

# Board of Building Standards Minutes

May 5, 2010

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, May 5, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present:	Steve Ellinger, Chairman	Present
	Perry Haynes	Present
	Matt Loudermilk	Absent
	David Beard	Present
	Pamela Yungblut	Present
	Vanessa Fax	Present
	Randy Halstead	Present
Visitors:	Richard Cortinaz	Marjorie Seale
	Bette Jane Hardy	Larry D. Robertson
	Earnie Randell	Eric Randell
	Patricia Randell	Mary Pena
	Mark Faught	Juan Talovllo
	Blanca Gonzalez	Lucy Gentry
	Ricky Ramos	Gary & Marilu Corpian
Staff Present:	James Prescott, Code Enforcement Officer	
	Andrea Jackson, 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 April 7, 2010 meeting. David Beard 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.

<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 79601	Grant owner 120 days to complete repairs and have repairs inspected by the City or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott stated work is moving forward on the property. There was no owner request in writing. Staff recommendation is 90 days to complete the repairs or demolish the structure. Mr. Richard Cortinaz, the owner, addressed the board stating he would like to request an additional 120 days. After discussion, Randy Halstead made the motion to grant the owner 120 days to complete the repairs and have the repairs inspected by the City or demolish the structure, Perry Haynes seconded the motion and the motion carried with Pamela Yungblut voting no.</p>			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>09-021</b>	<b>4074 Clairmont</b> Elmwood West, Sec. 5, Blk. T, Lot 5, Abilene, Taylor County, Texas	Judy David 4074 Clairmont Abilene, TX 79605	Grant owner 30 days to obtain all necessary permits, if this is done grant an additional 60 days to obtain all necessary rough-in inspections.
<p>Mr. Prescott stated work is moving forward on the property. There is some debris in the backyard which came from inside the house. There was no owner request in writing. Staff recommendation is 30 days to obtain all necessary permits, if this is done grant an additional 60 days to obtain all necessary rough-in inspections. Larry Robertson, representative for Mr. Judy, addressed the board stating they believe they can finish the project in the time recommended by staff. After discussion, David Beard made the motion to grant the owner 30 days to obtain all necessary permits, if this is done grant an additional 60 days to obtain all necessary rough-in inspections, Vanessa Faz seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
<b>09-033</b>	<b>526 N. Treadaway</b> OT Abilene TIF #1, Blk. 66, Lot 3, Abilene, Taylor County, Texas	Gary Corpian 70 Castle Dr. Abilene, TX 79602	Grant owner 30 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 90 days to complete repairs and have repairs inspected by the City.

Mr. Prescott stated some roofing has taken place, the car port has been removed, and back porch and back porch over hang has been removed. The owner has requested an additional 180 days. Staff recommendation is 30 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. Gary Corpian, owner of the property, addressed the board requesting 180 days to complete the project. After discussion, Pamela Yungblut made the motion to grant owner 30 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 90 days to complete repairs and have repairs inspected by the City, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-064</b>	<b>1902 Fulton</b> Hattie M. Sayles Addn, Blk 5 & 7, Lot E50 LT 7, Abilene, Taylor County Texas	Maynard Gulley 1385 FM 2047 N. Baird, TX 79504-2521	Grant owner 30 days to provide a plan of action, with written cost estimates, if that is done grant owner 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 repairs inspected by the City.

Mr. Prescott stated this is the first time this property has been before the board. It was damaged by fire; the roof has fallen in, the garage/storage she is also in poor shape. Maynard Gulley, the owner of record, has sold the property to Mary Pena, as of this meeting the Taylor County Appraisal District website. There is a building permit in Ms. Pena's name. We have not received any request in writing. 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, and if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. Earnie Randell, neighbor of this property, addressed the board with concerns for his wife's health if the building is allowed to remain. He provided pictures he had taken as well as a signed letter from other neighbors requesting the structure be demolished. Mary Pena (2042 Kirkwood) addressed the board stating she has every

intention of repairing this property and living there. She has been working on getting bids for the roof, electrical, and plumbing. She stated the 30 days for a plan of action with written cost estimates is sufficient. After discussion, Randy Halstead made the motion to grant 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 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 Pamela Yungblut and it carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-065</b>	<b>5374 Taos</b> Alameda Addn, Blk P, Lot 17, Abilene, Taylor County Texas	Mark Faught 1473 Roanoak Dr. Abilene, TX 79603-4140	Table for 90 days.

