

# Board of Building Standards Minutes

**November 3, 2010**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, November 3, 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  | Edgar Benito Cordova Present |
|                | David Beard              | Present |                              |
|                | Vanessa Faz              | Present |                              |
|                | Pamela Yungblut          | Present |                              |
|                | Perry Haynes             | Absent  | Lloyd Turner Present         |

|           |                 |                |
|-----------|-----------------|----------------|
| Visitors: | Earnie Randell  | Carolyn Huston |
|           | Stralean Easter | Mary Pena      |
|           | Lauren Long     | Warren Vought  |
|           | Debra Adams     | Pedro Canto    |
|           | Ramona Canto    | Aubrey Oliver  |
|           | Jmeyer Barbian  | David Webb     |
|           | Noel Hernandez  | Caitlyn McCoy  |

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 October 6, 2010 meeting. Mr. Ellinger made the motion to approve the minutes as written and it 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>09-038</b>   | <b>5434 Durango</b><br>Alameda Addn., Sec. 2,<br>Blk, J, Lot 5, Abilene,<br>Taylor County, Texas | Johnny Mark Faught<br>634 S 11 <sup>th</sup> St<br>Abilene, TX 79602 | Grant owner 30 days to obtain all necessary permits, if that is done grant an additional 60 days to complete repairs. |
| <p>Mr. Prescott stated this property was tabled at the last meeting due to legal proceedings, it has changed hands. There hasn't been much work since its last attendance at this board. There is 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 complete all necessary repairs. Lauren Long, (Lajedan Properties) representative for the owner addressed the board stating they just closed on the property last Thursday and plan to bring it up to code and get building permits and rehabbing the interior. The staff recommendation is an adequate timeframe. After discussion, David Beard made the motion to grant owner 30 days to obtain all necessary permits, if that is done grant an additional 60 days to complete repairs, Pamela Yungblut seconded and the motion carried unanimously</p> |  |  |   |

| Case No.   | Address & Description  | Owner  | Board Action  |
|--|--|--|---|
| <b>09-050</b>  | <b>1881 Jefferies</b><br>North Park Addn. of<br>Jefferies, Blk 26, Lot E72<br>W82 N100 of the A150 of<br>N20, Abilene, Taylor<br>County, Texas | Tennial, Oliver, Jr.<br>1618 Woodard<br>Abilene, TX 79605-5218 | Grant owner 30 days to provide a plan of action with written cost estimates or demolish the structure, remove debris and clean the lot. |
| <p>Mr. Prescott stated not much has changed since last before the board. There is a cellar door that still needs to be secured, some rotted wood, roof damage. The last board action was to require owner to submit a Plan of Action with written cost estimates, this has not been received, and there are no permits and no owner request in writing. Staff recommendation, as this is the third time before the board, to grant owner 30 days to provide a plan of action with written cost estimates or demolish the structure. Aubrey Tennial Oliver, owner of the property addressed the board, stating he has done has roofed the south side of the property, the cellar door has been fixed, all the trees and bushes have been cut, front door and window are has been trimmed, area at the top near the roof has been replaced since the pictures for the board were taken. He had a plan of action but there were no cost estimates or timelines, Mr. Ellinger explained the purpose of the plan of action and what it should contain. After discussion, Lloyd Turner made the motion to grant owner 30 days to provide a plan of action with written cost estimates or demolish the structure, Benito Cordova seconded and the motion carried unanimously.</p> |  |  |   |

| Case No.      | Address & Description  | Owner  | Board Action                                  |
|---------------|--|--|---|
| <b>09-056</b> | <b>3701 Pine</b><br>Sidney Smith, Lot 8-9,<br>Abilene, Taylor County,<br>Texas | Maynard Gulley<br>1385 FM 2047 N<br>Baird, TX 79504-2521 | Tabled until the December 1,<br>2010 meeting. |

Mr. Prescott stated this is the second time this property has been before the board, the condemnation sign had been removed, there is substandard/unprotected wiring, the roof to the porch is gone, and there is much inadequate maintenance. There is an accessory building in back; was probably once an apartment, this building has missing siding. There is trash and debris on the property. There is an extension cord coming out of the back door but it doesn't appear to go to anything, there was an RV on the property but there is no temporary power pole. There is an unsecured doorway to an attic area. Mr. Gulley had submitted a written plan of action in April. The new owners have not submitted a written request in writing. Staff recommendation is to grant owner 30 days to obtain all necessary permits. Pedro Cantu addressed the board stating he just bought the property, he is looking for direction on what needs to be done, and he paid cash and needs some time. After discussion regarding who the owner of record is Vanessa Faz made the motion to table this property until December's meeting, Alana Fletcher Maddox seconded and the motion carried unanimously.

