

# Board of Building Standards Minutes

February 1, 2012

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, February 1, 2012, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors: David Zapata Eliza Valadez  
Gina George Shala Wilson  
Charles Nichols Priscila Rayford  
John Radford  
Heloise Munson  
Kerry Sims  
William Dickerson  
Al Martinez

Staff Present: James Prescott, Code Enforcement Officer  
Michael Moffitt, Code Enforcement Employee  
Kelley Messer, Legal Department  
David Sartor, Building Official  
Jennifer Boone, Recording Secretary  
Ed McRoy, Planning & Development Assistant Director

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 January 4, 2012 meeting. Mr. Allred made the motion to approve the minutes as written, Mr. Haynes seconded and it unanimously passed.

3. CASES FOR REHABILITATION OR DEMOLITION:

Michael Moffitt, Code Enforcement Employee, 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
10-063	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 30 days to complete.

Mr. Moffitt discussed that there has been substantial progress made on the property. He also noted that the skirting and siding is not finished to grade and still open to the elements. The accessory building in the back is unsecure and is a safety hazard. The lot needs to be clean of debris and construction material. There is an open building permit and the plumbing permit, electrical permit, and mechanical permit have all had final inspections. There were no written requests by the owner and this is the 4<sup>th</sup> time to the board. Staff recommendation is 30 days to complete. Heloise Munson (5297 Questa) discussed the progress on the home and stated 30 days would be sufficient to complete. Mr. Riggs motioned to grant owner 30 days to complete. Mr. Haynes 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 complete.

Mr. Moffitt discussed that there are some weatherization issues, improper maintenance, fire damage, roof damage, and that the lot needs to be cleaned. There is an open building permit and plumbing permit. There are no written requests by the owner and this is the 3<sup>rd</sup> time to the board. Staff recommendation is 30 days to complete or recommend demolition. John Radford (3174 S 6<sup>th</sup> St) stated that he is doing what he can but needs more time. He requested 30 to 60 days. Mr. Haynes 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
11-039	534 Palm LT 5 Less 8X10 159 OT, Abilene, Taylor County, Texas	Joe I & Elida T. Zapata 1217 Pecan Abilene, TX 7902-3847	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 inspection and to complete.

Mr. Moffitt discussed the roof damage, deterioration, fire damage, skirting open to the elements, and that the lot needs to be clean. There is an open building permit and electrical permit. There are no written requests by the owner. This is the 1<sup>st</sup> 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. David Zapata (1530 S 6<sup>th</sup> St) stated that this is his brother's property and that they are currently working on the property but with some financial hold ups. He requested 90 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 inspection and to complete. Mr. Allred seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-036	2558 Mimosa Willow Brook Sec 1, Block 40, Lot 33, Abilene, Taylor County, Texas	Mary Lou Payne 2558 Mimosa Abilene, TX 79603-2132	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 stated that there has been significant progress on this house. He noted the substandard plumbing, inadequate maintenance, and that the lot needs to be cleaned. There is an open building permit, plumbing permit, electrical permit, and a mechanical permit with a final inspection. There are no written requests by the owner. This is the 1<sup>st</sup> 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. Jenna Brook (614 Meadow Brook Allen TX) discussed the progress on the property and stated the staff recommendation was sufficient time. 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. Allred seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-062	629 & 629 ½ N. 8 <sup>th</sup> St. 6 146 2B Conrad & Menefee OT ABL TIF #1, Abilene, Taylor County, Texas	Sarah Garrett 1026 Luzon St. Abilene, TX 79602-3018	Tabled until March 7, 2012 meeting.

Mr. Moffitt discussed that this property is in a dilapidated state and noted the open skirting that creates a safety issue. There are no open permits and no written requests by the owner. This is the 4<sup>th</sup> time to the board. Staff recommendation is 30 days to complete or recommend demolition. Kerri Sims (1573 Pueblo) stated that he just finish purchasing the property but that the deed had not been filed yet. He requested 90 days to complete. Mr. Allred motioned to table until the March 7, 2012 meeting. 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 60 days to sell or complete.

