

Board of Building Standards Minutes

September 7, 2011

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, September 7, 2011, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members: Steve Ellinger, Chairman
Alana Fletcher Maddox
Delbert Allred
Jon Riggs
Marvin Barber

Visitors: Sal Arispe Al Martinez
Quin Gregory Mary Pena
Roy Martinez Silva Alcantar
Ana Gonzalez Isobel Westmoreland
Osbaldo Coronado Martha Gregory
Mary Villareal David Gee Flores
Enrique Ramos Jesus Guadarrama
Sorinda Meza
John Jaram

Staff Present: James Prescott, Code Enforcement Officer
Kelley Messer, Legal Department
Van Watson, Building Official
Jennifer Boone, 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 August 3, 2011 meeting. Mr. Allred made the motion to approve the minutes as written, Mr. Riggs 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
09-042	1610 N. 6 th St. N Porter Homestead, Lot 2, Abilene, Taylor County, Texas	Sally Arispe 1636 N. 6 th St. Abilene, TX 79601	Grant owner 60 days to complete.

Mr. Prescott discussed the new stucco and siding on the structure but explained that there is more work to be done. Took the time to paint the exterior shed. There was an open building permit with a framing consultation but the permit has expired. There is an open electrical permit with a rough-in inspection and a plumbing permit with no inspections. There was a written request by the owner for 60 days. This is the 6th time to the board. The staff recommendation is 30 days to complete. Sal Arispe (1636 N. 6th) discussed his progress and requested 60 days to complete. Mrs. Maddox motioned to grant owner 60 days to complete. Mr. Allred seconded the motion and the motion carried unanimously.

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	Roy Martinez Jr. 3157 S. 2 nd St. Abilene, TX 79605	Grant owner 30 days to complete.

Mr. Prescott discussed new windows are on the house and that there is progress being made. There is an open building permit, and electrical permit with rough-in inspections, and no plumbing permit. This is the 6th time to the board but 2nd time with new owner. Staff recommendation is 30 days to complete. Roy Martinez (3157 S 2nd) discussed the progress on the interior of the house and agrees with the staff recommendation of 30 days to complete. Mr. Riggs motioned to grant owner 30 days to complete. Mr. Allred seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-064	1902 Fulton Hattie M. Sayles Addn, Blk 5 & 7, Lot E50 LT 7, Abilene, Taylor County Texas	Mary and Estrella Mary Pena 1902 Fulton St. Abilene, TX 79605	Grant owner 90 days to complete.

Mr. Prescott discussed that the lot needs to be cleaned, and pointed out the missing siding. Mr. Prescott stated that there has been minimal progress made on this property. There is an open building permit with a framing inspection, a plumbing inspection with rough-in inspections, and an electrical permit with a rough-in inspection. This is the 5th time to board. No requests were made by the owner. Staff recommendation is 30 days to complete. Mary Pena (2402 Kirkwood) discussed the progress on the house and is waiting on finances to complete the electrical and plumbing. She requested 90 days in order to get finances together and complete the project. Mr. Allred motioned to grant the owner 90 days to complete, Mr. Barber seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-020	2466 Westmoreland Sears Park, Blk 10, Lot 4, Abilene, Taylor County, Texas	Jesus Guadarrama Jr. 1701 Clinton Abilene, TX 79603-4442	Grant owner 30 days to complete or recommend demolition.

Mr. Prescott discussed that there has been a little work on the carport. He pointed out the damage to the front porch and the unsecured buildings. He also stated that he has not seen anyone out at the house working since condemnation. There is an open building permit, a plumbing permit that has finalized, and an electrical permit with a rough-in inspection. This is the 3rd time to the board. Staff recommendation is 30 days to complete. Mr. Allred motioned to grant the owner 30 days to complete or recommend demolition. Mr. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-025	1930 S. 3 rd E62 ½ W210 207 2 OT ABL, Abilene, Taylor County, Texas	Enrique R. Ramos 733 Ross Av. Abilene, TX 79605-3129	Grant owner 180 days to complete.

Mr. Prescott showed the new stucco work on the house. He stated that there is still some work needed on the footing of the house and that the lot still needs to be cleaned. There is an open building permit, a plumbing permit that has been finalized, and an electrical permit with a rough-in inspection. This is the third time to the board. Staff recommendation is 30 days to complete. Enrique Ramos (733 Ross) discussed his progress on the house and requested 180 days to complete the project. Mrs. Maddox motioned to grant the owner 180 days to complete. Mr. Allred seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-047	1842 Huckleberry A 0012 Sur 83 L Bowerman, Tract S 175 E 129.12 Jefferies Tract, Abilene, Taylor County, Texas	Llolanda Martinez 1109 N. 16 th St. Abilene, TX 79601-2910	Grant owner 120 days to complete

