

Board of Building Standards Minutes

October 5, 2011

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, October 5, 2011, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors:	Bill Sutton	Lillie Johnson
	Mary Laughlin	Valerie Hargrove
	Jie Pan	Charles Nichols
	Karina Escobedo	Patty Hunter
	Daniel Huchness	Thelma Garcia
	Randy Blanton	Jose Garcia
	Brenda Renfro	Ida Mayorga
	James Francies	Joanne Wilson
	John Garcia	Odis Delton

Staff Present: James Prescott, Code Enforcement Officer
Kelley Messer, Legal Department
David Sartor, 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 September 7, 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.
4. EXECUTIVE SESSION:
Pursuant to Texas Government Code Section 551.071, a governmental body may adjourn into executive session for the purpose of consultation with the attorney regarding pending or contemplated litigation and on any matter in which the duty of the attorney to the governmental

body under the Texas Disciplinary Rules of Professional Conduct conflicts with the Open Meetings Act.

Case No.	Address & Description	Owner	Board Action
09-056	3701 Pine Sidney Smith, Lot 8-9, Abilene, Taylor County, Texas	Juan Garcia & Casimiro Longoria 726 China St. Abilene, TX 79602	Grant owner 60 days to complete.
<p>Mr. Prescott discussed open trip hazards, trash and debris on lot, and that the lot needs to be mowed. He discussed that there has been progress made on the house such as new siding, new windows, and new plumbing. There is an open building permit, plumbing permit with rough-in inspection, and electrical permit with rough-in inspection. This is the 5th time to the board. The staff recommendation is 60 days to complete. John Garcia discussed the progress on the house and stated 60 days would be sufficient to get the property out of condemnation. Mr. Beard motioned to grant owner 60 days to complete. Mrs. Maddox seconded the motion and the motion carried unanimously.</p>			

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 & I McNairy, Abilene, Taylor County Texas	Alrine Lee 318 Meander Abilene, TX 79602-1021	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.
<p>Mr. Prescott discussed missing siding, rotten wood, broken windows, and damage to the roof. The owners have cleaned up the property. There are no open permits and no requests for extension by the owners. A sale of the property was finalized on October 4, 2011. Staff recommendation is 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. Brenda Renfro (previous owner, 318 Meander) discussed the projected progress. Mrs. Maddox 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 motion and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
10-068	2340 N. 20 th St. Sears Park, Block 33, Lot 19, Abilene, Taylor County, Texas	Jerry and Glenda Lawhead %Loretta Kay Branch 2340 N. 20 th St. Abilene, TX 79603-3544	Tabled until April 2012.
<p>Mr. Prescott discussed the rotten wood, roofing issues, and inadequate maintenance. There are no open permits and no requests for extension by the owner. There has been no progress on the property. Staff recommendation is 30 days to complete or recommend demolition. Bill Sutton (7733 US Highway 277 S, Holly) discussed his desire to purchase the property and his contact</p>			

with the owner. The property will be in the March 2012 tax sale. Mr. Allred motioned to table until the April 2012 meeting. Mr. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-074	860 Orange St. LT 13 & S ½ LT 14 180 4-B John Sayles OT, Abilene, Taylor County, Texas	Larry W. George & Betty George Rahe 4415 Douglas Ave. Dallas, TX 75219-2210	Grant owner 30 days to obtain all necessary permits and rough-in inspections.

Mr. Prescott discussed that the property is unsecured, the inadequate maintenance, plumbing issues, damage to railing and steps on the interior, sewage issues, and the damage to the siding. The city has secured two accessory buildings. The owners are trying to divide the property and there was a verbal request made for a 60 day extension. There are no open permits. This is the 2nd time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Mr. Beard motioned to grant the owner 30 days to obtain all necessary permits and rough-in inspections. Mr. Haynes seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-077	4518 N. 7 th St. Park Plaza Sec 1, Block J, Lot 5 Cont, Abilene, Taylor County, Texas	Belinda Gail Tucker 4518 N. 7 th St. Abilene, TX 79603-5434	Grant owner 60 days to complete.

Mr. Prescott discussed that there is an open building permit with no inspections, and an open electrical permit. The plumbing permit has had a final inspection but it did not address the source of heat so that will be looked into. There were no requests made by the owner. This is the 2nd time to the board. The staff recommendation is 60 days to complete. Valerie Hargrove (daughter, 118 Seminole) stated that all repairs have been made. Mr. Allred motioned to grant the owner 60 days to complete. Mr. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-009	5302 Congress St. Holiday Hills Sec 1 CONT, Block G, Lot 24, Abilene, Taylor County, Texas	María Luisa Nunez 1833 N. 18th Abilene, TX 79603	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 that the house had been damaged by fire. He also discussed the rotten wood, electrical damage, inadequate maintenance, broken windows, and missing sheetrock. There are no open permits and no requests made by the owner. Karina Escobedo (new owner, 5518 N 19th) is waiting on the deed to finalize to get permits and begin work on the house. She