Mr. Moffitt discussed the dilapidated state of the property and the inadequate maintenance. There are no open permits. Owner requested 160 days to sell. Staff recommendation is 60 days to sell or complete. William Dickerson (849 Carver) stated that he is a neighbor interested in purchasing the property. He was told that this is not the right forum for that question. Mr. Beard motioned to grant owner 60 days to sell or complete. Mr. Haynes 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 <sup>th</sup> St. Abilene, TX 79601-2910	Grant owner 90 days to complete.

Mr. Moffitt stated that there has been progress made on the property. He also noted the open skirting and that the lot needs to be cleaned. There is an open building permit, plumbing permit with rough-in inspection, and electrical permit with rough-in inspection. The owner requests 90 days to complete. This is the 3<sup>rd</sup> time to the board. Staff recommendation is 60 days to complete. Al Martinez (801 Alameda) stated that he is close to completion but needs 90 days to finalize the project. Mr. Beard motioned to grant owner 90 days to complete. Mr. Allred 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 complete.

Mr. Moffitt discussed the siding damage, deterioration of the wood, and that the lot needs to be cleaned. There is an open building permit, plumbing permit with a final inspection, and an electrical permit with a final inspection. There are no written requests by the owner. This is the 4<sup>th</sup> time to the board. Staff recommendation is 30 days to complete or recommend demolition. Eliza Valadez (549 Northwest Ave C Hamlin) discussed the progress and stated that all she had left to do was replacing 2 windows and shingle the roof. Mr. Beard 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
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 60 days to complete.

Mr. Moffitt discussed that there has been substantial progress made on this property. There is an open building permit, plumbing permit, electrical permit with final, and a mechanical permit with a final inspection. Owner requests 180 days to complete. Staff recommendation is 60 days to complete. Shala Wilson (1335 CR 155 Hamby TX) is the daughter of the owner and she discussed the progress and that the time request was due to funding. Mr. Beard 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
10-035	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 30 days to complete.

Mr. Moffitt discussed that this case is close to completion however the property did not pass final inspection due to raw wood and the lot needs to be cleared of debris and construction material. There is an open building permit with a final inspection with exceptions, plumbing permit with final, electrical permit with final and mechanical permit with final. This is the 4<sup>th</sup> time to the board. Staff recommendation is 30 days to complete. Mr. Haynes 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
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 complete or recommend demolition.

Mr. Moffitt discussed the siding damage, secured by the owner, and that the lot needs to be cleaned. He also discussed the above ground pool and deck in the back yard that is in such a dilapidated state that it causes a safety issue. Also mentioned was the rear structure that is in disrepair and has illegal wiring. There is an open building permit and plumbing permit with no inspections. No requests have been made by the owner. This is the 4<sup>th</sup> 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
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 60 days to complete.

Mr. Moffitt discussed the dilapidated nature of the property, inadequate maintenance, the fence in disrepair, and that the lot needs to be cleaned. There is an open building permit with no inspections. No written requests by the owner. This is the 2<sup>nd</sup> time to the board. Staff recommendation is 60 days to complete. Mr. Haynes 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
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	Tabled until March 7, 2012 meeting.

Mr. Moffitt discussed the state of disrepair and structural damage to the brick. He also discussed the fascia damage, rotten wood, broken windows and that the lot needs to be cleaned. He also mentioned that the home had a sewer issue at the time of condemnation. There are no open permits. The owners have indicated that they have no interest in this property. This is the 2<sup>nd</sup> time to the board. Staff recommendation is 60 days to complete. David Sartor (Building Official) clarified that there are no open sewage issues at the moment because the utilities have been disconnected. Mr. Allred motioned to grant owner 30 days to complete or recommend demolition but no second was heard so the motion did not carry. Mr. Ellinger requested that Mr. Moffitt check on the sewage issue and owner information. Mr. Haynes motioned to table until the March 7, 2012 meeting. Mr. Riggs seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-032	3410 Vogel Willow Brook Sec. 1 Block 40, Lot 24, Abilene, Taylor County, Texas	William David Clark 3033 W Lake Rd. Apt. 1301 Abilene, TX 79601-1666	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 rotten wood, improper maintenance, vine growth on electrical, and that the lot needs to be cleaned. There are no open permits and no requests by the owner. This is the 1<sup>st</sup> 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. 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. Beard seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-033	1702/1704 Cedar Nisbett, Block A, Lot 20, Abilene, Taylor County, Texas	Hendrick Medical Center P.O. Box 2973 Abilene, TX 79604-2973	Grant owner 30 days to complete.

