

Board of Building Standards Minutes

September 1, 2010

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, September 1, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors:	Ricky Landers	Ollie Sutton
	Luis Rodriguez	Kevin Phillips
	Thomas Crain	Noe Duran
	Maria Cortez	David Judy
	Lucy Gentry	

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 8:15a.m.
2. Mr. Ellinger said the first order of business was the review and approval of the minutes of the August 11, 2010 meeting. David Beard made a motion to approve the minutes as written. The motion was seconded by Perry Haynes 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.

David Sartor, the Building Official, presented the request by Mr. Warren Harkin, owner to keep the foundation of the building demolished at 3701 W. Lake Rd. Mr. Sartor stated the owner is requesting to keep the foundation to use as a parking lot; there has been some additional concrete poured on the front and back side of the existing foundation. The slab appears to be in good condition, being level and with no holes or obstructions. Staff saw no issues to address. Mr. Rick Landers, representative for the owner and contractor for the project, addressed the board outlining the owner's plans for the property as strictly a parking lot for the other buildings that are on the property. David Beard made the motion to grant owner approval to keep the slab for parking only, the motion was seconded by Perry Haynes and unanimously carried.

David Sartor, the Building Official, presented the request by Ms. Lamar Mathews, owner to keep the foundation of the building at 741 N. 3rd St. for a parking lot and possibly a future building. There is an open hole/pit on the property approximately 12-16 inches deep, which will need to be addressed. For the most part the slab is flat but is elevated from the adjoining grade with some entry ramps were doorways were. Staff's concerns are with the pit and an angle iron that was an edge reinforcement on a concrete loading dock that was bent in the demolition process. Mr. Sartor spoke to the owner and informed her that should it be used for a building there would have to be an engineering assessment of the foundation to identify if it would be suitable for a building. Representative for the owner, Kevin Phillips of Harris Acoustics, addressed the board stating the owner is more interested in using it for parking than a rebuild. The owner is prepared to being all the necessary modifications to the property within 30 days. There was discussion regarding the aesthetic properties of this unlevelled, poorly maintained slab in downtown Abilene as well as the cost that would be involved to make it a useable parking surface or build and whether it would be secured and unsecured parking. Perry Haynes made the motion to table this item until the next meeting, October 6, 2010 at which time a plan of action with a timeframe and new photos demonstrating upkeep of the lot will be provided, the motion was seconded by Pamela Yungblut and passed unanimously.

Case No.	Address & Description	Owner	Board Action
09-043	2241 Melrose 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 for all rough-in inspections, if this is done, grant an additional 60 days to complete all repairs and have repairs inspected by the City.

Mr. Prescott stated there continues to be some missing siding, broken window. Most of the work has been on the interior. There was no owner request in writing. The building permit has expired and will have to be renewed. The electrical permit has been finalized. Staff recommendation is 30 days to obtain all necessary rough-in inspections, if this is done grant owner 60 days to complete the repairs. Thomas Crain, owner of the property addressed the board stating the inside has had the majority of work. Glenda Crain, owner of the property addressed the board with some concerns about the condemnation sign posted on the property. After discussion, Perry Haynes made the motion to grant owner 30 days for all rough-in inspections, if this is done, grant an additional 60 days to complete all repairs, Alana Fletcher Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
07-102	618 N. 16th 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 this is not done demolish the structure, remove debris and clean the lot, if this is done grant an additional 60 days to complete the repairs, 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; there has not been a lot of work on the outside since it was last before the board. The sheetrock has gone up on the interior; he is preparing for some inspection finals. The owner has brought in photos of the work on the interior. Electrical permit has expired; plumbing permit has no inspections requested. The owner submitted a written request yesterday for 120 days to complete the repairs. Staff recommendation is 30 days to obtain all necessary permits, if not done demolish the structure, if done grant an additional 60 days to complete, if not completed demolish the structure. Luis Rodriguez, owner of the property, addressed the board stating he is ready to finish the project, the hardest part is done, the timeline recommended by the board is adequate. After discussion, Perry Haynes made the motion to grant owner 30 days to obtain all necessary permits, if this is not done demolish the structure, remove debris and clean the lot, if this is done grant an additional 60 days to complete the repairs, if this is not done demolish the structure, remove debris and clean the lot, David Beard seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-021	4074 Clairmont 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.

