

Board of Building Standards Minutes

January 4, 2012

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, January 4, 2012, 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: Robin George
Jeffrey George
Robbie Mays
Alfredo Silva
Mary Pena
Bill Minter
Osbaldo Cornado

Staff Present: James Prescott, Code Enforcement Officer
Michael Moffitt, Code Enforcement Employee
Kelley Messer, Legal Department
Van Watson, Assistant Building Official
Jennifer Boone, Recording Secretary
Ben Bryner, Planning and Zoning

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 December 7, 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
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 60 days to complete.
<p>Mr. Prescott discussed the new siding, windows, and roof. He discussed the need for mesh around the property in order to prevent rodents from getting in the house. The crawl space needs to be secured. He discussed the damage to the staircase that could be a hazard. There is an open building permit with no inspections, plumbing permit with a rough-in inspection, and electrical permit with a rough-in inspection. There are no written requests by the owner. This is the 3rd time to the board. Staff recommendation is 30 days to complete. Alfredo Silva (1101 Westbridge Dr) stated that he did not meet last time line but that the project is nearly finished and requests 60 days to complete. Mr. Beard motioned to grant the owner 60 days to complete. Mrs. Maddox seconded the motion and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
11-024	1202 Houston College Drive Replat, Block 20, Lot 8 (JC Reese REP), Abilene, Taylor County, Texas	Robbie Mayes & James David Mitchell 1210 Pine St. Abilene, TX 79601	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 that the front door is improperly secured. He also discussed the rotten siding, damage to skirting, damage to plumbing, tires on property, broken glass and the damage to the frame of the property. The lot needs to be cleaned. The city has secured the back door. 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. Robbie Mayes (1233 Houston) discussed an interest in purchasing the property. 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.</p>			

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 60 days to complete.

Mr. Prescott discussed that this is a duplex and only Apartment B is condemned. He stated that there needs to be house numbers to identify the property. There is missing hand railing, missing siding, and exposed plumbing. The lot needs to be cleaned of construction material. There have been new windows installed. There is an open building permit with framing inspection, plumbing permit with rough-in inspection, and an electrical permit with a final inspection. There are no requests by the owner. This is the 2nd time to the board. Staff recommendation is 60 days to complete. Osbaldo Coronado (1542 Lillius) discussed the progress on the property and said 60 days would be fine. 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
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 or recommend demolition.

Mr. Moffitt discussed that the detached garage needs to be secured. He also discussed illegal electrical wiring, missing electrical receptacles and exposed wood. There is an open building permit with no inspections, an electrical permit with a final, a plumbing permit with a final, and a mechanical permit with a final. The final building permit is all that is needed to bring the property out of condemnation. There were no requests by the owner. This is the 4th time to the board. Staff recommendation is 30 days to complete. Mr. Allred motioned to grant 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
10-077	4518 N. 7 th St. Park Plaza Sec I, Block J, Lot 5 Cont, Abilene, Taylor County, Texas	Belinda Gail Tucker 4518 N. 7 th St. Abilene, TX 79603-5434	Grant owner 30 days to complete.
<p>Mr. Moffitt discussed that there is an open building permit, electrical permit with final, mechanical permit with final, and a plumbing permit with final (notation by building official for more inspections). The only item left to bring the property out of condemnation is a building final however the owner did not show for inspection. Staff recommendation is 30 days to complete. Mr. Riggs motioned to grant the owner 30 days to complete. Mrs. Maddox 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 complete or recommend demolition.
<p>Mr. Moffitt discussed broken windows, lack of paint, open access to bottom of house, and fence falling down. There is an abandoned vehicle that needs to be removed from the property. The city secured the property. Lot 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 complete or recommend demolition. Mrs. Maddox motioned to grant the owner 30 days to complete or recommend demolition. Mr. Allred seconded the motion and the motion carried with Mr. Beard voting no.</p>			

Case No.	Address & Description	Owner	Board Action
10-093	1818 N 6 th St. Heyck/Cunningham, Block 2, Lot 1, Abilene, Taylor County Texas	Charlie Thyne Inc. 3401 Curry Ln. Abilene, TX 79606-8217	Grant owner 30 days to obtain all necessary permits and rough-in inspections, if this is done 30 days to complete.
<p>Mr. Moffitt discussed the damage to the porch overhang caused by leaks, apron damage, open access to crawlspace, damage to the siding, broken glass, exposed plumbing and that the lot needs to be cleaned. There are no open permits. The owner requested 180 to sell. Staff recommendation is 30 days to obtain all necessary permits and rough-in inspections, if this is done 30 days to complete. Mr. Beard 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.</p>			

Case No.	Address & Description	Owner	Board Action
11-031	1001 Plaza Label and # Unknown	Alfredo & Emily Marquez 2018 Westmoreland Abilene, TX 79603-2663	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. Moffitt discussed the improper wiring, roof damage, disrepair on deck and that the lot needs to be cleaned. He also stated that there is a for sale sign on the 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. 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. Mrs. Maddox seconded the motion and the motion carried unanimously.

Approved:  , Chairman Date: 02.01.12