said they have cleaned up the property. Mr. Beard 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 motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-010	1134 S Pioneer Dr. Elmwood West Sec 7, Block 17, Lot 10, Abilene, Taylor County, Texas	Randy Blanton P.O. Box 7457 Abilene, TX 79608-7457	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, trees in roof line, bee issues, illegal wiring, rotten wood, and trash and debris that needs to be cleared away. There is an open building permit and no requests by the owner. This is the 1st time to the board. Staff recommendation is 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. Randy Blanton (1756 Old Coleman Hwy) stated that he has paid for the pest service and will work to get the home out of condemnation. Mrs. Maddox 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. Haynes seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-011	726 & 726 ½ N 13 th St. College Drive Replat Block 28 Lot E & F, Abilene, Taylor County, Texas	Interested Citizens of Abilene North I-CAN 701 Mesquite St. Abilene, TX 79601-5220	Grant owner 120 days to complete.

Mr. Prescott discussed the new metal siding as skirting on the house and the new privacy fence. He also pointed out damage to the siding, rotten wood and inadequate maintenance. This property is zoned heavy commercial. There is an open building permit and a request for 120 days by the owner. The owner intends to repair properties and use as storage. Staff recommendation is 120 days to complete. James Francies (I CAN) said that the local Black History Museum will use these buildings for storage of memorabilia. He stated that they would seal the buildings and beautify the area. Mr. Beard motioned to grant owner 120 days to complete. Mr. Allred seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-010	2010 Burger Sears Park, Blk 23, Lot 16, Abilene, Taylor County Texas	Christina Perez % Ida Flores Mayorga 2618 O Bryan Ln. San Angelo, TX 76904	Grant owner 60 days to complete or recommend demolition.

Mr. Prescott showed that the garage is unsecure and that there is illegal wiring. There is an open building permit that has expired and an electrical permit with no inspection. There was a written request of 180 days by the owner. This is the 4th time to the board. Staff recommendation is 30 days to complete or recommend demolition. Ida Mayorga (2618 Obrien San Angelo, actually living with sister on S Danville) discussed that there has been no progress due to the lack of funds. She is currently trying to get her brothers to help but needs time. Mrs. Maddox motioned to grant owner 60 days to complete or recommend demolition. Mr. Allred seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-048	3551 Victoria C C Broyles, Block A Lot 9 B26 North Park, Abilene, Taylor County, Texas	Patrick Keck Wilson 3551 Victoria Abilene, TX 79603-1540	Grant owner 90 days to complete.

Mr. Prescott discussed the new paint, new mechanical and missing shingles. He stated that there has been a lot of progress made on this property. There is an open building permit, electrical permit with final, mechanical permit with final, and a plumbing permit. This is the 2nd time to the board and there are no written requests. Staff recommendation is 30 days to complete. Joann Wilson (1335 CR 155) discussed progress and said she could have the project done in 90 days. Mr. Allred motioned to grant owner 90 days to complete. Mr. Haynes seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-067	1309 Beech St. 1 204 3-C Steffens & Lowden OT ABL, Abilene, Taylor County, Texas	Rainwater Housing LLC 1203 Rainforest Ln. Allen, TX 75013-6321	Grant owner 30 days to obtain all necessary permits and rough-in inspections, if this is done 30 days to complete.

Mr. Prescott discussed the construction material and debris in lot that needs to be cleaned. He also discussed an illegal use of extension cord from neighbor's yard. There is an open building permit with no inspection, plumbing permit with a consultation, and electrical permit with rough-in inspection. Owner has requested 60 days to complete. This is the 2nd time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections, if this is done 30 days to complete. Thelma Deleon (1350 Kirkwood) discussed the progress on the home

and said that she was in a rent to own program with this house and has 2 years left on the contract. Mr. Haynes motioned to grant the owner 30 days to obtain all necessary permits and rough-in inspections, if this is done 30 days to complete. Mr. Riggs seconded the motion and the motion carried unanimously.

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	Grant owner 30 days to complete or recommend demolition.

Mr. Prescott discussed that there has been no progress on this property. He discussed trash and debris in lot, and the property is unsecure. There has been no contact with the owner. There are no permits in the current owner's name. No owner request for time extension was made. This is the 4th 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
10-030	1233 Meander McMurry College, Blk 24, Lot N30 LT20 & S30 LT21, Abilene, Taylor County, Texas	BAC Home Loans Services LP FKA Countrywide Home Loans Servicing LP 7105 Corporate Dr. Plano, TX 75024-4100	Grant owner 30 days to complete.

