

Board of Building Standards Minutes

August 3, 2011

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, August 3, 2011, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members: Steve Ellinger, Chairman
Alana Fletcher Maddox
Delbert Allred
Matt Loudermilk
Jon Riggs
David Beard

Visitors: Randy Navarette
Mary Rivera
Gary Corpian
Robert Lopez
Isobel Westmoreland
Heloise Munson
Kenny Sims
Elyza Valadez

Staff Present: James Prescott, Code Enforcement Officer
Kelley Messer, Legal Department
David Sartor, Building Official
Jesse Torres, Acting 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 July 6, 2011 meeting. Mr. Allred made the motion to approve the minutes as written, Mrs. Maddox 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
11-002	1042 Cedar 6 203 2 E Conrad & Menefee OT ABL, Abilene, Taylor County, Texas	Regis E. & Patricia Mae Russell 20839 County Road 309 Abilene, TX 79601-8731	Grant owner 30 days to provide 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 that the house sold to a new owner. He stated that there was inadequate maintenance, rotted wood, lack of paint, there is new plumbing, and the property is secure. This is the 1st time to the board and there is an open building permit with no inspections, open plumbing permit with a rough-in, and an electrical permit with a rough-in. There is a junk vehicle violation and the owner is in the process of having the vehicle removed from the property. Staff recommendation is 30 days to provide 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. Randy Navarrette (1958 Anderson St) requested 150 days to complete. He says that they are almost done with interior and then will work on the exterior. Mr. Beard motioned to grant the owner 30 days to provide 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. Loudermilk seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-056	1625 Mesquite LT 8 201 Blackburn I-E OT ABL, Abilene, Taylor County, Texas	Ernesto & Eliza Valadez 1625 Mesquite Abilene, TX 79601-3008	Grant owner 30 days to obtain all necessary permits and rough-in inspections.

Mr. Prescott discussed damage to the roof, rotted wood, and trash & debris. This is the 2nd time to the board and there is an open building permit and electrical permit. There is no written request from the owner. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Elyza Valadez (549 N West Ave C Hamlin) discussed the work on the house and requested an extension of 6 months. She is currently in a divorce process and will know by October what the plan is for the house. Mrs. Maddox motioned to grant the owner 30 days to obtain all necessary permits and rough-in inspections. Mr. Beard seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-017	782 Palm St. 11 & N19 LT12, 186 J & M OT ABL, Abilene, Taylor County, Texas	Bill Ortega 1126 Falcon Clyde, TX 79510	30 days obtain all necessary permits and rough-in inspections or recommend demolition of the structure

Mr. Prescott discussed inadequate maintenance, windows have been secured, window panes have been replaced, damage to the stucco, porch damage, rotted wood, and construction material in lot. This is the 4th time to the board. There is an open building permit and no requests for extension. Property has historical significance. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Mr. Allred motioned to grant owner 30 days obtain all necessary permits and rough-in inspections or recommend demolition of the structure. Mr. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-033	1519 S. 4 th W ½ of LTS 1-2 158 OT, Abilene, Taylor County, Texas	Foreman D. & Jewell E. Dodson 1519 S. 4th Abilene, TX 79602-1147	Grant owner 30 days to complete repairs or recommend demolition of the structure.

Mr. Prescott discussed rotted wood, damage to the roof, city has secured the property, people breaking in to the house and stealing copper. This is the 3rd time to the board and there are no permits and no requests for extension. Staff recommendation is 30 days to complete repairs or recommend demolition of the structure. Mr. Riggs motioned to grant owner 30 days to complete repairs or recommend demolition of the structure. Mr. Loudermilk seconded the motion 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 obtain all necessary permits and rough-in inspections or recommend demolition of the structure.

Mr. Prescott discussed rotted wood, busted glass, trash and debris, tires on ground, damage to the skirting and siding. This is the 2nd time to the board and there are no open permits or owner requests. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections or recommend demolition of the structure. Mr. Loudermilk motioned to grant the owner 30 days to obtain all necessary permits and rough-in inspections or recommend demolition of the structure. Mr. Riggs seconded the motion and the motion carried unanimously.