

Board of Building Standards Minutes

October 6, 2010

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, October 6, 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	Present	
	Pamela Yungblut	Absent	Delbert Allred Present
	Perry Haynes	Present	

Visitors:

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 September 1, 2010 meeting. Mr. Ellinger made the motion to approve the minutes as written and it unanimously passed.
3. 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. Not much has changed on the property with the exception of the weeds being cut. Kevin Phillips, of Harris Acoustics, presented the board with the owner's proposal for the property. Following discussion regarding the possibility of future sidewalks for the property and that the City will conduct an inspection as part of the demolition permit to ensure it is in compliance Perry Haynes made the motion to allow owner to keep the slab for a parking lot. Vanessa Faz seconded the motion and it carried with Mr. Beard voting no.

4. 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. There are two cases on the agenda that have been closed as the owners repaired, they are 09-004 (1025 S. 11th) and 09-075 (2209 Kirkwood).

Board of Building Standards

Minutes October 6, 2010

Page 2

Case No.	Address & Description	Owner	Board Action
09-033	526 N. Treadaway Bl. 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.

Mr. Prescott stated this is the third time this property has been before the board. The roof has had some repair but requires more, there continues to be some missing siding. The dilapidated carport has been demolished; the storage building in the back has been secured. The owner has requested 180 days to complete. Staff recommendation is 30 days to obtain all necessary permits. Gary Corpian, owner of the property, addressed the board stating that the 180 days should give him time to complete the project. After discussion Mr. Corpian agreed that the staff recommendation of 30 days for permits is adequate. Alana Fletcher Maddox 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
09-048	5314 Lamesa Alameda Addn., Sec. 1, Blk. A, Lot 3, Abilene, Taylor County, Texas	Richard & Elizabeth Orr Wilma Orr Family Trust 218 Demmer Pl. Placentia, CA 92870-2517	Grant owner 30 days to complete all necessary repairs.

Mr. Prescott stated this is the third time this property has been before the board. There are problems with the new roof; it did not pass the inspection. There remains some exterior that needs painting and missing siding. There was no written request by the owner. Staff recommendation is 30 days to complete the project. Bill Sumner, representative for the owner, addressed the board stating the roof has been corrected and should pass the inspection. The 30 days recommended by the staff is adequate. After discussion, Vanessa Faz made the motion to grant owner 30 days to complete the project, the motion was seconded by Perry Haynes and carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-055	1401 Victoria College Heights, Blk. 6, Lot 12, Abilene, Taylor County, Texas	Arthur L. Miller 1449 Mesquite Abilene, TX 79601	Grant owner 30 days to obtain all necessary permits.

Mr. Prescott stated this is the second time this property has been before the board. An old dead tree has fallen, did some damage to the fence, not sure if the tree is Mr. Miller's or the neighbor. There remains some raw wood, and substandard electric. The storage shed in the back has been secured since it was last before the board. There is no owner request in writing. Staff recommendation is 30 days to obtain all necessary permits. Arthur Miller, owner of the property addressed the board stating that he has purchased a window, has put a deposit with Ortega Electric, and is working to paying off Black Plumbing for the work they did. The 30 days recommended by staff is adequate. After discussion, Matt Loudermilk made the motion to grant owner 30 days to obtain all necessary permits, Delbert Allred seconded the motion and it carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-073	1933 Fulton 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 obtain all necessary rough-in inspections.
<p>Mr. Prescott stated this is the second time this property has been before the board. There is some new trim going up, the owner has tried to secure the property but on the day he was out there it was unsecured. There remains substandard electric with unprotected wiring. There are some areas that require mowing, approximately 70% is mowed. There is some new plumbing going in as well as some new framework. There is no owner request in writing. Staff recommendation is 30 days to obtain all necessary rough-in inspections. Joe Rodriquez, owner of the property addressed the board stating new windows have been installed since the photos were taken, the property has also been mowed and the missing floor in the back room has been replaced. The 30 days recommended by staff is adequate. After discussion, Vanessa Faz made the motion to grant owner 30 days to obtain all necessary rough-in inspections, David Beard seconded and the motion carried unanimously.</p>			

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 obtain all necessary rough-in inspections.
<p>Mr. Prescott stated this is the second time this property has been before the board. There a vehicle in the driveway that is considered a junk vehicle under City ordinance. There is some new wood going up, electrical work going on. The interior shows raw and exposed wiring that will need to be addressed. As of October 4th a plumbing permit was issued. There is no owner request in writing. Staff recommendation is 30 days to obtain all necessary rough-in inspections. Mr. Cerda, owner of the property, addressed the board stating the house has been painted, with the exception of the trim, since the photos were taken. Sheetrock has gone up; he is waiting for the plumber and electrician to complete their work. After discussion David Beard made the motion to grant owner 30 days to obtain all necessary rough-in inspection, Matt Loudermilk seconded and the motion carried with Vanessa Faz abstaining.</p>			

