

Board of Building Standards Minutes

March 2, 2011

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, March 2, 2011, 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
	Daniel Ortiz	Present
	Pamela Yungblut	Present
	Perry Haynes	Present

Visitors:	Danny Perry	Marvel Maldorado	Joanne Wilson
	L.D. Walker	Bill Sumner	Kim Padilla
	Al Martinez	Yolanda Martinez	Jacob Sanchez
	Raymond Rodriguez	Osbaldo Coronado	Carmen Rodriguez

Staff Present:

James Prescott, Code Enforcement Officer
Kelley Messer, Legal Department
David Sartor, Building Official
Mary McMahan, 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 February 23, 2011 meeting. David Beard made the motion to approve the minutes as written, Daniel Ortiz seconded and it unanimously passed.
3. James Prescott, Code Enforcement Officer, stated the next item was to address the appeal of the condemnation of 3632 Apt. A & B. Mr. Prescott presented photos taken the day of condemnation which indicate Apt. A to be unoccupied. Apt. B has broken windows, inadequate maintenance, rotted wood, there are steps that are missing from the door. There are two separate electrical meters, Apt. A has a meter Apt. B does not. There appears to be some masonry damage to the footings of Apt. A. He then gave a history of the complaints received on this property dating back to August, 2010. He has contacted AEP which indicated there has been no usage from July 22, 2010 to February 11, 2011. This home previously sat on the property now occupied by the new fire station at N 2nd and Grape and was moved to the Clinton address in approximately 2000 at which time the rehabbed Apt. A back to livable conditions but never completed Apt. B. Osbaldo Coronado, representative for the owner addressed the board stating he had documents demonstrating the gas, water and electric were on prior to the condemnation. He also provided photos of the property. He indicated that the property had been inspected by the city inspectors when the property was on N 2nd and then once it was relocated to Clinton. He indicated he has gotten a building and plumbing permit to finish Apt. B which may take approximately 6 months. His nephew has moved in Apt. A. He indicated he was not aware that the previous renters had

found another place to live and were basically using the Clinton address as storage until the lease was up and had turned off the utilities. They are requesting that we allow his family member to stay in Apt. A and work on Apt. B. David Sartor, the Building Official addressed the board stating the property was permitted to move to Clinton. The records indicate at some point the permits were split into A & B, one side was finished and did get a final inspection. The other permit expired with no action. After discussion regarding when the permits for Apt. B were issued Perry Haynes made the motion to modify the condemnation order to only include Apt. B, Pamela Yungblut seconded and the motion carried unanimously.

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.

Case No.	Address & Description	Owner	Board Action
09-057	718 Sycamore S50' N154' E92.3' 162 2 W2/3 ABL OT, Abilene, Taylor County, Texas	Raymond & Cindy Rodriguez 1101 S 7 th St. Abilene, TX 79602	Grant owner 30 days to provide a plan of action with written cost estimates, if this is done grant an additional 30 days to obtain all necessary permits.

Mr. Prescott stated there are new owners at this property. There were some vehicles parked in the yard which was addressed with the owners. He was unable to taken a lot of photographs as there were dogs in the yard, which was also addressed with the owners. This is the fourth time this property has been before the board; 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 30 days to obtain all necessary permits. Cindy Rodriguez, owner of the property addressed the board stating they have removed the dogs; they are in the process of talking to electricians and plumbers for estimates. The timeframe suggested by the staff is acceptable. After discussion, Pamela Yungblut made the motion to grant owner 30days to provide a plan of action with written cost estimates, if this is done grant an additional 30 days to obtain all necessary permits, Alana Fletcher Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-063	1417 N. 19 th St. College Heights Addn, Blk 13, Lot 3, Abilene, Taylor County Texas	L. D. Walker 223 FM 2700 Clyde, TX 79510	Grant owner 30 days to obtain all necessary permits.

Mr. Prescott stated the property has been cleaned up but there remain broken windows, there are inadequate steps. Last time it was before the board they asked for a plan of action with written cost estimates, which has been received. There is no owner request in writing; this is the fourth time this property has been before the board. Staff recommendation is grant owner 30 days to obtain all necessary permits or demolish. L.D. Walker, owner of the property addressed the board stating that the electric should be started next week; the plumber was out and should be getting started soon. The inside has been cleaned up as has the outside. 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
10-014	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 30 days to provide a plan of action with written cost estimates, if this is done grant an additional 30 days to obtain all necessary permits.

