

# Board of Building Standards Minutes

**June 2, 2010**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, June 2, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors:	Thomas Crain	Bobbie G. Crain
	Ann Murray	Glenda Crain
	Rosalbo Serrato	Zacarias Serrato
	Margaret Ferguson	Cliff Stewart
	Nassau Wilson	Manuel Castro
	Edgar Wood	Jose Avila
	Juan Cerda	Sal & Sally Arispe
	Rodolfo Hernandez	Nita Smith
	Joe Rodriguez	Nancy Lozano
	Noe Duran	

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

1. The meeting was called to order by Steve Ellinger, Chairman, at approximately 8:15a.m.
2. Mr. Ellinger said the first order of business was the review and approval of the minutes of the May 5, 2010 meeting. Pamela Yungblut made a motion to approve the minutes as written. The motion was seconded by Vanessa Faz 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
<b>06-057</b>	<b>1726 Graham</b> Outlot 33, Blk H, Arthel Henson, Lot 2, Abilene, Taylor County, Texas	Rodolfo Hernandez 1309 Mulberry Abilene, TX 79601-3413	Grant owner 60 days to complete the rough-in inspections, if that is done grant owner an additional 90 days to complete repairs and have repairs inspected by the City.
<p>Mr. Prescott stated there is a new owner at the property. There has been work on this property, new windows have gone in, the inside is being cleaned up and new walls going up. They are getting close to a rough in inspection for the plumbing and electrical. There is no owner request in writing. Staff recommendation is 60 days to obtain all necessary rough-in inspections, if this is done grant an additional 60 days to complete. Maria Hernandez, wife of the owner, addressed the board requesting 180 days to complete the project. After discussion, Pamela Yungblut made the motion to grant the owner 60 days to complete the rough-in inspections, if that is done grant an additional 90 days to complete the repairs, David Beard seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
<b>07-102</b>	<b>618 N. 16<sup>th</sup></b> Lot 4, Blk 1, Rep of Blk 33, College Drive Replat, Abilene, Taylor County, Texas	Jose Avila 416 Bill Irwin St. Grand Prairie, TX 75050-6121	Grant owner 30 days to obtain all necessary permits, if that is done, grant owner an additional 90 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. There is some damage to the electrical meter box. The storage shed is unsecured. He was unable to obtain pictures of the interior due to the windows being boarded up. Last time it was before the board owner was granted 120 days to complete repairs, sell or demolish; the house did sell so we have a new owner. The new owner will have to obtain permits. There was no owner request in writing. Staff recommendations is to grant owner 30 days to obtain all necessary permits, if this is done grant an additional 60 days to complete the repairs. Mr. Rodriquez, previous owner and representative for the current owner, addressed the board stating he is helping the new owner. After discussion, Vanessa Faz made the motion to grant owner 30 days to obtain all necessary permits, if that is done, grant an additional 90 days to complete repairs, David Beard seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
<b>08-030</b>	<b>1757 N. 8<sup>th</sup></b> N80' of Lot 2, DA Winters of Cannon, Abilene, Taylor County, Texas	Zacarias Serrato 3050 Orange Abilene, TX 79601	Grant owner 30 days to obtain all necessary permits, if that is not done, demolish the structure remove debris and clean the lot.

Mr. Prescott stated this property has been before the board five times. The yard still has some construction trash & debris in the yard. He was unable to obtain photos of the interior to document the progress. There is no owner request in writing. Staff recommendation is 30 days to obtain all necessary permits, if this is not done demolish the structure. Zacarias Serrato, owner of the property addressed the board stating there was a break in on the property stealing the wiring and tools. He is requesting a 30 day extension. After discussion, Perry Haynes made the motion to grant owner 30 days to obtain all necessary permits, if that is not done demolish the structure, Vanessa Faz seconded, the motion carried with Pamela Yungblut voting no.