Mr. Prescott stated this is the first time this property has been before the board, there is missing siding, wood peeling, roof damage, overgrown grass and it is unsecured. The owner has requested 90 days. Staff recommendation is to grant owner 30 days to provide a plan of action, with written cost estimates, if this is done grant and additional 60 days to obtain all necessary permits and rough-in inspections. Mark Faught, owner of the property, addressed the board stating the property has been secured and the grass will be cut. He explained the circumstances that require 90 days to resolve. After discussion, David Beard made the motion to table this case for 90 days, Pamela Yungblut seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>08-024</b>	<b>2541 S. 3<sup>rd</sup></b> Lot 19, Blk. 4, Rather Henson, Outlet 33, Abilene, Taylor County, Texas	Blanca Cortez 410 W. University Odessa, TX 79764-7108	Grant owner 60 days to complete repairs and have repairs inspected by the City or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated that not much has changed since this property was before the board in February. The property was mowed by the city contractor last month. There was an electrical inspection in January and a plumbing rough-in inspection March, 2009. There is no written request from the owner. Staff recommendation is 60 days to complete the repairs or demolish. Ricky Ramos, representative for the owner, addressed the board stating the owner had some medical issues but he believes 60 days is enough time to complete the project. After discussion, Perry Haynes made the motion to grant owner 60 days to complete repairs, have the repairs inspected by the City or demolish the structure, Vanessa Faz seconded and the motion carried with Pamela Yungblut voting no.

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 79764- 7108	Grant owner 30 days to obtain all necessary permits, if that is done, grant an additional 60 days for all rough-in inspections, and if that is done grant an additional 60 days to complete repairs and have repairs inspected by the City.

Mr. Prescott stated there has been a new roof; there was a problem with bees at the property, which the owner resolved. There is construction debris on the neighbor's property that needs to be removed. The property had to be mowed by the city contractor as well as being secured by the city contractor. There has been some interior framing done without an inspection, as this property was damaged by fire that will have to be corrected. In addition, the building permit has expired so before any further work can take place that will have to be corrected. There is no owner written request. Staff recommendation is 30 days to obtain all necessary permits, if not done, demolish the structure, if permits are obtained grant an additional 60 days for all rough-in inspections, and if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. Ricky Ramos, representative for the owner, addressed the board stating he will have the owner get the permits in place. After discussion, Vanessa Faz made the motion to grant owner 30 days to obtain all necessary permits, if that is done, grant an additional 60 days for all rough-in inspections, and if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City, Pamela Yungblut seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-067</b>	<b>1782 Anson</b> North Park Addn, Blk 26, Lot W90 E556.6 S150, Abilene, Taylor County Texas	Oscar J & Blanca Gonzalez 1750 Anson Ave Abilene, TX 79603- 1502	Grant owner 30 days to demolish the structure, remove debris and clean the lot.

Mr. Prescott stated there is a great deal of inadequate maintenance, there is a good deal of trash & debris behind the carport. The owner pulled a demolition permit in April. There has been no request in writing. Staff recommendation is 30 days to demolish the structure, remove debris and clean the lot. Blanca Gonzales, owner of the property, addressed the board stating they have contractor in place and it will be completed in 30 days. After discussion, Pamela Yungblut made the motion to grant owner 30 days to demolish the structure, remove debris and clean the lot, Vanessa Faz seconded the motion and it carried unanimously.

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>09-069</b>	<b>1110 S. 16<sup>th</sup></b> Belmont Addn, Blk 1, Lot 2, Abilene, Taylor County Texas	Lucia & Gilbert M Gentry 1110 S. 16 <sup>th</sup> Abilene, TX 79602- 4807	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 stated there is a massive amount of trash and debris on the lot, the roof is missing shingles, this is an abandoned/junk vehicle on the property, the windows are covered some with plastic some with wood the back door is unsecured. There has been minor clean up of the property since it was first condemned. There is no written request from the owner. The owner has requested 180 days to complete. Staff recommendation is to 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. Lucy Gentry, owner of the property, addressed the board stating she has moved the junk vehicle and the patio door has been put in. She also provided the board with pictures of some of the work she has done. After discussion, David Beard made the motion to 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, Randy Halstead seconded the motion and it carried unanimously.

