

# Board of Building Standards Minutes

**August 11, 2010**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, August 11, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members:	Steve Ellinger, Chairman	Present		
	Alana Fletcher Maddox	Present		
	Matt Loudermilk	Present		
	David Beard	Present		
	Vanessa Faz	Absent	Janet O'Dell	Present
	Pamela Yungblut	Present		
	Perry Haynes	Present		

Visitors:

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 July 7, 2010 meeting. Pamela Yungblut made a motion to approve the minutes as written. The motion was seconded by Matt Loudermilk 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>07-103</b>	<b>2050 N. 16<sup>th</sup> St.</b> Lot 7, Blk 2, CW Kenner of J. Warfield, Abilene, Taylor County, Texas	Richard Espinoza 2026 N. 16th Abilene, TX 79603	Grant owner 30 days to obtain all necessary permits or sell the property, if this is not done demolish the structure, remove debris and clean the lot.

Mr. Prescott stated this is the seventh time this property has been before the board. Not much has been done on the interior since it was last before the board. As of yesterday there had been no owner request in writing, based on that staff recommendation is 30 days to obtain all necessary permits, if that is not done demolish the structure. The owner did bring in a written request this morning for 90 days to complete repairs or 180 days to sell. Richard Espinoza, owner of the property addressed the board stating he has two individuals interested in buying the property. He addressed the issue with the plumber and that the property is not that far from completion. After discussion, Pamela Yungblut made the motion to grant owner 30 days to obtain all necessary permits or sell the property, if that is not done, demolish the structure, remove debris and clean the lot, the motion was seconded by Alana Fletcher Maddox and unanimously carried.

Case No.	Address & Description	Owner	Board Action
<b>09-025</b>	<b>1426 Graham</b> Arthel Henson Outlot 33, Blk C, Lot 7, Abilene, Taylor County, Texas	Michael B & Jonelle Williams 670 Westwood Dr. Abilene, TX 79603-5561	Grant owner 30 days to obtain all necessary permits, if that is done, grant an additional 30 days for all rough-in inspections, if that is done, grant an additional 60 days to complete repairs.

Mr. Prescott stated this is the third time this property has been before the board. The owners have done a good job securing it. The house is getting ready to be painted, sheetrock that had been damaged is repaired, there have been repairs to the plumbing and electrical. This property appears to be half way completed. The owner has requested 120 days to complete all repairs. Staff recommendation is 30 days to obtain all necessary permits, if that is done, grant an additional 30 days for all rough-in inspections, and if that is done 60 days to complete repairs. Michael Williams, owner of the property addressed the board stating the electrical passed inspection on August 5<sup>th</sup> and the plumbing permit should be issued today and should take 30 days to complete. After discussion, Matt Loudermilk made the motion to grant owner 30 days to obtain all necessary permits, if that is done, grant an additional 30 days for all rough-in inspections, and if that is done grant an additional 60 days to complete repairs, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-050</b>	<b>1881 Jefferies</b> 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	Grant owner 30 days to provide a plan of action with written cost estimates.

Mr. Prescott stated this is the second time this property has been before the board. There have been no repairs begun on this property and there are no permits in place. As of yesterday there has been no plan of action submitted or a written request for time extension by the owner. Staff recommendation is 30 days to provide a written plan of action, if not done demolish the structure. Aubrey Oliver, owner of the property, addressed the board stating he was incarcerated when the property was condemned and would like to work on the house to bring it out of condemnation. He has tried to repair some of the roof, he would like to request 90 days, but thinks the 30 days is acceptable. Michelle Weaver, who represented the owner at the March board meeting, addressed the board saying she had called an electrician and a plumber back in March but no one ever came out. She requested further clarification of the purpose of the plan of action. After discussion, Pamela Yungblut made the motion to grant owner 30 days to provide a plan of action with written cost estimates, David Beard seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>10-002</b>	<b>1334 Kirkwood</b> Arthel Henson Outlot 33, Blk 4, Lot 3, Abilene, Taylor County, Texas	Francisca Rodriguez 1656 Beechwood Ln Abilene, TX 79603-4340	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, if that is done, grant an additional 90 days to complete repairs.

