

# Board of Building Standards Minutes

November 2, 2011

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, November 2, 2011, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors: Ken Griffin Alton Smith  
Isaias Romero Eliza Valadez  
Jerry Weems Mary Ann Gonzalez  
George Robison Jesus Cantu  
Heloise Munson Kenny Sims  
John Radford Bobby Votes  
Kimberly Westmoreland Carlos Munson  
John M. Pope  
Deann Powers

Staff Present: James Prescott, Code Enforcement Officer  
Kelley Messer, Legal Department  
David Sartor, Building Official  
Ben Bryner, Planning & Zoning  
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 October 5, 2011 meeting. Mr. Riggs made the motion to approve the minutes as written, Mr. Allred seconded and it unanimously passed.
3. Discussion and possible action regarding the foundation at 741 N. 3<sup>rd</sup> St. The demolition permit has been finalized. Case closed.
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
10-035	2802 Hickory Montgomery of North PK, Block 16, Lot 6, Abilene, Taylor County Texas	Ken D. Griffin 741 Walnut St. Baird, TX 79504-3816	Grant owner 60 days to complete.

Mr. Prescott discussed the construction material still on the lot. There is an open building permit with a framing inspection, an electrical permit with rough-in inspection, and a plumbing permit with rough-in inspection. The owner has requested 60 days to complete. Ken Griffin (741 Walnut, Baird) discussed the progress and says that he is waiting on a final for all of his permits. Staff recommendation is 60 days to complete. Mr. Beard motioned to grant owner 60 days to complete. Mr. Haynes 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 all necessary permits and rough-in inspections, if this is done 60 days to complete.

Mr. Prescott discussed the new siding, windows, and roof. There is an open building permit, a plumbing permit with rough-in inspections, and a mechanical permit with no inspections. There are no written requests by the owner. This is the 3<sup>rd</sup> time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections, if this is done 60 days to complete. Isaias Romero (2502 N 10<sup>th</sup>) discussed that he had a shoulder injury that has slowed down progress and that he needs more time. Mr. Allred motioned to grant owner 30 days to obtain all necessary permits and rough-in inspections, if this is done 60 days to complete. Mr. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-052	5281 Taos Alameda Addn Sec 5, Block T, Lot 11, Abilene, Taylor County, Texas	Isobel Westmoreland 4005 Lynwood Ln. Abilene, TX 79605-1607	Grant owner 30 days to obtain all necessary permits and rough-in inspections.

Mr. Prescott discussed that the only progress that has taken place is the trash has been picked up. There is an open building permit with no inspections and a plumbing permit with no inspections. There was an extension turned in but no timeline identified. This is the 3<sup>rd</sup> time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Kim Westmoreland discussed that money was an issue and asked for 90 days. Mr. Beard 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
11-016	1127 Ash St. Stevenson ABL OT, Abilene, Taylor County, Texas	George Robinson 1127 Ash St. Abilene, TX 79601-4308	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 there is a vehicle parked in the yard and a junked vehicle in the yard. He stated that there is a lot of trash and debris on the property. The trees need to be trimmed and the fence is in poor condition. He pointed out the damage to the plumbing and inadequate maintenance. There is also a bee issue on this property. There are no permits and no requests by the owner for time. This property has historical significance. Ben Bryner (Planning & Zoning) discussed that the house was built in 1910 and has been untouched since. This property is on the city's historic properties list and would be a good candidate for historic overlay. George Robinson Jr. (1126 Ash) explained that he works nights but desires to bring the property out of condemnation. He stated that the vehicles would be removed. Mr. Riggs motioned to grant the 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
10-063	641 Mesquite St. OT ABL TIF #1, Block 105, Lot W96.58 of 12, Abilene, Taylor County, Texas	Carlos T. Munson 524 Anglewood Trce Stockbridge, GA 30281- 7779	Grant owner 60 days to complete.

Mr. Prescott discussed that the new siding and windows were done prior to the last board meeting. You can still see the damage to the roof and construction material on the lot. There is an open building permit with a framing inspection, a mechanical permit with a final, and a plumbing and electrical permit with rough-in inspections. There was no request by the owner and this is the 3<sup>rd</sup> time to the board. Staff recommendation is 30 days to complete. Carlos Munson discussed that there had been some contractor issues and requested 60 days to complete. Mr. Beard 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
10-083	502 Santos St. Highland Addn., Block 18, Lot N/2 LT1 & NE/2 LT2, Abilene, Taylor County, Texas	John B. Radford 502 Santos St. Abilene, TX 79605-3155	Grant owner 30 days to obtain all necessary permits and rough-in inspections.