Mr. Prescott stated the property has new wood going up on the trim, it is in the process of being painted, the porch ceiling has been replaced, some mechanical work taking place on the interior. Building permit in place, electrical permit has had a rough-in inspection; there is a mechanical in place. The plumbing permit required from the May board meeting has not been obtained. There is no owner request in writing. Staff recommendation is 30 days to obtain all necessary permits. Larry Robertson, representative for the owner addressed the board stating the plumbing permit should have been pulled yesterday by the contractor. After discussion, Pamela Yungblut made the motion to grant owner 30 days to obtain all necessary permits, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-035	5298 Questa 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 or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated the stucco on the property has been completed. There is an issue with the west side of the property that was damaged by fire was completed without a framing inspection to the interior, that will have to be addressed. There is building permit in place, no inspections have been requested, the plumbing permit has also had no inspections. All the necessary permits, instructed by the board back in May, have not been obtained. There was no written request from the owner. Staff recommendation is 30 days to obtain all necessary permits or demolish the structure. Maria Cortez, representative for the owner addressed the board asking for 160 days to complete the project. The plumbing should be ready for inspection any time, the electrical permit should be pulled shortly. They have begun removing the sheetrock for the framing inspection. The timeline recommended by the board is acceptable. After discussion, Pamela Yungblut made the motion to grant owner 30 days to obtain all necessary permits or demolish the structure, David Beard seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-040	1017 S. Danville Elmwood West Sec. 8, Blk. 22, Lot 20, Abilene, Taylor County, Texas	Amy Duran 5220 Hartford #715 Abilene, TX 79605-3585	Grant owner 30 days to obtain all necessary permits.

Mr. Prescott states a new roof has gone up since last before the board. They are working on the siding, there is some mechanical work going on. There are some open trenches left by the plumber. The interior is down to the frame. Building permit has expired and will need to be renewed, there is a mechanical permit in place but no inspections, plumbing permit has had a rough-in. As of August 26th they had pulled an electrical permit. The owner is requesting 180 days to complete repairs. Staff recommendation is grant owner 30 days to obtain all necessary permits. Noe Duran, owner of the property addressed the board stating the electrician should be done within the week; the trenches should be filled in by the end of this month. The mechanical is waiting for the electrician. 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.

Case No.	Address & Description	Owner	Board Action
09-069	1110 S. 16th St. Belmont Addn, Blk 1, Lot 2, Abilene, Taylor County Texas	Lucia & Gilbert M Gentry 1110 S 16th Abilene TX 79602-4807	Grant owner 30 days to obtain all necessary permits.

Mr. Prescott stated there has been some work on cleaning up the property since the last time it was before the board, there remains quite a bit to remove. The roof still needs repair; the new front door does not fit the frame so it allows elements in. As of August 24th a plumbing estimate has been submitted with completes the plan of action. There are no open permits and there is no written request from the owner. Staff recommendation is 30 days to obtain all necessary permits. Lucy Gentry, owner of the property addressed the board stating she has not pulled permits due to her husband's illness. She is working on going through many of the items on the property for a garage sale, donate and/or keep. Staff recommendation timeframe is acceptable. After discussion, Pamela Yungblut made the motion to grant owner 30 days to obtain all necessary permits, David Beard seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-008	1402 Burger Crescent Heights, Blk K, Lot 11, Abilene, Taylor County Texas	Ollie Lee Sutton 5809 Anson Hwy Abilene, TX 79601	Grant owner 30 days to submit a written 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

Mr. Prescott stated this is the first time this property is before the board. There is some work going on with the windows, trim being replaced, there is a new evaporative cooler. With no garage doors and a door in the garage leading into the house it is considered unsecured. There is quite a bit of vandalism to the interior of the garage. There interior of the home has damage to the sheetrock. Mr. Prescott made contact with the owner to schedule a meeting on site after Labor Day. There is an open building permit; there is no owner request in writing. Staff recommendation is 30 days for a written plan of action, if this is done 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. Mr. Ollie Sutton, owner of the property addressed the board stating he is working on the property. Hasn't pulled the plumbing or electrical permits because he was working on the outside and wasn't aware they were needed but he will pull them. 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 an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete the repairs, Alana Fletcher Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
08-053	5342 N 9th St. Lot 19, Blk. H, Holiday Hills, Sec. 1, Cont., Abilene, Taylor County, Texas	Tommy Gilmore 5210 Congress Abilene, TX 79603	Grant owner 60 days to obtain all necessary rough-in inspections or sell the property.

Mr. Prescott stated this is the fifth time this property has been before the board. The roof damaged by fire, some of the roof has been repaired. There is a trailer on the property holding the trash but it is not closed in so trash is blowing. The interior is down to the frame. There is a dead tree in the backyard that has fallen on the neighbor's fence. There are some new electrical receptacles going in. Open building permit, the electrical had a rough-in inspection, there is a plumbing permit, no inspections requested, mechanical had a duct inspection June 24th that passed. The owner is away at this time, Mr. Prescott spoke to the mother and she wasn't sure when he would be back. There is no owner request in writing. Staff recommendation is 30 days to obtain all necessary rough-in inspections or demolish. After discussion, Pamela Yungblut made the motion to grant owner 60 days to obtain all necessary rough-in inspections or sell the property, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-042	1610 N. 6th St. N Porter Homestead, Lot 2, Abilene, Taylor County, Texas	Sally Arispe 1636 N. 6 th St. Abilene, TX 79601	Grant owner 60 days to obtain all necessary rough-in inspections.