Mr. Prescott stated this is the first time the property has been before the board. The property is for sale, the carport roof is damaged, and there is some missing siding and some broken windows. There are no open permits and as of yesterday no owner request in writing. 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, if that is done, grant an additional 60 days to complete repairs. David Rodriguez, owner of the property addressed the board stating he and his wife have repaired and sold other homes in Abilene. They just finished a property and will now put all their attention to this property. 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, if that is done, grant an additional 90 days to complete repairs, Janet O'Dell seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>10-005</b>	<b>1018 Pecan</b> LT 18 189 Lambeth & Porter 3 ABL, Abilene, Taylor County, Texas	Sandra Hilley Bracy ET AL 1642 Fannin St. Abilene, TX 79603-3430	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, if that is done grant an additional 60 days to complete repairs.

Mr. Prescott stated this is the first time the property has been before the board. There is considerable rotted wood, there is a tree resting on the roof, the roof is in very bad condition. There appears to have been a water leak at some time due to the location of some of rotted wood. The alley is very overgrown but the owner was made aware and has agreed to cut it. There are no permits in place and no owner request in writing. 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, if that is done grant an additional 60 days to complete repairs. Sandra Bracy, owner of the property addressed the board she would like to try and save the property. With the many issues she is facing with her family right now it looks like they would not be able to start anything until the middle of October. After discussion Perry Haynes 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, if that is done grant an additional 60 days to complete repairs.

Case No.	Address & Description	Owner	Board Action
<b>10-032</b>	<b>625 Jeanette</b> LT 4 185 5 Wise OT ABL Piedmont, Abilene, Taylor County, Texas	Gwendolyn Fordia Wood 625 Jeanette St. Abilene, TX 79602-1127	Immediately demolish the structure, remove debris and clean the lot.

Mr. Prescott stated the reason this property was brought before the board before the usual 6 month time frame is because of the extensive fire damage and the complicated ownership issue. The property is a total loss. Staff recommendation is to immediately demolish the structure. Huey Thrift, representative for the owner's family, addressed the board stating he had a power of attorney for his daughter but because there was no will the city attorneys were not sure Mr. Thrift could act on her behalf for this property. He had signed a consent to demolish and feels it is an eyesore for the entire community. After discussion, Pamela Yungbut made the motion for immediate demolition of the structure, remove debris and clean the lot, Janet O'Dell seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>07-047</b>	<b>2750 S. 12<sup>th</sup> St.</b> 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 60 days to complete repairs or sell the property, if that is not done, demolish the structure, remove debris and clean the lot.

Mr. Prescott stated this property has been before the board nine times, six times under the current owner. There have been no new repairs since the last time it was before the board with the exception of a small back porch. There is no owner request in writing, staff recommendation is to grant owner 60 days to complete repairs or demolish the structure. After discussion, Pamela Yungblut made the motion to grant owner 60 days to complete repairs or sell the property, if that is not done, demolish the structure, remove debris and clean the lot, Matt Loudermilk seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>08-061</b>	<b>1125 Rodgers</b> N62.9' S124' Lot 2, Blk 2, N/2 Blk 11 BA 91, Sayles & Hughes, Abilene, Taylor County, Texas	Juan Antonio & Rosenda Sanchez 5418 Congress Abilene, TX 79603	Grant owner 90 days to complete repairs and have repairs inspected by the city.

Mr. Prescott stated there is new stucco work; since the photos were taken the owner has cleaned up the building materials. There are new windows and electrical wiring. The owner has requested 180 days to complete repairs. Staff recommendation is to grant owner 90 days to complete repairs and have repairs inspected by the city. After discussion, Matt Loudermilk made the motion to grant owner 90 days to complete repairs and have repairs inspected by the city, Alana Fletcher Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>08-082</b>	<b>2402 Walnut (&amp;rear bldg.)</b> 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	Grant owner 30 days to obtain all necessary permits, if not done demolish the structure, remove debris and clean the lot, if all necessary permits are obtained grant an additional 60 days to complete repairs and have repairs inspected by the city.