Mr. Prescott discussed that this property was damaged by fire. There has been progress on the home and carport. There is an open building permit, an electrical permit with final, plumbing permit with final, and a mechanical permit with final. There were no requests by the owner and this is the 3rd time to the board. Staff recommendation is 30 days to complete. Mrs. Maddox motioned to grant the owner 30 days to complete. Mr. Beard seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-036	1666 Mesquite LT 212 201 Blackburn I-D ABL OT, Abilene, Taylor County Texas	Alton Smith P.O. Box 4139 Abilene, TX 79608-4139- 39	Grant owner 30 days to complete or recommend demolition.

Mr. Prescott discussed exposed wiring, unsecure building, construction material and debris on lot. There is an open building permit that has expired. There were no requests for extensions and this is the 3rd time to the board. Staff recommendation is 30 days to complete or recommend demolition. Mr. Beard 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
10-057	3624 Grape North Park Addn of McQuary, Block 26, Lot N50 S320 E210 Out of NE Prt, Abilene, Taylor County, Texas	Rosendo Torres & Valarie Garza 1442 Huckleberry Abilene, TX 79603	Grant owner 45 days to complete.
<p>Mr. Prescott discussed new paint, rotten wood, and trash and debris. There is an open building permit, plumbing permit with rough-in inspection, and an electrical permit with rough-in inspection. Owner requested 45 days to complete. This is the 2nd time to the board. Staff recommendation is 45 days to complete. Mr. Allred motioned to grant the owner 45 days to complete. Mr. Hayness seconded the motion and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
10-071	1729 N. 19 th St. College Heights, Block 35, Lot E/2 of 11 & 12, Abilene, Taylor County, Texas	Eliseo L & Lucy A Martinez P. O. Box 171 Middleburg, FL 32050- 0171	Grant owner 30 days to complete or recommend demolition.
<p>Mr. Prescott discussed damage to the roof, inadequate maintenance, rotten wood, broken windows, and the lot is overgrown. There is no working kitchen or bathroom. There are no open permits and no progress. There were no requests by the owner and this is the 2nd time to the board. Staff recommendation is 30 days to complete or recommend demolition. Mr. Allred motioned to grant the owner 30 days to complete or recommend demolition. Mr. Riggs seconded the motion and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
10-075	1741 Clinton St. College Heights, Block 50, Lot 12, Abilene, Taylor County, Texas	Foundation Mortgage LLC P.O. Box 10847 Midland, TX 79702	Grant owner 60 days to complete.
<p>Mr. Prescott discussed that this house is for sale. He discussed new paint, roof damage, and a tree that needs to be abated. The city secured the building. There is an open building permit, an electrical permit with final, and a plumbing permit with final. There were no requests by owner and this is the 2nd time to the board. Staff recommendation is 60 days to complete. Mr. Riggs motioned to grant the owner 60 days to complete. Mr. Haynes seconded the motion and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
10-081	1266 Peach St. Fairmont Outlot 17, Lot N55 LT8, Abilene, Taylor County, Texas	Ina Faye Miller 1421 Ainslee St. Midland, TX 79701-3920	Grant owner 30 days to obtain all necessary permits and rough-in inspections.

Mr. Prescott discussed the broken windows, damage to the roof, and an abandoned/junked vehicle. The city has secured this property. There are no permits and no 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. Mrs. Maddox motioned to grant the owner 30 days to obtain all necessary permits and rough-in inspections. Mr. Allred seconded the motion and the motion carried unanimously.

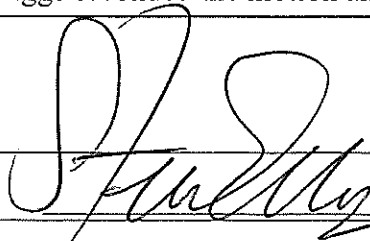
Case No.	Address & Description	Owner	Board Action
11-012	1002 Cedar (Garage Only) 1 203 2 E C & M OT ABL, Abilene, Taylor County, Texas	Andres Vielma Vasquez 733 Vanessa St. Uvalde, TX 78801-6024	Grant owner 30 days to complete demolition.

Mr. Prescott discussed that the garage has been torn down. The footings and foundation needs to be removed as well as trash and debris. There is an open demolition permit that has been inspected but was rejected. This is the 1st time to the board. Staff recommendation is 30 days to complete demolition. Mr. Riggs motioned to grant the owner 30 days to complete demolition. Mr. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-013	833 Carver St. Meadowbrook Addn, Block 1, Lot 32, Abilene, Taylor County, Texas	Joe Pope 1150 Carlton Av. Menlo Park, CA 94025- 1602	Grant owner 90 days to sell.

Mr. Prescott discussed broken windows, rotten wood, exposed wiring, and large amounts of fecal matter in the house. The owner has expressed a desire to sell but has no sign posted. There are no open permits. The owner requested 180 days to complete. This is the 1st time to the board. Staff recommendation is 90 days to sell. Mr. Haynes motioned to grant the owner 90 days to sell. Mr. Riggs seconded the motion and the motion carried unanimously.

Approved:



, Chairman

Date: 11.02.11