Mr. Prescott discussed the new trim, siding, and paint work on the exterior. The owner has secured the storm cellar. There is an open building permit, electrical permit, and plumbing permit all with no inspections. There were no written requests by the owner. This is the 2nd time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Al Martinez (801 Alameda) discussed that he is funding the project for his sister and doing all of the work. He stated that there has been an electrical and plumbing rough-in inspection done and requested 120 days to complete. Mr. Riggs motioned to grant owner 120 days to complete. Mrs. Maddox seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-066	2426 Hardy St. OC Howell of North PK 3, 4 & 12, 14, Block 2 Lot 2, Lot 3 & N2 FT LT 4, Abilene, Taylor County, Texas	Melinda Tolentino 2426 Hardy St. Abilene, TX 79601-1822	Grant owner 30 days to obtain all necessary permits and rough-in inspections.

Mr. Prescott discussed the poor fencing material and broken windows. He discussed that the city abated a junked vehicle that was on the property. There has been no progress made. There are no permits and no requests for extension. This is the 2nd time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Mr. Allred motioned to grant owner 30 days to obtain all necessary permits and rough-in inspections. Mrs. Maddox seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-004	1317 Burger Crescent Heights, Block B, Lot 5 Abilene, Taylor County, Texas	Qunitin H. Gregory 1265 Westview Dr. Abilene, TX 79603-4725	Grant owner 30 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 that this property was damaged by fire. There is a new owner for this property. There is new siding but more is needed and there has been work in the attic. There is an open building permit with no inspections and no other permits at this time. This is the 1st time to the board and there are no written requests for time. Staff recommendation is 30 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. Quin Gregory (1265 Westview) discussed the progress on the home and requested 180 days to complete. Mr. Allred motioned to grant owner 30 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. Barber seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-005	3632 Clinton, Apt. B W T McQuary of North PK, Block D, Lot 4, Abilene, Taylor County, Texas	Raymundo & Rosario Rodriquez 1330 N. 12 th St. Abilene, TX 79601-3547	Grant owner 90 days to complete.

Mr. Prescott discussed that the debris in the yard and work being done on the porch and the plumbing. There is an open building permit with a framing inspection, plumbing permit with a rough-in, and electrical permit with a rough-in. This is the 1st time to the board. The owner requested 60 days in writing. Staff recommendation is 60 days to complete. Osbaldo Coronado (1542 Lillius) discussed the progress on the home and asked for 90 days to complete. Mr. Riggs motioned to grant owner 90 days to complete. Mr. Barber seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-006	1756 Rucker A0012 SUR 83L Bowerman Tract W 100 E 460 N 184 S 204 Baird 6.25 AC Tract, Abilene, Taylor County, Texas	Miguel & Ana L. Gonzalez 514 Graham St. Abilene, TX 79603-7328	Grant owner 30 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 the new stucco on the house. He pointed out that the lot still has a lot of construction material and debris. There is an open building permit and electrical permit with no inspection. The owner requested 180 days to complete. This is the 1st time to the board. Staff recommendation is 30 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. Alana Gonzalez (514 Graham) discussed the progress and stated that the staff recommendation of 150 days is sufficient to complete the project. Mrs. Maddox motioned to grant owner 30 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 motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-007	2110 Fannin Woodland Addn., Block 1, Lot 20, Abilene, Taylor County, Texas	Mary S. Villareal 2110 Fannin Abilene, TX 79603-2625	Grant owner 30 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 the wood damage, debris on lot, and inadequate maintenance. There is a new roof on the house. There is an open building permit with a roof inspection. There are no other permits and no requests for extension. This is the 1st time to the board. Staff recommendation is 30 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. Mary Villareal (1658 Mesquite) discussed the progress on the house and discussed financial setbacks. She stated that the staff recommendation of 150 days is sufficient. Mr. Riggs motioned to grant the owner 30 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. Mrs. Maddox seconded the motion 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 obtain all necessary permits and rough-in inspections, if this is done 60 days to complete.

Mr. Prescott discussed the new siding, roof, windows, and doors. There is an open building permit and plumbing permit with no inspections. This is the 2nd time to the board and there are no written requests for extensions. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Mr. Silva (1101 Westridge Dr.) discussed progress and requested 90 days to complete. Mr. Barber motioned to grant the owner 30 days to obtain all necessary permits and rough-in inspections, if this is done 60 days to complete. Mr. Allred seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
08-064	1910 N. 3 rd St. E128 7-8-9 & S5.5 E123.5 of 6 205 2 B Johnston, OT ABL, Abilene, Taylor County, Texas	Abilene Preservation League PO Box 3451 Abilene, TX 79604	Grant owner 90 days to sell.