| Case No.      | Address & Description  | Owner  | Board Action  |
|---------------|--|--|---|
| <b>09-064</b> | <b>1902 Fulton</b><br>Hattie M. Sayles Addn,<br>Blk 5 & 7, Lot E50 LT 7,<br>Abilene, Taylor County,<br>Texas | Maynard Gulley<br>1385 FM 2047 N<br>Baird, TX 79504-2521 | Grant owner 30 days to<br>obtain all necessary permits. |

Mr. Prescott stated this is the second time this property has been before the board; there has been some painting of the house. There remain some broken windows; the inside is down to the framing. There is a cellar in the back that may need to be filled in as the walls are cracked and falling in and it extends under the accessory building. There is some trash and debris and a good number of tree limbs that need to be cleaned up. The owners submitted written request this morning for 180 days. At the time of the staff meeting they had not received the owners request; the staff recommendation is 30 days to obtain all necessary permits. Mr. Earnie Randell at 1901 S 19<sup>th</sup> Street addressed the board stating that the roof on the accessory building has caved in; no real work appears to be getting done. Mary Pena, owner of the property addressed the board stating she has put on a new roof, purchased the sheetrock but since that last meeting she and her son have had some serious medical issues. She has contacted an electrician and a plumber for work on the property. After discussion, David Beard 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>09-079</b> | <b>2834 Orange St</b><br>North Park Addn., Blk 16,<br>Lot N61, S206, E150, W<br>½ Lot 2, Abilene, Taylor<br>County, Texas | Ben Anders & Laura<br>Maxwell<br>2834 Orange St.<br>Abilene, TX 79601-1446 | Tabled until the December 1,<br>2010 meeting. |

Mr. Prescott stated this is the second time this property has been before the board. The only thing that appears to have been done is the removal of some junk vehicles, they took down a fence to reach the vehicles and the fence remains on the ground. There are broken windows, structural hazard on the porch where the roof has fallen in. There has been no plan of action submitted and there is no written request from owner for more time. Staff recommendation is to grant owner 30 days to provide a plan of action with written cost estimates or demolish the structure. Jmeyer Barbian of 2742 Orange addressed the board stating there really has been no work done on the property. The property is unsecured and people can get in and out of it. There is a lot of construction going on in the neighborhood to clean it up; the neighbors would like to see this house gone. Noel Hernandez of 2765 Orange addressed the board stating the neighborhood is really trying to clean up and with his small children he would really like to see this house removed. Lloyd Turner made the motion to grant owner 30 days to provide a plan of action or demolish as well as having the property secured immediately. There was no seconded so the motion did not carry. There was additional discussion regarding the timeline for getting the property on the tax sale auction for the back taxes dating back to 2005. Kelley Messer, city attorney addressed the board stating the City can inquire as to the timeline for sale, if there is enough value associated with the property they will look at it, the timeline would be approximately 6 months. Pamela Yungblut made the motion to table this property until the December 1, 2010 meeting, Vanessa Faz seconded and the motion carried unanimously.

| Case No.      | Address & Description  | Owner   | Board Action   |
|---------------|--|---|--|
| <b>09-080</b> | <b>333 Chapel Hill Rd.</b><br>Western Hills, Blk 5, Lot 5, Abilene, Taylor County, Texas | Kenneth L. Cash<br>%Carolyn Huston<br>P.O. Box 5571<br>Corpus Christi, TX<br>78465-5571 | Grant owner 30 days to provide a plan of action with written cost estimates, if this is not done, demolish the structure, remove debris and clean the lot. |

Mr. Prescott stated this is the second time this property has been before the board. There remain broken windows, roof damage, missing skirting, water heater has been stolen, the property was cleaned up but all the trash and debris ended up in an old boat on the property. There have been some contractors call with questions about the property but no additional permits have been pulled. Owner has submitted a request for 180 days to complete repairs. Staff recommendation is to grant owner 30 days to submit a plan of action with written cost estimates or demolish the structure. Carolyn Huston, owner of the property, stated she has spoken with two contractors but it has become a financial issue since her work related accident. Has spoken to both a plumber and electrician. Mr. Ellinger asked if she thought she could get a written plan of action in the 30 day timeframe, keeping in mind what is required on the plan of action, she thought it was adequate. Ida Mae Voight of 425 Chapel Hill Rd addressed the board stating this mobile home is an eyesore, the door has been kicked in a number of times, and they are experiencing problems with vermin. David Warren of 425 & 433 Chapel Hill Rd addressed the board stating he too feels this property is an eyesore for the neighborhood. 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 not done demolish the structure, remove debris and clean the lot, Alana Fletcher Maddox seconded and the motion carried unanimously.