Case No.	Address & Description	Owner	Board Action
<b>08-053</b>	<b>5342 N 9<sup>th</sup></b> Lot 19, Blk H, Holiday Hills, Sec 1 Cont., Abilene, Taylor County, Texas	Tommy Gilmore 5210 Congress Abilene, TX 79603	Grant owner 30 days to obtain all necessary rough-in inspections, and if that is done grant an additional 90 days to complete repairs and have repairs inspected by the City.

Mr. Prescott stated this property has severe fire damage; there has been a new roof put on. Again, he was unable to obtain interior photos to document progress. There is no owner request in writing. Staff recommendation is 30 days to obtain all necessary rough-in inspections, if this is not done demolish the structure. Odessa Lee, representative for the owner, addressed the board stating that with Mr. Gilmore away she is working hard to keep the house. She would like to request 180 days. Timacka Phillips addressed the board stating she and Odessa have contacted Mr. Prescott and they will meet with him to find out everything that needs to be done. Margaret Ferguson, mother of Tommy Gilmore also addressed the board stating Mr. Gilmore fully intends to repair the property. After discussion, David Beard made the motion to grant owner 30 days to obtain all necessary rough-in inspections, and if that is done 90 days to complete repairs, Vanessa Faz seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-004</b>	<b>1025 S 11<sup>th</sup></b> Lot E51', W172' N126' S398', Blk B, Northington, Abilene, Taylor County, Texas	Alton Smith 3026 Woodway Cr Abilene, TX 79606	Grant owner 30 days to obtain all necessary permits and rough-in inspections, if that is done, grant owner an additional 60 days to complete the repairs and have repairs inspected by the City.

Mr. Prescott stated there has been some painting done as well as electrical work. A serious violation was discovered as the house was energized directly from the temporary power pole so it had to be removed. The electrical permit received a rough-in inspection and the contractor closed the permit and will not be completing the permit. They will need a new electrical permit to complete. There is no owner request in writing. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections, if this is not done demolish the structure. Nita Smith, representative of the owner, addressed the board stating they have a new electrical contractor in place and the plumber is almost finished. She did share photos of the progress taking place on the inside of the property. She requested 30 days as recommended by staff and up to 60 days to complete the project. After discussion, Perry Haynes made the motion to grant owner 30 days to obtain all necessary permits and rough-in inspections, if this is done, grant an additional 60 days to complete the repairs and have repairs inspected by the City, Pamela Yungblut seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-040</b>	<b>1017 S. Danville</b> Elmwood West Sec 8, Blk 22, Lot 20, Abilene, Taylor County, Texas	Amy Duran 5220 Hartford #715 Abilene, TX 79605- 3585	Grant owner 60 days to obtain all necessary permits.

Mr. Prescott stated there has been quite a bit of work since it was last before the board. The siding is almost completed. New windows and doors have gone up, framing work going on inside. There is some construction debris on the lot, owner agreed to clean it up. Owners are going to renew the building permit. The owner is requesting 180 days. Staff recommendation, due to the fact that no Plan of Action was ever submitted as requested by the board, is 30 days to obtain all necessary permits. Noe Duran, owner's spouse, addressed the board requesting 60 days for the permits and 120 to complete repairs. They have a plumber and electrical contractor ready to finish the project. After discussion, David Beard made the motion to grant owner 60 days to obtain all necessary permits, Perry Haynes seconded and motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-042</b>	<b>1610 N. 6<sup>th</sup></b> N Porter Homestead, Lot 2, Abilene, Taylor County, Texas	Sally Arispe 1636 N 6 <sup>th</sup> St. Abilene, TX 79601	Grant owner 30 days to obtain all necessary permits.

