

Board of Building Standards Minutes

December 7, 2011

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

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

Visitors: Mary Rivera
Bill Ortega
Gary Corpian
Cheryl Erwin
Jerry Weems
Daniel Harkness
Lindsey Brewer
Adam Richardson
Sal Arispe
Robert Norris
Lillie Norris
Eliza Valadez
Alano Barrienets
Raymond Barrow

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 November 30, 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 or recommend demolition.

Mr. Prescott discussed the improvements on the property and pointed out the new paint. There is an open building permit, an electrical permit with rough-in inspection, and a plumbing permit with no inspection. The owner has requested 60 days to complete. This is the 7th time to the board. Sal Arispe (1636 N 6th) discussed the progress and says that he is waiting on the installation of the central heating and air. He is now requesting 90 days to complete. He stated that finances are the reason for the project to be slow. Staff recommendation is 30 days to complete or recommend demolition. 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
10-017	782 Palm St. 11 & N19 LT12, 186 J & M OT ABL, Abilene, Taylor County, Texas	Bill Ortega 1126 Falcon Clyde, TX 79510-4418	Grant owner 90 days to complete.

Mr. Prescott discussed missing and broken windows, sheet rock installation and electrical work being accomplished. He also discussed the construction material on the lot that needs to be cleaned. There is an open building permit with no inspections, electrical permit with rough-in inspection, and a plumbing permit with rough-in inspection. Owner made a written request for 120 days. This is the 5th time to the board. Bill Ortega (1126 Falcon, Clyde) discussed the progress on the house. He stated that 120 days would allow him to get the property out of condemnation but after discussion with the board said 90 days would be sufficient. Mr. Beard motioned to grant owner 90 days to complete. Mr. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-041	3 Rain Dance Cr. S9035-Lakeview Ft. Phantom, Block 1, Lot S 80 of 2, Abilene, Jones County Texas	Gary & Marilu Corpian 70 Castle Dr. Abilene, TX 79602-4242	Grant owner 60 days to complete.

Mr. Prescott discussed that the property has high grass and weeds that need mowing. There has been progress on cleaning up the trash and debris on the property and there is new siding on the house. There is an open building permit, plumbing permit with a water test, and an electrical permit with a final inspection. Owner has requested 90 days to complete. This is the 3rd time to the board. Staff recommendation is 60 days to complete. Gary Corpian (70 Castle Dr) discussed the progress and stated that the staff recommendation of 60 days would be sufficient. Mr. Allred motioned to grant the owner 60 days to complete. Mr. Beard seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-069	1634 Burger St. Crescent Heights, Block L, Lot 7, Abilene, Taylor County, Texas	Jerry Weems 1428 Todd Trl. Abilene, TX 79602-6318	Grant owner 90 days to complete.

Mr. Prescott discussed that there is a lot of work accomplished such as new windows and new siding. There is an open building permit with framing inspection, electrical permit with a rough-in inspection, plumbing permit with a top out inspection, and a mechanical permit with a duct inspection. Owner requests 90 days to complete repairs. This is the 2nd time to the board. Staff recommendation is 90 days to complete. Mr. Riggs motioned to grant the owner 90 days to complete. Mr. Turner seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-080	217 Palm St. OT Abilene, Block 120, Lot 9, Abilene, Taylor County, Texas	Cheryl Erwin 4404 Guernsey Rd. Odessa, TX 79764-3848	Grant owner 30 days to obtain all necessary permits and rough-in inspections.

Mr. Prescott discussed that the illegal wiring has been removed. He also stated that there has been quite a bit of clean up accomplished on the lot but there is still some to be done. There is an open building permit, electrical permit with no inspections, and no other permits. There is no request 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. Cheryl Erwin (4404 Guernsey Rd) stated that the electrician would begin work within a couple of weeks. 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.

Case No.	Address & Description	Owner	Board Action
10-090	1626 Clinton St. College Heights, Block 59, Lot 3, Abilene, Taylor County Texas	Lillie Dean and Robert Norris 8989 FM 1226 S Hawley, TX 79525-2321	Grant owner 90 days to complete demolition.

Mr. Prescott discussed that the there was an accessory building that has been demolished and that the owner is currently salvaging material from the inside of the home. There are no open permits and the owner requested 90 days to complete. Staff recommendation is 30 days to complete or recommend demolition. Mr. Allred motioned to grant owner 90 days to complete demolition. Mr. Beard seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-019	534 Forrest Pecan Park, Block J, Lot 5, Abilene, Taylor County, Texas	Gary & Marilu Corpian 70 Castle Dr. Abilene, TX 79602-4242	Grant owner 90 days to complete.