Case No.	Address & Description	Owner	Board Action
10-016	2341 Hardy St. Morningside Addn., Blk D, Lot N77.7 L6 & W5 16.8 L8, Abilene, Taylor County, Texas	Clifton Scott Eubank 2418 Hardy Abilene, TX 79601-1922	Grant owner 60 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 all repairs
<p>Mr. Prescott stated this is the first time this property is before the board. It was severely damaged by fire in the rear portion. There is substandard electrical, some illegal plumbing, debris and some glass from the broken windows from the fire remains in the backyard. The owner has requested 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. Larry Eubank, owner's father, addressed the board to explain why they requested the 180 days. After discussion, David Beard made the motion to grant owner 60 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 all repairs, Alana Fletcher Maddox seconded the motion and it carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
10-013	802 Victoria St. Lakeside Addn., Blk 13, Lot 533, FT LT 5 & ALL LT 6 Abilene, Taylor County, Texas	David D. Cedillo 25823 Torch Lily San Antonio, TX 78260	Grant owner 30 days to sell the property.
<p>Mr. Prescott stated this is the first time this property is before the board. The property has a "for sale by owner" sign, Mr. Prescott has received a number of inquires on it. There remains rotted siding, broken windows, substandard electrical, there has been some illegal dumping on the property, there is an unsecured storage shed in the back that has a good deal of debris inside. The owners have requested 180 days to sell. Staff recommendation is grant owner 90 days to sell. Jesusa Reyes, the potential new owner, addressed the board stating they are anticipating closing on the property in a couple of weeks. Ms. Reyes stated she has contacted a plumber for an estimate; she is waiting for a number for an electrician. David Beard made the motion to grant owner 30 days to sell the property, Matt Loudermilk seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
10-014	802 Lillius St. Lakeside Addn., Blk 14, Lot 6, Abilene, Taylor County, Texas	William H. Jr. & Karen Sumner 2126 Brookhollow Dr. Abilene, TX 79605-5506	Grant owner 60 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, if that is done grant an additional 60 days to complete repairs
<p>Mr. Prescott stated this is the first time this property has been before the board. There is some trash & debris on the property, the roof and fascia are damaged, there is exposed wiring on the inside, there is some floor damage in the kitchen, damaged sheetrock, and there is high grass and weeds. There is 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. Bill Sumner, owner of the property, addressed the board stating he is trying to stay on top of the yard. The interior has been cleaned up. He is requesting 60 days to provide a plan of action, 60 days for permits and rough-ins and 60 days to complete. After discussion, Vanessa Faz made the motion to grant owner 60 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, if that is done grant an additional 60 days to complete repairs, Perry Haynes seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
10-015	610 Sunrise East Horizon Sec. 1, Blk 1, Lot 2, Abilene, Taylor County, Texas	Young Mae Dell Life Estate % Johnson JC ET AL 1601 Bridge St. Abilene, TX 79603-3354	Tabled the property until the November 3, 2010 meeting.
<p>Mr. Prescott stated this is the first time this property is before the board. It has been severely damaged by fire, the roof has collapsed; there is a good deal of trash & debris. The city contractor secured the property as well as one of the storage buildings in the back. Mr. Prescott spoke to a J.C. Johnson on the property to discuss what needed to be done. He indicated they were trying to sell to Habitat for Humanity. There is no owner request in writing. Staff recommendation is 30 days to demolish the structure. Debra Adams, family member of the owner, addressed the board stating they are working with Habitat for Humanity as a possible sale and are requesting 180 days. After discussion Alana Fletcher Maddox made the motion to table this property until the November 3, 2010 board of building standards meeting, Perry Haynes seconded the motion and it carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
10-017	782 Palm St. 11 & N19 LT12, 186 J & M OT ABL, Abilene, Taylor County, Texas	Lydia M. Long 741 Peach Abilene, TX 79602	Tabled the property until the January 5, 2011 meeting.

Mr. Prescott stated this is the first time this property has been before the board. The property has been listed for sale with a real estate company. This property has been before the board in the past, under a previous owner, for two out buildings which the city demolished. There is a great deal of rotted wood from years of inadequate maintenance. There is old substandard electrical. The owner has requested 270 days to sell the property. Staff recommendation is to grant owner 90 days to sell the property. Lydia Long, owner of the property, addressed the board indicating their desire to sell the property to a reputable owner. There has been a good deal of interest but with the holidays coming things slow down. After discussion, David Beard made the motion to table this property until the January 5, 2011 meeting, Matt Loudermilk seconded and the motion carried with Delbert Allred abstaining.

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 obtain all necessary rough-in inspections, if that is done; grant an additional 60 days to complete repairs.

Mr. Prescott stated this is the second time this property has been before the board. There was an electrician working at the property without a temporary source, this was addressed with the electrician. There is a good deal of rotted wood, damaged windows. There has been some work on the mechanical unit. The rear building also has severe damage from inadequate maintenance. This is not the first property the owner has had in condemnation so he is familiar with the timeframes. He has brought at least one other property out of condemnation. The owner has requested 90 days to complete the repairs. Staff recommendation is to grant owner 30 days to obtain all necessary rough-in inspections, and if that is done, grant an additional 60 days to complete repairs. After discussion, Perry Haynes made the motion to grant owner 30 days to obtain all necessary rough-in inspections, and if that is done, grant an additional 60 days to complete repairs, Delbert Allred seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-012	1833 Jefferies St. North Park Addn. of Jefferies, Blk 26, Lot W50 E625 S150 N280 Abilene, Taylor County, Texas	Willie Gonzalez 1842 Jefferies St. Abilene, TX 79603	Grant owner 90 days to 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 lot of rotted wood from years of inadequate maintenance, damaged electrical boxes; ceiling is falling in due to problems with the roof. There are a couple of out buildings also in bad condition. There was no written owner request. Mr. Prescott has spoken to the owner who indicated there is a commercial property interested in purchasing it to demolish and make it additional parking, he did not indicate he was interested in repairing. Staff recommendation is 90 days to demolish the property. After discussion, Matt Loudermilk made the motion to grant owner 90 days to demolish the structure, Delbert Allred seconded and the motion carried unanimously.

Approved: _____, Chairman Date: _____