Mr. Prescott stated this property had severe fire damage. The owner has a new roof in place and has put stucco on approximately ½ of the property. There are new windows and doors in place. The garage in back appears to be in good condition. As of this morning the owner has provided estimates for the electrician and plumber. The owner has requested 180 days to complete the repairs. Staff recommendation is 30 days to obtain all necessary permits. Sally Arispe, owner of the property addressed the board, stating what is holding the project up is the fact that Abilene High is scheduled to do the electrical but can't get to it until August. Rev. Cliff Stewart, pastor of the church Ms. Arispe attends, addressed the board stating he has spoken to the teacher at Abilene High who told him they have pulled a permit. After discussion, Perry Haynes made the motion to grant owner 30 days to obtain all necessary permits, Pamela Yungblut seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-043</b>	<b>2241 Melrose</b> Highland Addn., Blk 13, Lot W10' of Lot 6 & all of Lot 7, Abilene, Taylor County, Texas	Glenda Jo Crain 1018 Stowe Abilene, TX 79605	Grant owner 30 days to obtain all necessary permits.

Mr. Prescott stated there have been some minor repairs to the outside. There was a service alteration change, which affects the exterior electrical only. New storage building in the backyard. The interior still has quite of bit of stuff inside hindering work by contractors. The owner has stated they will be working on cleaning it up. The electrical contractor has contacted Mr. Prescott and states he believes interior work will be minor. There is no owner request in writing. Staff recommendation is 30 days to obtain all necessary permits. Thomas Crain addressed the board, he is about to order new windows. He has begun to move some of the items from inside the house to the storage building. Gas line from the meter to the house has been replaced. Glenda Jo Crain addressed the board; she was asked if the 30 days recommended by staff is workable for them, she stated it was. After discussion, David Beard made the motion to grant owner 30 days to obtain all necessary permits, Perry Haynes seconded and the motion carried unanimously.

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>09-071</b>	<b>2709 Beech</b> E A Shepperd Sub of North PK, Blk A, Lot 12, Abilene, Taylor County, Texas	Edgar L. Wood 2774 Simmons St. Abilene, TX 79601-1404	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, if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the City.
<p>Mr. Prescott stated this property was damaged by fire about three years ago. There have been some acts of vandalism. There are broken windows, some water damage, substandard wiring. A lot of debris from the fire was cleaned up however, some remains. There is a rather large out building that is unsecured and has also been vandalized. The owner has requested 180 days to complete repairs. As this is the first time before the board, staff recommendation is 30 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 an additional 60 days to complete repairs. Edgar Wood, owner of the property, addressed the board stating he has gotten an estimate from a general contractor for all work including the electrical and a separate bid from a plumbing contractor. He would like 180 days to complete. After discussion, Pamela Yungblut 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 the repairs and have repairs inspected by the City, Vanessa Faz seconded and the motion carried unanimously.</p>			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>09-073</b>	<b>1933 Fulton</b> Hattie M Sayles, Blk 9 & 11, Lot W65 E265 LT9, Abilene, Taylor County, Texas	Joe Rodriquez 1933 Fulton Abilene, TX 79603	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, if this is done, grant 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 house has been vacant for a long period of time. There is quite a bit of inadequate maintenance. The interior is being cleaned up. There are broken windows, damaged/missing siding, damaged flooring. There is a new owner in place. There is no owner request in writing. Staff recommendation is 30 days to provide a plan of action, 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. Joe Rodriquez, owner of the property addressed the board stating he</p>			

has estimates from a plumber and electrician. They should be starting on Monday, needs 30 days for electrical and plumbing. He believes the total of 150 days to complete is workable. After discussion, Perry Haynes 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, if this is done, grant an additional 60 days to complete the repairs, Pamela Yungblut seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-074	949 Nelson Meadowbrook Addn., Blk 2, Lot 21, Abilene, Taylor County, Texas	Juan G. Cerda 957 Nelson Abilene, TX 79601- 4421	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, if this is done, grant an additional 90 days to complete repairs and have repairs inspected by the City.