Mr. Prescott discussed that the house had been damaged by fire. The city has secured the property. There are no permits at this time. There are no owner requests and this is the 2<sup>nd</sup> 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. Mr. Haynes seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-015	1333 Cypress St. LT 10 202 2 J F Clark OT, Abilene, Taylor County, Texas	John Michael Pope 3307 Rocky Hollow TRL. Georgetown, TX 78628- 2817	Grant owner 30 days to obtain all necessary permits and rough-in inspections, if this is done 60 days to complete.

Mr. Prescott discussed broken windows, missing siding, damage to skirting, and plumbing issues. He stated that there was trash and debris in the lot that needs to be cleaned. There is an open building permit with no inspections, an electrical permit with a rough-in inspection, and a plumbing permit with no inspection. This is the 1<sup>st</sup> time to the board. The owner requested 90 days to complete. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections, if this is done 60 days to complete. John Pope (Georgetown TX) discussed the progress and said the request for 90 days is due to contractor issues. Mr. Beard motioned to grant owner 30 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
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 the damage to the roof. He also stated that the house was for sale by owner. There is an open building permit and an electrical permit with no inspections. There was an extension requested by the owner but no timeline was identified. This is the 3<sup>rd</sup> time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Eliza Valadez (549 N West Ave C Hamlin) stated that the property is half owned by her ex-husband and that she has had issues getting help from him. She requested 60 days. Mr. Riggs motioned to grant owner 30 days to obtain all necessary permits and rough-in inspections. Mr. Allred seconded the motion and the motion carried unanimously.

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>10-062</b>	<b>629 &amp; 629 ½ N. 8<sup>th</sup> St.</b> 6 146 2B Conrad & Menefee OT ABL TIF #1, Abilene, Taylor County, Texas	Sarah Garrett 1026 Luzon St. Abilene, TX 79602-3018	Grant owner 30 days to complete the sell, if this is done 30 days to complete.

Mr. Prescott stated that the last board granted 30 days to sell. There has been no documentation for change in owner. There are no permits and no requests by owner. This is the 3<sup>rd</sup> time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections or recommend demolition. Kerry Sims (5317 Pueblo) said that he needs 30 days to complete the paperwork for change in owner and 60 days to complete. Mr. Riggs motioned to grant owner 30 days to complete sell, if this is done 30 days to complete. Mr. Beard seconded the motion and the motion carried unanimously.

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>10-087</b>	<b>2218 Burger St.</b> Sears Park, Block 14, Lot 12 & 13, Abilene, Taylor County, Texas	Reynaldo Arrazola 2315 Greentree N Clarksville, IN 47129-8960	Grant owner 30 days to complete sell, if this is done 60 days to complete.

Mr. Prescott discussed the material on the lot and trailers that need to be dumped and removed from property. He said that there is an interested party but there has been no change in ownership. The open building permit has expired. There are no requests by the owner and this is the 2<sup>nd</sup> time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Jesus Cantu (2201 N Mockingbird) stated that he is the new owner and the paperwork was being finalized. Requested 30 days to complete paperwork and 90 days to complete. Mr. Riggs motioned to grant owner 30 days to complete sell, 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
11-018	1434 N. 16 <sup>th</sup> St. Norwood & Gibson Block A, Lot W/2 LTS 14-15, Abilene, Taylor County, Texas	Mary Ann C. Gonzales 10741 Manly Rd. Abilene, TX 79601-8496	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 the rotten wood, inadequate maintenance, damage to concrete, missing windows, plumbing issues, and illegal use of electric chords. There is an open building permit. Owner requested 365 days to complete. 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. Mary Ann Gonzalez (1074 Omally Rd) discussed that there had been sales pending but they fell through so she has decided to rehab the property. The reason for the 365 day request is funding. Mr. beard motioned to grant the 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. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-049	2142 Shelton Sears Park, Block 21, Lot 3, Abilene, Taylor County, Texas	Jacob Thomas Sanchez 2142 Shelton Abilene, TX 79603-2675	Grant owner 30 days to obtain all necessary permits and rough-in inspection or recommend demolition.