| Case No.      | Address & Description   | Owner   | Board Action   |
|---------------|---|---|--|
| <b>10-015</b> | <b>610 Sunrise</b><br>East Horizon Sec. 1, Blk, 1, Lot 2, Abilene, Taylor County, Texas | Young Mae Dell Life Estate<br>%Johnson JC ET AL<br>1601 Bridge St<br>Abilene, TX 79603-3354 | Grant owner 30 days to provide a plan of action with written cost estimates or demolish the structure remove debris and clean the lot. |

Mr. Prescott stated this property was tabled from the October 6, 2010 board meeting. It has been damaged by fire, the roof has fallen in, the city contractor had to go out and secure it, and there remains quite a bit of trash and debris from the fire. We also had to have the city contractor mow the property last month. Mr. Prescott stated he spoke to a Mrs. Oyster at Habitat for Humanity. She stated they would not be interested in purchasing this property with a building on it that would have to be demolished. There is no written request from the owner. Staff recommendation is to grant owner 30 days to provide a plan of action with written estimates or demolish the structure. Debra Adams, owner of the property addressed the board, she stated she has heard from Habitat and they indicated they are not interested in the property. She will work on getting the plan of action. After discussion Alana Fletcher Maddox made the motion to grant owner 30 days to provide a plan of action with written cost estimates 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>10-021</b>  | <b>1526 Swenson</b><br>College Heights, Blk 45,<br>Lot 3 & Adj. Alley,<br>Abilene, Taylor County,<br>Texas | Billy Jack Williams<br>1526 Swenson<br>Abilene, TX 79603-4412 | 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 all repairs. |
| <p>Mr. Prescott stated this is the first time the property has been before the board, there was a bedroom fire which caused a lot of smoke damage, there is glass missing from the window. There is trash and debris on the lot from the fire. There a couple of out buildings in the back of the property. There was a non-licensed person trying to re-wire the front bedroom, Mr. Prescott tried to contact the owner to see who the person was, with no success. 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. Nobel Harris, of Nobel Harris Real Estate, representative for the owner addressed the board stating he is working with the owner to get the repairs made. Has met with Don Harrington on the property and he provided an estimate for the work, he will provide a copy to Mr. Prescott. The 30 days timeline for the plan of action with written estimates is adequate. After discussion, Lloyd Turner 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 all repairs, Vanessa Faz seconded and the motion carried unanimously.</p> |  |   |  |

| Case No.   | Address & Description   | Owner   | Board Action  |
|--|---|---|---|
| <b>08-083</b>  | <b>5325 Taos</b><br>Lot 4, Blk. S, Alameda<br>Addn., Sec. 5, Abilene,<br>Taylor County, Texas | Perry Leroy Nolting<br>5249 PR 337<br>Anson, TX 79501 | Grant owner 60 days to complete all necessary repairs or demolish the structure, remove debris and clean the lot. |
| <p>Mr. Prescott stated there was an error in the narrative; the electrical permit did not have a final inspection on 8/12/10 but rather a rough-in inspection. This is the fifth time this property is before the board. There remains water damage and rotted wood from inadequate maintenance. There has been a little painting on the back of the house, the illegal wiring has begun to be removed, and it was a main issue with the condemning of the house. There is no owner request in writing. Staff recommendation is 60 days to complete repairs or demolish. After discussion, Vanessa Faz made the motion to grant owner 60 days to complete all necessary repairs or demolish the structure, remove debris and clean the lot, David Beard seconded and the motion carried unanimously.</p> |   |   |   |

| Case No.      | Address & Description  | Owner  | Board Action  |
|---------------|--|--|---|
| <b>09-077</b> | <b>2033 Sycamore St.</b><br>Belmont Addn, Blk 21,<br>Lot 6, Outlot 2, Abilene,<br>Taylor County, Texas | New Frontier<br>Development Group of<br>Texas<br>1442 Roanoak Dr<br>Abilene, TX 79603-4141 | Grant owner 30 days to provide a plan of action with written cost estimates or demolish the structure, remove debris and clean the lot. |

Mr. Prescott stated this is the second time this property is before the board. The property changed hands in the tax auction; all the work to date was done prior to the last board meeting. There are broken windows, missing siding, the interior is down to the frame, and there are foundation issues. There has been no plan of action submitted, no open permits and no owner request in writing. Staff recommendation is to grant owner 30 days to provide a plan of action with written cost estimates or demolish the structure. After discussion, David Beard made the motion to grant owner 30 days to provide a plan of action with written cost estimates or demolish the structure, remove debris and clean the lot, Lloyd Turner seconded and the motion carried unanimously.

