs and have repairs inspected by the City. After discussion, Randy Halstead made the motion to grant owner 90 days to complete repairs and have repairs inspected by the City. The motion was seconded by David Beard and unanimously passed.</p> | | | |

| 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 | Grant owner 30 days to provide a plan of action with written cost estimates or demolish the structure, remove debris and clean the lot. |
| <p>Mr. Prescott said this property has been before the board two other times. Work is at a stand still, the dumpster still has not been emptied, there is still a lot of trash and debris on the property as well as high grass and weeds. There are no open permits and there has been no request from the owner. Staff recommendation is 30 days to submit a plan of action with written cost estimates, or demolish the structure. After discussion, Randy Halstead 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 Lloyd Turner and unanimously passed.</p> | | | |

| Case No. | Address & Description | Owner | Board Action |
|---------------|--|---|--|
| 09-036 | 1902 Park Sears Park, Block 28, Lot 9, Abilene, Taylor County, Texas | Portillo Luz Gomez 1902 Park Ave. Abilene, TX 79603 | Grant owner 30 days to provide a plan of action, with written cost estimates, if that is not done demolish the structure, remove debris and clean the lot. |

Mr. Prescott said the owner of this property has passed and away and the three siblings have it. The son started work on it but that has stopped. Mr. Prescott tried to contact someone but with no success. There remains a great deal of rotted wood, the roof is in very bad shape. There are no open permits, there is no owner request. Staff recommendation is 30 days for a plan of action with written cost estimates or demolish the structure. After discussion, David Beard made a motion to grant 30 days to provide a plan of action, with written cost estimates, if that is not done demolish the structure. The motion was seconded by Randy Halsted and unanimously passed.

| Case No. | Address & Description | Owner | Board Action |
|---------------|---|---|--|
| 09-057 | 718 Sycamore S50' N154' E92.3' 162 2 W2/3 ABL OT, Abilene, Taylor County, Texas | Swartz & Brough, Inc. 500 West Texas Av. #1410 Midland, TX 79701 | Grant owner 30 days for a plan of action, with written cost estimates, if that is done, grant an additional 60 days for all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. |

Mr. Prescott said this is the first time this property has come before the board. The grass is a little high, the property has been secured. The interior of the home is completely gutted, the roof is in poor condition, there were a number of broken windows. Mr. Prescott has met with an representative of the owner and discuss what needed to be done. There are no open permits, and no written request from the owner. Staff recommendation is 30 days for a plan of action, with written cost estimates, if this is done, grant an additional 60 days for permits and rough-in inspections, and if this is done, grant an additional 60 days to complete the repairs and have repairs inspected by the City. After discussion, Pamela Yungblut made the motion to grant owner 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 repairs inspected by the City. The motion was seconded by Randy Halsted and unanimously passed.

| Case No. | Address & Description | Owner | Board Action |
|---------------|---|--|---|
| 09-058 | 890 Cedar Lt. 19 179 2-Wise Bros. ABL OT, Abilene, Taylor County, Texas | Woodbridge USA Properties PO Box 2473 Abilene, TX 79604 | Grant owner 30 days to provide 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 said this is the first time this property has been before the board. There are broken windows and rotted wood. There is a garage in back that appears to have been used as an apartment with plumbing and electric. There are a number of substandard issues on this property. Mr. Prescott met with someone from Woodbridge properties, they have submitted a request for 90 days to try and sell the property. Staff recommendation is 30 days to provide 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, if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. After discussion, Lloyd Turner made a motion to grant the owner 30 days to provide 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, if this is done, grant an additional 60 days complete repairs and have repairs inspected by the City. The motion was seconded by Randy Halstead and unanimously passed.

| Case No. | Address & Description | Owner | Board Action |
|---------------|--|--|--|
| 09-059 | 713 Cockerell (acc. bldg. only) Stevenson Park, Blk. 8 Cont., Lot 4, Abilene, Taylor County, Texas | Allie V. Taylor 433 Northway Dr. Abilene, TX 79601 | Grant owner 90 days to complete repairs, have repairs inspected by the City, or demolish the structure, remove debris and clean the lot. |

Mr. Prescott stated this is the first time this property has come before the board, it is only the accessory building. The building is leaning severely, the roof has collapsed, it is full of trash and debris and is unsecured. Mr. Prescott has tried to contact the owners but was unsuccessful. There are no open permits and there is no owner request. Staff recommendation is 90 days to complete repairs or demolish the structure. After discussion, Randy Halstead made the motion to grant owner 90 days to complete repairs or demolish the structure. The motion was seconded by David Bear and unanimously passed.

| Case No. | Address & Description | Owner | Board Action |
|---|--|---|---|
| 09-060 | 721 Cockerell (acc. bldg. only) Stevenson Park, Blk. 8 Cont., Lot 6, Abilene, Taylor County, Texas | Carl L. Lockett 545B Hwy. 83-84 S Abilene, TX 79602 | This property has been demolished by the owner. |
| Mr. Prescott stated this property has been demolished by the owner. | | | |

| Case No. | Address & Description | Owner | Board Action |
|--|--|---|---|
| 09-061 | 744 Cockerell Stevenson Park, Blk. 2, Lot 7, Abilene, Taylor County, Texas | Waynette H. Davis 1473 Burger St. Abilene, TX 79603 | Grant owner 60 days to provide a plan of action, with written cost estimates, if this is done, grant owner an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done, grant owner an additional 60 days to complete repairs and have repairs inspected by the City. |
| <p>Mr. Prescott stated this is the first time this property has been before the board. The roof is in very poor condition, there were two junk vehicles but they have been removed following contact with the owner. There is a great deal of trash and debris on the property. The accessory building has collapsed. Mr. Prescott states other than contact about the junk vehicles the owner has not contact him, there are no open permits and no written request from the owner. Staff recommendation is 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, if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. After discussion, David Beard made the motion to grant owner 60 days to provide a plan of action, with written cost estimates, if this is done, grant 60 days to obtain all necessary permits and rough-in inspections, if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. The motion was seconded by Randy Halstead and unanimously passed.</p> | | | |

Approved: _____, Chairman