Mr. Prescott discussed the roof issues over the porch, tires on lot, and construction debris that needs to be cleaned. There has been progress on the property. There is an open building permit with no inspection, plumbing permit with no inspections, and an electrical permit with a final. This is the 1st time to the board and the owner requested 90 days to complete. Staff recommendation is 90 days to complete. Gary Corpian (70 Castle Dr) discussed the progress and stated that 90 days would be sufficient to bring the home out of condemnation. Mr. Beard motioned to grant owner 90 days to complete. Mrs. Maddox seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-020	874/878 Cedar St. 4 179 3 Radford OT ABL, Abilene, Taylor County, Texas	Larry George 301 Elm Cove Dr. Abilene, TX 79605-1603	Grant owner 30 days to complete sell.

Mr. Prescott discussed the inadequate maintenance, rotten wood, neighbor's dogs on property, missing glass, unprotected wiring, and the property needs to be cleaned of trash and debris. There are no open 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. Daniel Harkness (868 Hickory) discussed his desire to purchase the property and that he is working on a contract with the owner. Adam Richardson (1501 Edgewater) stated that his wife inherited this property and that it is their desire to sale the property. Mr. Riggs motioned to grant owner 30 days to sell. Mrs. Maddox seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-021	877/879 Orange St. 7 180 4-B John Sayles OT ABL, Abilene, Taylor County, Texas	Williard Larry & Christi T. George 301 Elm Cove Dr. Abilene, TX 79605-1603	Grant owner 30 days to complete sell.

Mr. Prescott discussed the inadequate maintenance, missing glass, broken windows, and dead trees and tires on property. There are no open permits 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. Daniel Harkness (868 Hickory) discussed his desire to purchase the property. Adam Richardson (1501 Edgewater) stated that the plan is to sell and that 30 days would be sufficient. Mr. Riggs motioned to grant owner 30 days to complete sell. Mr. Turner seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-022	871/873 Cedar St. LTS 6 179 3 Radford ABL OT, Abilene, Taylor County, Texas	Larry George 301 Elm Cove Dr. Abilene, TX 79605-1603	Grant owner 90 days to complete sell.

Mr. Prescott discussed the broken windows, roof damage, inadequate maintenance, lack of paint, dead tree, and furniture in lot. The city has secured the property. There are no open 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. Adam Richardson (1501 Egewater) requested 90 days to sell property. Mr. Riggs motioned to grant owner 90 days to complete sell. Mrs. Maddox seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-079	333 EN 14 th (aka 317) College Drive Replat, Block 16, Lot 11A & 12, Abilene, Taylor County, Texas	Elena Barrientes 301 College Dr. Abilene, TX 79601-3149	Grant owner 60 days to obtain all necessary permits and rough-in inspections, if that is done 30 days to complete.

Mr. Prescott discussed the rotten wood, damage to wood, missing windows, and electrical issues. There was an open building permit that has expired and no requests by the owner. The condemnation officer had an owner consultation but there has been no progress. This is the 2nd time to the board. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections. Raymond Barrow (353 College Dr) stated that the work has halted because of permits and stated he doesn't have money for rough-in inspections. Mr. beard motioned to grant the owner 60 days to obtain all necessary permits and rough-in inspections, if that is done 30 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 or recommend demolition.

Mr. Prescott discussed that the majority of the work accomplished was complete prior to last board meeting. He also pointed out the trash and debris that needs to be cleaned off the lot. There is an open building permit with no inspections, an electrical permit with rough-in inspections, and a plumbing permit with a top out inspection that was rejected. There was no request by the owner and this is the 7th 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. Turner 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 or recommend demolition.

Mr. Prescott discussed that there is evidence of plumbing progress and that there is construction material on lot to be cleaned. There was an open building permit and plumbing permit that has expired, and an electrical permit with a final. There were no requests by the owner. This is the 5th 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. Turner 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 complete or recommend demolition.

Mr. Prescott discussed that the only progress accomplished is that the fencing material has been cleaned and the junked vehicle was removed by the city. There was an open building permit pulled on October 31st. There were no requests by owner. This is the 3rd time to the board. Staff recommendation is 30 days to complete or recommend demolition. Mr. Turner 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
11-001	849 Nelson Meadowbrook Addn, Block 2 Lot 30, Abilene, Taylor County, Texas	Ernest C. & Zina Powell 3112 Tierra Agave Dr. El Paso, TX 79938-4760	Grant owner 30 days to obtain all necessary permits and rough-in inspections or recommend demolition.

Mr. Prescott discussed that the property is unsecure, damage to wood, and that there has been no progress. There are no open 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 or recommend demolition. Mrs. Maddox motioned to grant the owner 30 days to obtain all necessary permits and rough-in inspections or recommend demolition. Mr. Allred seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-002	1042 Cedar 6 203 2 E Conrad & Menefee OT ABL, Abilene, Taylor County, Texas	Randy Navarrete P.O. Box 3722 Abilene, TX 79604-3722	Grant owner 60 days to complete.

Mr. Prescott discussed the new door and trim, new windows and wood siding. There is an open building permit, plumbing permit with rough-in and final and electrical permit with rough-in inspection. There are no requests by owner. This is the 2nd time to the board. Staff recommendation is 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.

Approved: , Chairman Date: 12.07.11