Mr. Prescott stated there is quite a bit of trash and debris throughout the lot as well as several piles of tree limbs. There appears to be approximately four layers of roofing materials, code allows for two. A good amount of sheetrock has been removed from the interior. There is exposed wiring on the inside. There is damage to the skirting, a damaged pipe which is below the kitchen area. There is some trim work going up. There is rotted wood along the back porch area and the porch overhang. A storage building in the back has been removed however the contents remain. There has been no plan of action submitted, there is no owner request in writing, this is the second time this property has been before the board. Staff recommendation is 30 days to obtain all necessary permits. Bill Sumner, owner of the property, addressed the board stating he has been behind on this property as he was focusing on another house they manage getting it out of condemnation and have gotten it rented. A lot of the debris on the property has been cleaned up since the photos were taken. He believes the roof only has 2 layers of roofing, you will have appearance of multiple layers at the edge. 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 30 days to obtain all necessary permits, Daniel Ortiz seconded and the motion carried unanimously.

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 obtain all necessary permits.

Mr. Prescott stated there is a for sale by owner sign on the property. There appears to be no work taking place at the property. The trees have begun growing into the structure and damaging the siding. The owner contacts Mr. Prescott regularly and there have been a few people come in to talk about the property. The owner faxed a request for an additional 180 days to sell the property. This is the second time it has been before the board. Staff recommendation is 30 days to obtain all necessary permits. After discussion, David Beard made the motion to grant 30 days to obtain all necessary permits, Daniel Ortiz seconded and the motion carried unanimously.

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 30 days to obtain all necessary permits.

Mr. Prescott stated this property had severe fire in the kitchen area, substandard wiring remains. There is some construction debris on the property that needs to be cleaned up. The owner contacted Mr. Prescott yesterday and discussed the work taking place and made a verbal request for 90 days to complete. This is the second time this property is before the board. Staff recommendation is 30 days to obtain all necessary permits. After discussion, Alana Fletcher Maddox 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
10-023	880 Orange 15 & N ½ Lot 14 180 4 B John Sayles OT ABL, Abilene, Taylor County, Texas	Jackie Chan 1079 N. Judge Ely Blv. Abilene, TX 79601	Grant owner 30 days to obtain all necessary permits or sell, if not done demolish the structure, remove debris and clean the lot.

Mr. Prescott stated there is some new illegal dumping taking place, there is damage to the siding, there is a broken window on the back door, the accessory building has damaged roofing and is full of trash and debris. Mr. Prescott has spoken to the owner and had an appointment to walk the property but he never showed up and did not call to set another appointment. There is no owner request in writing. This is the second time this property is before the board. Staff recommendation is 30 day to obtain all necessary permits or demolish. After discussion, Pamela Yungblut made the motion to grant owner 30 days to obtain all necessary permits or sell, if 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
10-045	2401 Shelton Sears Park, Block 10, Lot 15, Abilene, Taylor County, Texas	Silva Louisa P. Alcantar 1101 Westridge Dr. Abilene, TX 79605-3718	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.

Mr. Prescott stated there is a lot of rotted wood, broken windows, some minor damage to the roof, damaged plumbing, the crawl space is open and full of trash. There is a missing mechanical unit from the west side of the property. The steps to the sliding glass door have been removed creating an inadequate exit. There is a major concern regarding the interior central heating unit that has gas piping and they have spliced into the piping and have run space heaters throughout the house. Mr. Prescott met with the owner on the property. The owner submitted a request that was confusion, when contacted via telephone it appears she was asking for 180 days for repairs. This is the first time this property is before the board. 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. 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 this is done grant an additional 60 days to complete, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-046	2118 Henson AO 187 Sur 82 John Jarmon, Tract LT 9 100 X 330 N LT 6 & 7 Blk B 53.83, Abilene, Taylor County, Texas	Stan & Linda Casady 625 S. San Jose Dr. Abilene, TX 79605-1415	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.

Mr. Prescott stated there is a lot of rotted wood. There is a tree that is growing into the roof, the trees are growing into the house on the side, there are broken windows, trash and debris. The accessory building is unsecured. The interior is full of trash and debris. The owner is claiming their mail. There is no request in writing from the owner. This is the first time this property is before the board. 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. 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

Approved: _____, Chairman Date: _____