

Board of Building Standards Minutes

April 4th, 2012

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, March 7th, 2012, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members:	Steve Ellinger, Chairman	Present
	Alana Fletcher Maddox	Present
	Delbert Allred	Present
	David Beard	Present
	Daniel Ortiz	Absent
	Jon Riggs	Present
	Perry Haynes	Present
	Edger Cordova	Absent

Visitors:	Enrique Romas
	Lucy Gentry
	Mary Pena

Staff Present:	Michael Moffitt, Code Enforcement Officer
	Kelley Messer, Legal Department
	David Sartor, Building Official
	Ed McRoy, Assistant Director of Planning and Zoning
	Jesse Torres/Meagan Stark, Recording

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 March 7, 2012 meeting. Delbert Allred made the motion to approve the minutes as written, Jon Riggs seconded and it unanimously passed.

3. CASES FOR REHABILITATION OR DEMOLITION:

Michael Moffitt, 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
10-025	1930 S. 3 rd St. E 62 ½ W210 207 2 OT ABL, Abilene, Taylor County, Texas	Ramos Enrique R 733 Ross'	Grant owner 6 months to complete

Mr. Moffitt stated the property is currently undergoing re-construction. This property has had a building permit issued 6/16/2011 and an electrical permit was obtained 6/9/2011 and final inspections for electrical was done on 9/7/2011, final for plumbing was on 6/30/2011 This is the fourth time this case has been before the board. Staff recommendation is to table or 60 days to complete.

Mr. Romas (733 Ross) stated he is the owner of this property and is requesting 6 months to complete the project. After discussion, John Riggs made the motion to grant owner 6 months to complete, seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-068	2340 N 20th Sears Park, Block 33, Lot 19, Abilene, Taylor County, Texas	Bill Sutton 7733 US Hwy 277 South Hawley TX 79525	Grant owner 60 days to provide a plan of action with written estimates, if that is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete.

Mr. Moffitt stated that the property has a new owner. This is the third time this property has been before the board but because it has a new owner it is in affect the first time for the new owner. Staff recommendation is to table or 60 days to submit a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant and additional 60 days to complete. After discussion, Mr. Allred motioned to grant 60/60/60 this case and Mr. Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-006	1756 Rucker A 0012 Sur 83L, Bowerman Tract W 100, E 460 N 184 S 204, Baird 6.25 AC Tract, Abilene, Taylor County, Texas	Gonzalez Miguel & Ana L 514 Graham St Abilene TX 79603-7328	Grant 60 days to complete

Mr. Moffitt stated the property is currently undergoing re-construction and a building permit was

obtained 2/14/11 and no inspections have been requested. A plumbing permit was obtained 10/12/11 and a final inspection was done 3/12/12. An electrical permit was obtained 8/3/11 and a final inspection was done 4/3/12.

Staff is recommending to table or 60 days to complete. After discussion, Mr. Beard motioned for 60 days to complete and Mr. Allred seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-009	5302 Congress Holiday Hills Sec 1, Cont, Block G Lot 24, Abilene, Taylor County, Texas	Joseph Escobedo 5518 N 9 th St Abilene TX	Grant 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete.

Mr. Moffitt stated the property is currently under construction. An electrical rough end inspection was done on 3/13/2012. Staff recommendation is to table or 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant and additional 60 days to complete. After discussion, Mr. Maddox motioned to grant 60 days for inspections and 60 days to complete and Mr. Allred seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-010	1134 S. Pioneer Elmwood West Sec7, Block 17 Lot 10, Abilene, Taylor County, Texas	Richard Johnson 405 Palsano Dr Clyde TX 79510	Grant 60 days to complete

Mr. Moffitt stated the property is in the final stages of restoration. Owner has electrical, building and plumbing permits. The plumbing and electrical has been inspected and the gas had a retest Staff recommendation is to table or 60 days to complete. After discussion, Mr. Riggs motioned to give owner 60 days to complete and Mr. Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-050	417 Ross Parks Heights ABL, Block 1, Lot 10, Abilene, Taylor County, Texas	Gardiner R G Mrs. %Grant Gardiner 1502 Mulberry ST Abilene TX 79601	Demolish

Mr. Moffitt stated this property was burned in a house fire quite some time ago. Mr. Moffitt has spoken with the owners and they would like nothing to do with this property. Since this property has been sitting for some time now the rafters are bowing and is becoming a public nuisance and safety hazard. After discussion, Mr. Beard motioned that this property is a public nuisance and Mrs. Maddox seconded and the motion carried unanimously. Mr. Beard motioned that the property be ordered to demolish and Mr. Riggs seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-069	1110 S 16 th St Belmont Addn, Block 1, Lot 2, Abilene, Taylor County, Texas	Denise Gonzales 1110 S 16 th St Abilene TX 79602-4807	Demolish

Mr. Moffitt stated this property has every violation known to Code Compliance. There is debris all over the property. Parts of the house are wide open to the elements. The owner hired an electrician however he was working there without a proper permit. After discussion, Mr. Beard motioned that this property is a public nuisance and Mr. Allred seconded and the motion carried unanimously. Mr. Beard motioned that the property be ordered to demolish and Mr. Riggs seconded and the motion carried unanimously.

Approved:  , Chairman Date 04.04.12