Mr. Prescott stated this is the fourth time this property has been before the board. A majority of the windows are missing; there is some missing siding, and some damaged masonry. There has been a little work on the interior. There has been no written request from the owner. Staff recommendation is to grant owner 30 days to obtain all necessary permits or demolish the structure, if all necessary permits are obtained grant an additional 60 days to complete repairs and

have repairs inspected by the city. After discussion, Perry Haynes made the motion to grant owner 30 days to obtain all necessary permits, if not done demolish the structure, if all necessary permits are obtained 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>08-088</b>	<b>1202 Plum</b> E/2 Lot 6, 200 Johnson OT, 1-A, ABL Abilene, Taylor County, Texas	Jessica L. Aguirres 1634 Burger St. Abilene, TX 79603	Grant owner 30 days to obtain all necessary permits, if that is done grant an additional 60 days to complete all repairs and have repairs inspected by the city.

Mr. Prescott stated the outside is in need of paint, there was a storage shed in the back that the owner knocked down and it remains in the backyard. There interior has some insulation installed and new electric. There are some expired permits that will need to be renewed. The owner is requesting 90 days to complete repairs. Staff recommendation is 30 days to obtain all necessary permits, if that is done grant an additional 60 days to complete the repairs. After discussion, Janet O'Dell made the motion to grant owner 30 days to obtain all necessary permits, if that is done grant an additional 60 days to complete the repairs, Matt Loudermilk seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-044</b>	<b>1342 Cedar St.</b> N72.6' S362' E140' W300' 202 W/2-2, OT ABL, Abilene, Taylor County, Texas	T.E. McFadin 8207 Callaghan Rd. Ste. 155 San Antonio, TX 78230- 4736	Grant owner 30 days to obtain all necessary permits, if that is done, grant an additional 30 days for all necessary rough-in inspections, if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the city.

Mr. Prescott stated the owner has secured the building. There is damaged siding, and water damage to the porch roof. There is an open building permit but no inspection has been requested. There was an electrical permit but that was just to install the new electrical box outside. Mr. Prescott met with the owner had he said the electric should be next week and the plumbing is close to a rough-in inspection. The owner has requested 180 days. Staff recommendation is 30 days to obtain all necessary permits, if that is done, grant an additional 30 days for all necessary rough-in inspections, if that is done grant an additional 60 days to complete the repairs. After discussion, Pamela Yungblut made the motion to grant owner 30 days to obtain all necessary permits, if that is done, grant an additional 30 days for all necessary rough-in inspections, if that is done grant an additional 60 days to complete the repairs, Matt Loudermilk seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-057</b>	<b>718 Sycamore</b> S50' N154' E92.3' 162 2 W2/3 ABL OT, Abilene, Taylor County, Texas	Swartz & Brough, Inc. P.O. Box 801709 Dallas, TX 75380-1709	Grant owner 90 days to sell the property.

Mr. Prescott stated the interior is down to the frame, there are no open permits. A tree had fallen on the property and the city had to clean it up. There has been no progress on the property since it was last before the board in April. The owner has sent in a fax requesting 180 days to sell. Staff recommendation is to grant owner 90 days to sell the property. After discussion, Pamela Yungblut made the recommendation to grant owner 90 days to sell the property, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>10-004</b>	<b>2832 Russell Av. (garage only)</b> Scott Highway Place, BLD 5, Lot 10, Abilene, Taylor County, Texas	Veronica M. Herrera 2832 Russell Av. Abilene, TX 79605-1953	Grant owner 30 days to demolish the structure, remove debris and clean the lot.

Mr. Prescott stated the garage is in very poor condition, there are trees growing through it; there is an old vehicle inside. Mr. Prescott spoke to the owners who indicated they were going to tear it down but there has been no permit for demolition requested. There is no owner request in writing. Staff recommendation is to grant owner 90 days to complete all necessary repairs or demolish the structure. After discussion, Pamela Yungblut made the motion to grant owner 30 days to demolish the structure, Alana Fletcher Maddox seconded and the motion carried unanimously.

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