Mr. Moffitt discussed that this property is currently under demolition and only lacking a final inspection to close the condemnation case. Staff recommendation is 30 days to complete. Mr. Allred motioned to grant the owner 30 days to complete. Mr. Haynes seconded the motion and the motion carried with Mr. Riggs abstaining from the vote.

Case No.	Address & Description	Owner	Board Action
11-034	1033 S. Danville Elmwood West Sec. 8, Block 22, Lot 18, Abilene, Taylor County, Texas	Carlos Flores 3058 Legends Trail Abilene, TX 79601-4768	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 bare wood that is open to the elements and that the lot needs to be cleaned. There are no open permits and no requests by the owner. This is the 1<sup>st</sup> 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. Allred 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. Cordova seconded the motion and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-035	918 (AKA 918 ½) Cottonwood LTS 5 6 177 OT 1 College CH of Crist ABL, Abilene, Taylor County, Texas	Carl Glen Crumpton c/o Willie Jenkins 1319 W Roderweis Rd. Cabot, AR 72023-9373	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 inadequate maintenance, inadequate plumbing and siding damage. There are no open permits and no requests by the owner. This is the 1<sup>st</sup> 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. Mr. Haynes seconded the motion and the motion carried unanimously.

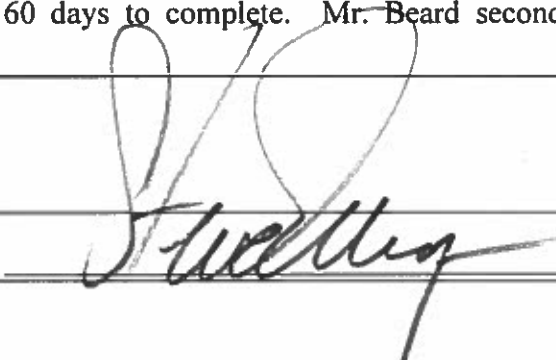
Case No.	Address & Description	Owner	Board Action
11-037	1741 N. 8th D A Winters of Cannon, Lot 3, Abilene, Taylor County, Texas	Juanita & Christal Boyd 1741 N. 8 <sup>th</sup> Abilene, TX 79603-6001	Grant owner 30 days to submit a plan of action with written cost estimates, if this is done 60 days to obtain all necessary permits and rough-in inspections, if this is done 60 days to complete.

Mr. Moffitt discussed the damage to the skirting, lack of paint, dead tree on lot, and that the lot needs to be cleaned. There are no open permits and written requests by the owner. This is the 1<sup>st</sup> 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. Mr. Cordova seconded the motion and the motion carried unanimously.



Case No.	Address & Description	Owner	Board Action
11-038	381 S. 26 <sup>th</sup> Bowyer Subdivision, Block W75 E420 N150 of 2, Abilene, Taylor County, Texas	Mrs. Mabel Bunch c/o Frances Saucedo 400 Mockingbird St. San Benito, TX 78586- 7695	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 overhang is not secure and creates a safety issue, rotten siding, open skirting, as well as window seal and framing damage. The property was secured by the City. There are no open permits and no requests by the owner. This is the 1<sup>st</sup> 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. Mr. Beard seconded the motion and the motion carried unanimously.

Approved: , Chairman Date: 02.01.12