

Board of Building Standards Minutes

July 6, 2011

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, July 6, 2011, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members: David Beard, Chairman
Alana Fletcher Maddox
Delbert Allred
Edgar Cordova
Wayland Schroeder
Perry Haynes
Jon Riggs

Visitors: Ken Griffin Charlie Thyne
Bobby Moody Alicia Shubert/Smith
Robert Norris Isaias Romero
Lillie Norris
Brenda Renfro
Meryl McGill
Edwen Seward
Jen Seward
Lynn Stewart

Staff Present: James Prescott, Code Enforcement Officer
Theresa James, Legal Department
David Sartor, Building Official
Jennifer Boone, Recording Secretary

1. The meeting was called to order by David Beard, Chairman, at approximately 8:15a.m.
2. Mr. Beard said the first order of business was the review and approval of the minutes of the June 1, 2011 meeting. Mr. Allred made the motion to approve the minutes as written, Mr. Haynes seconded 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
10-036	1666 Mesquite LT 212 201 Blackburn 1-D ABL OT, Abilene, Taylor County Texas	Alton Smith 3026 Woodway Cr. Abilene, TX 79606-4224	Grant owner 60 days to complete.

Mr. Prescott discussed the missing electrical, construction material scattered on the lot, rotten siding, and broken windows. He also stated that progress has been made. This is the 2nd time to the board and there is an open building permit with no inspections. Owner requested 60 days to complete. Alicia Smith (3026 Woodway Cr) the manager of Alton Smith Properties discussed the work already accomplished on the property and requested 60 days to complete repairs. Mrs. Maddox motioned to grant the owner 60 days to complete repairs. Mr. Allred seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-039	738 N 14th OT Abilene, Block 201, Lot E100 of SW 150 X 150, Outlot 2-H & 1 McNairy, Abilene, Taylor County Texas	Alrine Lee 318 Meander Abilene, TX 79602-1021	Grant owner 30 days to sell.

Mr. Prescott stated the City of Abilene has secured the property, and discussed inadequate maintenance, rotten wood, damage to siding, unsecured storage building, and that the roof has been compromised. This is the 2nd time to the board and there are no permits. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections or demolish the structure. Meryl McGill (10 Beal Cr Tuscaloosa, AL) stated that she was in the process of purchasing the home. She has since paid the delinquent taxes of \$2,700 and has a warranty deed. Brenda Renfro (318 Meander) the owner's daughter, discussed the sale of the property to Mrs. McGill. Mr. Haynes motioned to grant the owner 30 days to sell the property. Mr. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-042	733 Sycamore 568 N276 X 140 162 2 E 1/3 OT ABL, Abilene, Taylor County Texas	Isaias Romero 550 Forrest Av Abilene, TX 79603	Grant owner 30 days to obtain rough-in inspections, if this is done 60 days to complete.

Mr. Prescott discussed the new siding, old porch has been removed, the inside has been cleaned out, new windows, new plumbing, and that the lot still needs to be cleaned. This is the 2nd time to the board and there is an open building permit, plumbing permit, and no inspections. Staff recommendation is 60 days to complete. Isaias Romero (2502 N 10th-owner) discussed progress and requested 90 days to complete. Mr. Haynes motioned to grant owner 30 days to obtain all necessary rough-in inspections, if that is done 60 days to complete repairs. Mr. Schroeder

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	Table until August 3, 2011 to get information from Taylor County Appraisal District.

Mr. Prescott discussed damage to the roof, damage to porch, inadequate maintenance, broken windows, trash and debris. This is the 3rd time to the board and there are no permits and no requests for extension. Owner resides in a nursing home. Staff recommendation is 30 days to complete or demolish the structure. Mrs. Maddox motioned to table until Aug 3, 2011 to gather information from Taylor County Appraisal District. Mr. Riggs seconded the motion 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 submit a plan of action and obtain all necessary permits, if this is done 60 days to complete.

Mr. Prescott discussed the fire damage to house, and construction material in lot. This is the 3rd time to the board and there is an open building permit, electrical permits, and no inspections. Owner requests 180 days to complete. Staff recommendation is 30 days to complete or demolish the structure. Mr. Allred motioned to grant the owner 30 days to submit a plan of action and obtain all necessary permits, if this is done 60 days to complete. Mr. Haynes seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-021	1526 Swenson College Heights, Blk 45, Lot 3 & Adj. Alley, Abilene, Taylor County, Texas	Billy Jack Williams c/o Ricky OBryant 14912 Lyric Rd. Conroe, TX 77302-6752	Grant owner 60 days to complete or sell, or demolish.

Mr. Prescott discussed the fire damage to the house caused by 2 fires. For sale through Noble Harris real estate but no contact has been made with realtor. This is the 4th time to the board and there is an open building permit with no inspections and there are no requests for extensions. There is questionable ownership with this property. Staff recommendation is 60 days to complete or sell, or demolish the structure. Mr. Haynes motioned to grant the owner 60 days to complete repairs or sell, or demolish. Mrs. Maddox seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-038	218 Meander LT 4 207 Wise 2 ABL OT, Abilene, Taylor County Texas	Blanca Cortez 218 Meander St. Abilene, TX 79602-1079	Grant owner 30 days to obtain all necessary permits and rough-in inspections or demolish.

Mr. Prescott discussed inadequate maintenance, and broken windows. This is the 2nd time to the board and there is an open building permit with no inspections and no requests for extensions. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections or demolish the structure. Mrs. Maddox motioned to grant owner 30 days to obtain all necessary permits and rough-in inspections or demolish. Mr. Haynes seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-040	1638 Delano Leon Stevenson, Lot 13, Abilene, Taylor County Texas	Gloria Roofing Co. 110 Sewell Abilene, TX 79605-1912	Grant owner 30 days to obtain all necessary permits and rough-in inspections or demolish.

Mr. Prescott discussed the lack of paint, inadequate maintenance, electrical damage, and the overall poor condition. This is the 2nd time to the board and there are no permits or requests for extensions. Staff recommendation is 30 days to obtain all permits and rough-in inspections or demolish the structure. Mr. Allred motioned to grant owner 30 days to obtain all necessary permits and rough-in inspections or demolish. Mr. Cordova seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-089	2001 Graham St. Sears Park, Block 35, Lot 18, Abilene, Taylor County Texas	Earl N. Pinkston 2001 Graham St. Abilene, TX 79603-2221	Grant owner 30 days to submit a plan of action with written cost estimates, if this is done 60 days to obtain all necessary permits and rough-in inspections, if this is done 60 days to complete.

Mr. Prescott discussed inadequate maintenance, rotten wood, damage to stucco, open plumbing, trash and debris, and damage to interior. This is the 1st time to the board and there are no permits and no requests for extensions. Staff recommendation is 30 days to provide a plan of action with written cost estimates, if this is done 60 days to get all necessary permits and rough-in inspections, if this is done 60 days to complete. Mr. Haynes motioned to grant owner 30 days to submit a plan of action with written cost estimates, if this is done 60 days to obtain all necessary permits and rough-in inspections, if this is done 60 days to complete. Mr. Allred seconded the