

# Board of Building Standards Minutes

June 6, 2012

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, June 6, 2012, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

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

Visitors:	Phillip Henry Perry
	John B. Radford
	Adele Rumley
	Mary Pina
	Kevin Batten
	Al Martinez
	Kevin Webster
	Daniel Harkness
	Bobby Votan
	Teresa Teaff
	David Rodriquez

Staff Present:	Michael Moffitt, Code Enforcement Officer
	Kelley Messer, Legal Department
	David Sartor, Building Official
	Meagan Stark, Recording

1. The meeting was called to order by David Beard, Chairman, at approximately 8:15a.m.
2. Mr. Beard said the first order of business was the review and approval of the minutes of the May 2, 2012 meeting. Delbert Allred made the motion to make corrections the May BOBS minutes as written, Alana Maddox 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
12-020	4025 Avondale Elmwood West Sec1, Block E Lot 10 & E 10 of 9	Kevin Webster 4026 Monticello St Abilene TX 79605-3823	Appeal was denied, property remained condemned
<p>Mr. Moffitt stated nothing to the structure has changed. The rear of property has lots of debris and can be seen from public view. In response to a complaint and after further investigation Mr. Moffitt found several reasons to condemn this property. Mr. Webster bought this property five years ago and the work on the structure was done by the previous owner. Mr. Webster's appeal is based on appearance and is not sure at this time if he will fix the structure or sell. Staff's recommendation is to up hold condemnation.</p> <p>After discussion, Mrs. Maddox made the motion to up hold the condemnation, Mr. Haynes seconded and the motion carried unanimously.</p>			

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	Martinez Llolanda 1109 N 16 <sup>th</sup> St Abilene TX	60 days to complete
<p>Mr. Moffitt stated a lot of progress has been made, its slow but still making progress. Owner has building, plumbing and electrical permits. An electrical final was done on 5/2012. The staff is recommending 30 days to complete.</p> <p>Mr. Al Martinez stated he has had some problems with contractors and would like 60 days to complete.</p> <p>After discussion, Mr. Allred motioned 60 days to complete and Mr. Schroeder seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
10-083	502 Santos Highland Addn, Block 18 Lot N/2 Lt 1 & NE/2 LT 2 Abilene Taylor County Texas	John Radford 502 Santos	Tabled

Mr. Moffitt stated nothing has been done since the last time it was brought before the board in February. This property was subject to a fire and the owner has been unable, financially, to fix the structure. Staff is recommending tabling or demolishing. After discussion, Mr. Riggs motioned to table this case and Mr. Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-091	2058 Graham St Sears Park, Block 34, Lot 10 Abilene, Taylor County, Texas	Mary Pena 2042 Kirkwood	Tabled

Mr. Moffitt stated there is a new owner since the last time before the board. A building permit was obtained 3/2012. The staff is recommending 60/60/60 or table. Mrs. Mary Pena is requesting 180 days to complete. After discussion, Mr. Allred motioned to table and Mr. Riggs seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-093	1818 N 16 <sup>th</sup> Heyck/Cunningham Block 2, Lot 1, Abilene Taylor County Texas	Kevin Batten 2218 Bunker Hill	Tabled

Mr. Moffitt stated the property has new owners. Building and electrical permits were obtained 5/2012. There has been no progress at this time. Mr. Batten stated that work was started at the end May. He has had some problems with people stealing electrical pipes and copper in the structure. Staff recommendation is to table or 60/60. After discussion, Mr. Riggs motioned to table and Mrs. Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-020	874/878 Cedar 4 179 3 Radford OT ABL Abilene Taylor County Texas	David Rodriquez 1656 Beechwood Abilene TX	Tabled