Mr. Prescott discussed that this property has historical zoning. There is a lack of repairs due to funding. There is an open building permit with a roof framing inspection. The Abilene Preservation League requested 90 days to get this house to a sellable condition. This is the 6th time to the board. Mr. Barber requested to abstain from discussion due to personal interest in this property. Staff recommendation is 60 days to complete. Mr. Allred motioned to grant the owner 90 to sell. Mr. Riggs seconded the motion and the motion carried with Mr. Barber abstaining.

Case No.	Address & Description	Owner	Board Action
10-005	1018 Pecan LT 18 189 Lambeth & Porter 3 ABL, Abilene, Taylor County, Texas	Sandra Hilley Bracy ET AL 1642 Fannin St. Abilene, TX 79603-3430	Grant owner 30 days to complete or recommend demolition.

Mr. Prescott discussed roof damage, water damage, broken windows, inadequate maintenance, unsecured shed, and debris in yard. He discussed that there has been no progress on this property. There is an open building permit, no other permits, and no requests for time. This is the 4th time to the board. Staff recommendation is 30 days to complete or recommend demolition. Mr. Riggs motioned to grant the owner 30 days to complete or recommend demolition. Mrs. Maddox seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-008	1402 Burger Crescent Heights, Blk K, Lot 11, Abilene, Taylor County Texas	Ollie Lee Sutton 5809 Anson Hwy Abilene, TX 79601	Grant owner 30 days to complete.
<p>Mr. Prescott discussed the new siding and the damage to the electrical due to the installation of the evaporative cooler. There is an open building permit that has expired, plumbing permit with no inspections, and an electrical permit with a final. This is the 4th time to the board and there are no requests by the owner. Staff recommendation is 30 days to complete. Mr. Allred motioned to grant the owner 30 days to complete. Mr. Riggs seconded the motion and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
10-022	302 N. Crockett Park Plaza Sec. 1, Blk A, Lot 19, Abilene, Taylor County, Texas	Felicia & Michael Victor Luna 306 N. Crockett Abilene, TX 79603	Grant owner 30 days to complete or recommend demolition.
<p>Mr. Prescott discussed damage to the siding, damage to the electrical system, fecal matter, and debris in yard. This property went to the tax auction in September and it is believed that it sold but not confirmed. This is the 4th time to the board. Staff recommendation is 30 days to complete or recommend demolition. Mr. Allred motioned to grant the owner 30 to complete or recommend demolition. Mr. Riggs seconded the motion and the motion carried unanimously.</p>			

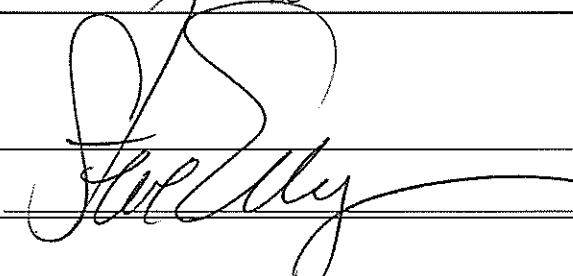
Case No.	Address & Description	Owner	Board Action
10-024	2458 S. 2 nd Christian College 2 nd Addn., Blk 6, Lot 8, Abilene, Taylor County, Texas	Frank and Elsa Lopez 2458 S. 2 nd St. Abilene, TX 79602	Tabled until October 5, 2011 meeting.
<p>Mr. Prescott discussed missing siding, debris and trash in the yard. There is an open building permit and electrical permit in the previous owner's name. This is the 3rd time to the board. Staff recommendation is 30 days to complete or recommend demolition. Mr. Ellinger tabled this case until October 5, 2011.</p>			

Case No.	Address & Description	Owner	Board Action
11-008	1641 Briarwood Westwood Addn., CONT 1, Block B, Lot 10, Abilene, Taylor County, Texas	Virginia Dean Sharp 1641 Briarwood Abilene, TX 79603-3311	Grant owner 30 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 that this property is in poor shape. He discussed inadequate maintenance, broken windows, damage to the woodwork, and fence damage. There are no permits and no requests by the owner. This is the 1st time to the board. The owner's son contacted Mr. Prescott and indicated that there are no funds for the project. Staff recommendation is 30 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. Riggs motioned to grant the owner 30 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. Barber seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-040	889 Mesquite 5 178 1 H J Stoddard OT ABL, Abilene, Taylor County, Texas	Tessie Rogers % Billy Rogers 801 N Carver Abilene, TX 79601-4406	Grant owner 60 days to complete demolition of the structure.

Mr. Prescott discussed that this property is severely fire damaged. There is debris in the yard and the roof has collapsed. The owner is on dialysis and is working on the property alone. He discussed that this property causes imminent danger to the community. This is the 1st time to the board and the owner did request 90 days to complete demolition. Staff recommendation is 30 days to complete demolition. Mrs. Maddox motioned to grant the owner 60 days to complete demolition of the structure. Mr. Riggs seconded the motion and the motion carried unanimously.

Approved:  Chairman. Date: 09.07.11