Mr. Prescott discussed the damage to the roof, inadequate maintenance, junked vehicle on property, and trash and debris on the lot. There have been no repairs. There are no permits and no requests by the owner. This is the 3<sup>rd</sup> time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections or recommend demolition. Mr. Haynes motioned to grant the owner 30 days to obtain all necessary permits and rough-in inspection or recommend demolition. Mr. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-082	1110 Ash St. 5 199 4-4 L C Sharp ABL OT, Abilene, Taylor County, Texas	Mrs. Quincy Glover %Pearlie Starkes 1210 Old Forrest St. San Antonio, TX 79601	Grant owner 30 days to obtain all necessary permits and rough-in inspections or recommend demolition.

Mr. Prescott discussed that there have been no repairs. There are no open permits. The owner requests 180 days to complete. This is the 2<sup>nd</sup> time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections or recommend demolition. Mr. Beard motioned to grant the owner 30 days to obtain all necessary permits and rough-in inspections or recommend demolition. Mr. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-085	5489 Durango Alameda Addn. Sec 2, Block K, Lot 12, Abilene, Taylor County, Texas	Willard Larry George 301 Elm Cove Dr. Abilene, TX 79605-1603	Grant owner 30 days to obtain all necessary permits and rough-in inspections.
<p>Mr. Prescott discussed the missing windows and plumbing issues. There are no permits and no requests by the owner. This is the 2<sup>nd</sup> time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Mr. Riggs 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.</p>			

Case No.	Address & Description	Owner	Board Action
10-088	1818 Jefferies St. North Park Addn, Block 26, Lot W100 E578.33 N100 2.3 AC TR, Abilene, Taylor County, Texas	Kenneth A & Sharon S Dennison P.O. Box 176 Blanchard, OK 73010-0176	Grant owner 30 days to obtain all necessary permits and rough-in inspections.
<p>Mr. Prescott discussed the rotten wood, inadequate maintenance, missing windows, and unprotected electrical. There are no permits and no requests by the owner. This is the 2<sup>nd</sup> time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Mr. Riggs 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.</p>			

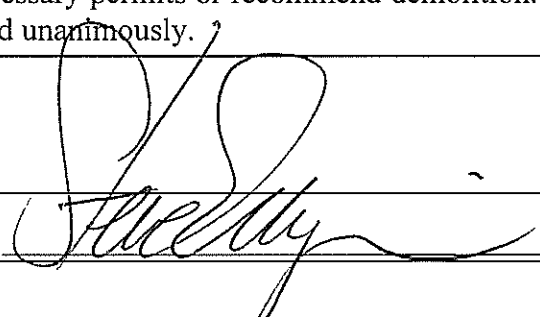
Case No.	Address & Description	Owner	Board Action
10-089	2001 Graham St. Sears Park, Block 35, Lot 18, Abilene, Taylor County Texas	Earl N. Pinkston 2001 Graham St. Abilene, TX 79603-2221	Grant owner 30 days to obtain all necessary permits and rough-in inspections.
<p>Mr. Prescott discussed that there has been no repairs. The city mows the property. The owner is deceased and there has been no change in ownership. There are no permits and no requests by the owner. This is the 2<sup>nd</sup> time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Mr. Beard recommended we discuss the property with Taylor CAD to see if the property can be accelerated for a tax auction. Mr. Allred motioned to grant the owner 30 days to obtain all necessary permits and rough-in inspections. Mr. Riggs seconded the motion and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
11-014	3503 Victoria St. CC Broyles, Block A, Lot 3 & N10 of Alley, B26 North Park, Abilene, Taylor County, Texas	William H. Oliver 3503 Victoria St. Abilene, TX 79603-1540	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 damage to the roof, rotten wood, missing siding, broken windows, inadequate maintenance, and trash and debris on the lot. There are no permits and no requests by the owner. 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. Mr. Haynes motioned to grant the 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. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-017	2066 Henson AO 187 SUR 82 John Jarman, Tract LT 4 51X257 53.83 AC, Abilene, Taylor County, Texas	Clay Newton & Shirley Kinnard 2066 Henson Abilene, TX 79603-1112	Grant owner 30 days to obtain all necessary permits or recommend demolition.

Mr. Prescott discussed that this property is in extremely poor condition. There is exposed wiring, damage to the roof, inadequate maintenance, missing windows, fecal matter inside, and trash and debris on the lot. Animal services had to remove abandoned dogs. There are no permits, no requests by owner, and no contact with the owner. Staff recommendation is 30 days to obtain all necessary permits or recommend demolition. Mr. Riggs motioned to grant the owner 30 days to obtain all necessary permits or recommend demolition. Mr. Haynes seconded the motion and the motion carried unanimously.

Approved:  , Chairman Date: 11.30.11