Mr. Prescott stated this property had the front porch that was burned. The only work that is evident is the stucco has gone around to the back, but it still isn't finished. Mr. Prescott talked to the owner regarding the amount of trash and debris on the property. There is a building permit in place, there is an electrical permit in place, no inspections have been requested. As of August 24th a plumbing permit has been pulled. Owner has requested 180 days to complete repairs. Staff recommendation is 60 days to obtain all necessary rough-in inspections. After discussion, Alana Maddox made the motion to grant owner 60 days to obtain all necessary rough-in inspections, Perry Haynes seconded and the motion carried unanimously.

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 30 days to provide a plan of action, to include a contract or sale, if that is done an additional 30 days to obtain all necessary permits, if the plan of action is not obtained demolish the structure remove debris and clean the lot
<p>Mr. Prescott stated this is the second time this property is before the board; no work has taken place, the roof is really in bad condition, it is very overgrown, there was a big bee infestation. The roof on the shed has fallen in. He has had no luck making contact with the owner. There was a junk vehicle on the property that was tagged and they were removed and there is someone mowing the front yard. There are no permits, no owner request. Staff recommendation is 30 days for a plan of action or demolish the structure. After discussion, Pamela Yungblut made the motion to grant owner 30 days to provide a plan of action, to include a contract or sale, if that is done an additional 30 days to obtain all necessary permits, if the plan of action is not obtained demolish the structure remove debris and clean the lot, Alana Maddox seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
09-063	1417 N. 19th St. College Heights Addn, Blk 13, Lot 3, Abilene, Taylor County Texas	Bernadine & Ruth Rios 3962 Wilshire Dr. Abilene TX 79603-4113	Grant owner 30 days to provide a plan of action with written cost estimates.
<p>Mr. Prescott stated we have a new owner for this property. The property has been painted; some lattice work has gone up. Had to address with the owner the removal of the condemnation sign and not allowing the handyman living on the premises. In addition, he has brought a junk vehicle to the property. There is a building permit that will have to be moved to the new owner's name. There is no request in writing. Staff recommendation is to grant owner 30 days to provide a plan of action. After discussion, David Beard made the motion to grant owner 30 days to provide a plan of action with written cost estimates, Pamela Yungbult seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
09-065	5374 Taos Alameda Addn, Blk P, Lot 17, Abilene, Taylor County Texas	Mark Faught 1473 Roanoak Dr. Abilene TX 79603-4140	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 that is done grant an additional 60 days to complete the repairs

Mr. Prescott stated this is the second time this property has been before the board. At the first meeting Mr. Faught informed the board he was going through divorce proceedings and didn't want to tie up any money on a property he might not own in the end. Only change since that time is that access to the property is difficult due to the all the overgrowth. There remains a lot of rotted wood, roof damage. There are no open permits, there is no owner request in writing. Staff recommendation is 30 days to obtain 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. 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, if that is done grant an additional 60 days to complete the repairs, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-007	2418 Green Sears Park, Blk 12, Lot 11, Abilene, Taylor County Texas	Fernando G. Gaitan 898 S. Willis St. Abilene, TX 79605-2860	Grant owner 90 days to demolish the structure, remove debris and clean the lot.

Mr. Prescott stated this property is in very poor condition and has been this way for the three years he has been with code enforcement. It's mowed half of the time by the city. There's rotted wood, inadequate maintenance. There are no open permits; the owner has requested 90 days to demolish the property. Staff recommendation is 90 days to demolish the structure, remove debris and clean the lot. After discussion, David Beard made the motion to grant owner 90 days to demolish the structure, remove debris and clean the lot, Pamela Yungblut seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-010	2010 Burger Sears Park, Blk 23, Lot 16, Abilene, Taylor County Texas	Christina Perez % Ida Flores Mayorga 2618 O Bryan Ln. San Angelo, TX 76904	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 that is done grant owner an additional 60 days to complete repairs

Mr. Prescott stated this property came to him because occupants were living there with no utilities, open sewage in the backyard. There are a lot of broken windows throughout the house; there is a lot of inadequate maintenance. There are a lot of issues with the electrical at this property. There is a little illegal add on in the back where they have appliances. Mr. Prescott met the owner on the property and reviewed what needed to be done. A building permit has been pulled; there are no other permits in place. There is no owner 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, if that is done grant owner an additional 60 days to complete repairs. 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, if that is done grant owner an additional 60 days to complete repairs, Perry Haynes seconded and the motion carried unanimously.

Approved: _____, Chairman Date _____