Mr. Prescott stated this is the first time before the board. There has been some attempt to replace some rotted wood. He was unable to get any interior photos as the windows are covered. The owner made a request but there was no time-frame included. 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. Juan Cerda, owner of the property, addressed the board stating he is requesting 180 days to complete the repairs. He has an electrician who should have pulled a permit this week, has all the materials. After discussion, David Beard made the motion to grant 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 90 days to complete the repairs, Pamela Yungblut seconded and it carried with Vanessa Faz abstaining.

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>09-075</b>	<b>2209 Kirkwood</b> Sears Park, Blk 2, Lot 11, Abilene, Taylor County, Texas	Manuel Castro 2201 Clinton St Abilene, TX 79603	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, if this is done, grant an additional 90 days to complete repairs and have repairs inspected by the City.

Mr. Prescott stated this is the first time this property is before the board. The building is pretty well secured. There are new windows going in, interior has had work begun with removal of the sheetrock. At the time of the photos there was quite a bit of trash and debris as well as construction debris, he met with the owners and they indicated they will have a roll-off set. There is quite a bit of inadequate maintenance. The owner is requesting 180 to complete repairs. 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. Rachelle Castro, owner's spouse, addressed the board; they have cleaned up the trash and have begun some work inside. After discussion, Perry Haynes 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, if this is done, grant an additional 90 days to complete repairs, Pamela Yungblut seconded and the motion carried unanimously.

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>08-075</b>	<b>5917 Conestoga</b> Lot 1, Blk D, Crown Place Sec 2, Abilene, Taylor County, Texas	Nassau Wilson 1110 S. La Salle Dr Abilene, TX 79605- 3612	Grant owner 60 days to obtain all necessary rough-in inspections, or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated this is the fourth time this mobile home has been before the board. There is inadequate maintenance, yard needs mowing, there is a broken window. The condition of the fence is an issue, it is down and exposes the unsightly conditions behind it. All the open permits are set to expire within the next month or so if no inspection is called for. There is no owner request in writing. Staff recommendation is 60 days to obtain all necessary rough-in inspections or demolish the structure. Nassau Wilson, owner of the property, addressed the board stating he intends to repair the property; he has purchased a lot of the materials for the repairs. He requested 180 days to complete the repairs. Butch Chandler, Code Enforcement Officer for the City of Abilene, who is responsible for the south side to include this property, addressed the board going through the timeline for open complaints he has worked at this property beginning in January of this year. He has also issued two citations to Mr. Wilson. Mr. Wilson addressed the board regarding his code enforcement issues. After discussion, Vanessa Faz made the motion to

grant owner 60 days to obtain all necessary rough-in inspections or demolish the structure, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-024</b>	<b>910 Nelson</b> Meadowbrook Addn., Blk 3, Lot 11, Abilene, Taylor County, Texas	M.D. Pierce Realty Group P.O. Box 871861 Mesquite, TX 75187- 1861	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 third time this property has been before the board. There has been some working taking place on the outside, new windows, new siding. Sheetrock has gone up on the inside. There is quite a bit of trash, debris and construction debris on the property. The property is about at the half-way point but has sat at this stage for quite a while. There is no owner request in writing. Staff recommendation is 60 days to complete repairs or demolish the structure. After discussion, Perry Haynes made the motion to grant owner 60 days to complete repairs and have repairs inspected by the City, David Beard seconded and the motion carried with Pamela Yungblut and Vanessa Faz voting no.

Case No.	Address & Description	Owner	Board Action
<b>09-072</b>	<b>2330 Old Anson (rear bldg only)</b> AO230 SUR 86 James R Shipman, Tract 71 X 147, Lot 20 Steffens & Lowden, Abilene, Taylor County, Texas	Baldomero Segura 2466 Beech St. Abilene, TX 79601- 1854	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 there is quite a bit of construction debris on the lot, missing windows, missing siding. The owner has indicated he wants to turn the building into storage. There is no request from the owner in writing. Staff recommendation is 90 days to complete repairs or demolish the structure. After discussion, Pamela Yungblut made the motion to grant owner 90 days to complete repairs or demolish the structure, Perry Haynes seconded and the motion carried unanimously.

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