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>08-025</b>	<b>1233 Park</b> Lot 19, Blk. 4, Rather Henson, Outlet 33, Abilene, Taylor County, Texas	Jose Martinez 2115 Parramore Abilene, TX 79603- 5915	Grant owner 60 days to complete repairs and have repairs inspected by the city or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated this is the sixth time this property has been before the board. There has been some painting done, the roof has been patched. There is no owner request. Staff recommendation is 60 days to complete repairs or demolish the structure. After discussion Randy Halstead made the motion to grant owner 60 days to complete repairs and have repairs inspected by the City or demolish the structure, remove debris and clean the lot, Perry Haynes seconded and the motion carried with Pamela Yungblut voting no.

Case No.	Address & Description	Owner	Board Action
<b>08-047</b>	<b>2341 S. 18<sup>th</sup></b> Lot W50' N126.75', Blk. 4, Boulevard Heights, Abilene, Taylor County, Texas	Randy & Rhonda Doan 334 CR 155 Ovalo, TX 79514- 2402	Grant owner 90 days to complete repairs and have repairs inspected by the City or demolish the structure, remove debris and clean the lot

Mr. Prescott stated this property was before the board in February, there has not been a lot of progress since that time. Owner has requested 180 days to complete. Staff recommendation is 90 days to complete repairs and have repairs inspected by the city or demolish the structure. After discussion, Perry Haynes made the motion to grant owner 90 days to complete repairs and have repairs inspected by the City or demolish the structure, remove debris and clean the lot, Vanessa Faz seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-063</b>	<b>1417 N. 19<sup>th</sup></b> College Heights Addn, Blk 13, Lot 3, Abilene, Taylor County Texas	Bernadine & Ruth Rios 2962 Wilshire Dr. Abilene, TX 79603- 4113	Grant 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 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

Mr. Prescott stated this is the first time this property has been before the board, there is a lot of inadequate maintenance, the roof is damaged and there is an overgrowth of trees. There has been no owner request however, Mr. Prescott made contact with one of the children who indicated they wanted to try and repair it. Staff recommendation is to grant 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 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. After discussion, Pamela Yungblut made the motion to grant 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 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, Vanessa Faz seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-068</b>	<b>1150 Victoria</b> Lakeside Addn, Blk 9, Lot 2 & S 16 LT1, Abilene, Taylor County Texas	Baldomero Segura 2466 Beech Abilene, TX 79601- 1854	Grant owner 30 days to complete repairs and have repairs inspected by the City.

Mr. Prescott stated this is the first time this property has been before the board. There is a lot of inadequate maintenance and broken windows. The yard has been addressed. The owner has requested, verbally 30 days to complete. Staff recommendation is to grant owner 30 days to complete repairs and have repairs inspected by the City. After discussion, Pamela Yungblut made the motion to grant owner 30 days to complete repairs and have repairs inspected by the City, Perry Haynes seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-070</b>	<b>817 Graham (garage only)</b> Lakeside Addn, Blk 14, Lot 9-10, Abilene, Taylor County Texas	Tyler & Leticia Lee 817 Graham Abilene, TX 79603- 5919	Grant owner 90 days to complete repairs, and have the 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 been before the board, there is a good deal of inadequate maintenance, a wall has fallen down. Mr. Prescott stated he has made contact with the owners; there has been no demolition permit pulled and no written request from the owner. Staff recommendation is grant owner 90 days to complete repairs, and have repairs inspected by the City or demolish the structure. After discussion, Pamela Yungblut made the motion to grant owner 90 days to complete repairs, and have the repairs inspected by the City, or demolish the structure, remove debris and clean the lot, Vanessa Faz seconded and the motion carried unanimously.

Approved: \_\_\_\_\_, Chairman