Mr. Moffitt stated this property has had to be secured by the city four times and mowed twice. There is a new owner, who obtained a building permit 6/2012. Staff recommends 60/60/60. Mr Rodriquez stated that he just closed on this property May 30<sup>th</sup> 2012. He plans to start on work as soon as possible and is requesting 180 days. After discussion, Mr. Riggs motioned to table this property and Mr. Allred seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-021	877/879 Orange 7 180 4-B John Sayles OT ABL Abilene Taylor County Texas	Daniel Harkness 868 Hickory St Abilene TX	Table

Mr. Moffitt stated this property has been rezoned to a single family dwelling. The address is now 879 Orange. This property has a new owner and has obtained a building permit on 5/2012. Staff's recommendation is 60/60/60. Mr. Daniel Harkness stated his first idea was to buy this property and demolish the structure, but after taking a further look Mr. Harkness decided to fix the structure. Mrs. Maddox asks if Mr. Harkness has cost estimates and if he has the funds. Mr. Harkness stated he does have the funds to complete the project and get the structure out of commendation. After discussion, Mr. Allred motioned that this property be tabled and Mr. Riggs seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-022	871/873 Cedar LTS 6 179 3 Radford ABL OT Abilene Taylor County, Texas	George Larry 301 Elm Cove Dr Abilene TX 79605	30 days to sell

Mr. Moffitt stated new owner is supposed to close on this property around the 13<sup>th</sup> of June. Last time this property was before the board was December 2011. Staff recommended 30 days to sell or table. After discussion, Mrs. Maddox motioned to give 30 days to sell property and Mr. Haynes seconds that 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	Villareal Mary 2110 Fannin Abilene TX	Tabled

Mr. Moffitt stated there is significant work being done but making a mess in the meantime. Building permit obtained July 2011, plumbing permit obtained April 2012, and plumbing final was done May 2012. Electrical permit and final was obtained May 2012. Staff recommends 60/60 or table. After discussion, Mrs. Maddox motions to table this property and Mr. Allred seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
11-023	934 S Pioneer Elmwood West Sec 7, Block 13, Lot 11, Abilene Taylor County Texas	Bunselmeyer Larry & Kelly 918 S LaSalle Dr Abilene TX	Tabled

Mr. Moffitt stated he has been unable to find someone to speak for this property. Staff recommends table. After discussion, Mr. Allred motions to table this property and Mrs. Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-028	225 Merchant N41 of LT 6 & S12 of LTS 183 1 Phillips Abl OT Abilene Taylor County Texas	Castillo Delia Po Box 667 Abilene TX	Tabled

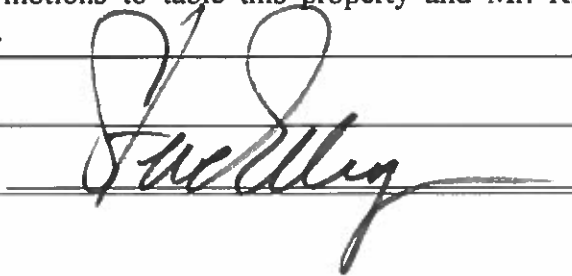
Mr. Moffitt stated this property has been secured by the city four times. Has been unable to find someone to step up and speak for this property. The last time this property was before the board was July 2011 and this is the third time before the board. Staff recommends tabling. After discussion, Mr. Allred motions to table this property and Mr. Riggs seconded and the motion carried unanimously.

Board of Building Standards  
Minutes June 6, 2012  
Page 6

Case No.	Address & Description	Owner	Board Action
10-031	617 Jeanette 3 185 5 Wise ABL OT Piedmont Abilene Taylor County Texas	Quana Coombs 617 Jeanette Abilene TX	Tabled

Mr. Moffitt stated he has been unable to contact owner. Mr. Moffitt has been informed that the owner is in prison. The structure was subject to fire damage, there was a structure to right of the house that caught fire. The siding was damaged from the heat of the fire. The city mowers have been sent out several times to mow this property. Staff recommends tabling. After discussion, Mr. Haynes motions to table this property and Mr. Riggs seconded and the motion carried unanimously.

Approved:

 , Chairman Date: 06.06.12