| Case No.      | Address & Description  | Owner  | Board Action   |
|---------------|--|--|--|
| <b>10-020</b> | <b>2466 Westmoreland</b><br>Sears Park, Blk 10, Lot 4,<br>Abilene, Taylor County,<br>Texas | Jesus Guadarrama Jr.<br>1701 Clinton<br>Abilene, TX 79603-4442 | 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 owner an additional 60 days to complete the work. |

Mr. Prescott stated this is the first time this property has been before the board. Repairs have started on the house, there are some new windows going in. The exterior water heater has been removed, there is substandard wiring. There are approximately three accessory buildings in the back. There has been an electrical permit issued on October 29<sup>th</sup>, there is an open building permit. 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 owner 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. Lidia Anguiano, the owner's sister, addressed the board stating the electrical work should be ready for inspection by tomorrow. They are working on getting the plumber out there and their father has been doing the work on the exterior. The 30 day period is adequate to provide 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, if that 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 the work, Vanessa Faz seconded and the motion carried unanimously.

| <b>Case No.</b>  | <b>Address &amp; Description</b>  | <b>Owner</b>  | <b>Board Action</b>  |
|--|---|---|--|
| <b>10-019</b>  | <b>2482 Green (accessory building only)</b><br>Sears Park, Blk 12, Lot 1,<br>Abilene, Taylor County,<br>Texas | Gregory Estrada<br>P.O. Box 1211<br>Abilene, TX 79604 | Owner is to immediately demolish the structure, remove debris and clean the lot. |
| <p>Mr. Prescott stated this is the first time this property has been before the board. This obviously not part of primary structure, looks as though someone tried to demolish part of it with no clean up. There is another structure on the property that may have been a chicken coop at one time. There is a great deal of trash and debris. This property sits directly across from Ortiz Elementary. Mr. Prescott stated he had met with the owner and his daughter early on regarding a demolition. There is no owner request in writing. Staff recommendation is for an immediate demolition. After discussion, Pamela Yungblut made the motion for owner to immediately demolish the structure, remove debris and clean the lot, David Beard seconded and the motion carried unanimously.</p> |   |   |  |

| <b>Case No.</b>  | <b>Address &amp; Description</b>  | <b>Owner</b>   | <b>Board Action</b>                        |
|--|---|--|--|
| <b>10-022</b>  | <b>302 N. Crockett</b><br>Park Plaza Sec. 1, Blk A,<br>Lot 19, Abilene, Taylor<br>County, Texas | Felicia & Michael Victor<br>Luna<br>306 N. Crockett<br>Abilene, TX 79603 | Tabled until the December 1, 2010 meeting. |
| <p>Mr. Prescott stated this is the first time this property has been before the board. The property was brought to our attention by Animal Control; there was an issue of a number of dogs left unattended in the house. The interior is covered in fecal matter; there are holes in the walls from the dogs chewing. There is exposed wiring in the enclosed garage. The exterior has missing siding, inadequate maintenance. The City has mowed this property on a number of occasions. Mr. Prescott spoke to the owner, as well as his sister and aunt over the phone. There are delinquent taxes on this property. 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. After discussion, David Beard made the motion to table this property to the December 1, 2010 meeting, Lloyd Turner seconded and the motion carried unanimously.</p> |   |  |  |



| Case No.      | Address & Description  | Owner  | Board Action   |
|---------------|--|--|--|
| <b>10-023</b> | <b>880 Orange</b><br>15 & N1/2 Lot 14 180 4 B<br>John Sayles OT ABL,<br>Abilene, Taylor County,<br>Texas | Jackie Chan<br>1079 N Judge Ely Blv<br>Abilene, TX 79601 | 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, if that is done, grant owner an additional 60 days to complete the work. |

Mr. Prescott stated this is the first time this property is before the board. The property has a large amount of dead tree limbs on the property, lots of inadequate maintenance, missing siding, and rotted wood. The Community Enhancement division has been dealing with this property for at least three years with illegal dumping, tires, carpet, etc. There are broken windows; there is an opening where it appears an evaporative cooler might have been. The plumbing is damaged. The accessory building/cedar block structure's roof is damaged. There has been a lot of vandalism to this property. Mr. Prescott made contact with Mr. Chan and scheduled a meeting at the property but he never showed up. There is no owner written request. Staff recommendation is 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, if that is done grant owner an additional 60 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 that is done, grant owner 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, David Beard seconded and the motion carried unanimously.

Approved:

\_\_\_\_\_, Chairman Date: \_\_\_\_\_