

BOARD OF BUILDING STANDARDS

MEETING MINUTES

June 6, 2018 8:15 a.m.

**BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. Delbert Allred
Mr. Anthony McColum
Ms. DeAnn Yeilding
Mr. Lloyd Turner
Mr. Wayland Schroeder
Mr. David Beard, Chairman

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Odis Dolton, Assistant Director of Neighborhood Services
Mr. Clay Door, Community Enhancement Division Manager
Mr. Ken Flynn, Interim Director of Planning & Development Services
Mr. Tim Littlejohn, Chief Building Official
Mr. Chace Craig, Assistant City Attorney
Ms. Stephanie Lindsay, Code Compliance Officer
Mr. Brandon Barr, Code Compliance Officer
Mr. Josh Mares, Code Compliance Officer
Mr. Eric Hughes, Code Compliance Officer
Mr. Robert Norton, Office Assistant

Others Present: Ms. Candy Wang
Mr. Xavier Flores
Ms. Katie Green
Ms. Charlotte Pashall

Mr. Edward Warren

Mr. Walter Portlock

CALL TO ORDER

Mr. Beard called the meeting to order at 8:15 a.m. and Mr. Norton recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, May 2, 2018, were provided in advance to Board Members for review.

Mr. Schroeder moved to approve the minutes as presented and was seconded by Mr. Turner, motion carried.

AYES: Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

ABSENT: Mr. Allred had not yet arrived to the meeting.

AGENDA ITEMS & PUBLIC HEARINGS

Case No. 10-091: 2058 Graham Street (Sears Park, Block 34, lot 10) Owner: Zachariah Soliz

Mr. Allred made a motion to remove this item from the table and was seconded by Mr. Schroeder, motion carried.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Mr. Door presented the case, and staff findings and order are as follows:

Findings: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation (d, e, f & l)
- (2) Structural Hazard (d, g)
- (3) Nuisance (Chapter 19-15, b, d)
- (4) Hazardous electrical wiring
- (5) Hazardous plumbing
- (7) Faulty weather protection (b, c, d)

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

Mr. Beard opened the public hearing.

There being no speakers to be heard, Mr. Beard closed the public hearing.

Mr. Allred made a motion that the property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mr. McColum, motion carried.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Mr. Allred made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. McColum, motion carried.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Case No. 12-044: 1233 Plum Street (12 & N5 LT 11 199 T W Daugherty OT S1/2 3-3 ABL)
Owner: Walter Portlock

Mr. Door presented the case, and staff recommendation is as follows:

Order owner to repair – 30 days to obtain all permits and provide plan of action including a time frame for repair and costs estimates, and if this is done 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Mr. Beard opened the public hearing.

Mr. Walter Portlock spoke about his progress with ongoing repairs and ongoing cleanup and requested to be allowed time to complete project.

There being no other speakers, Mr. Beard closed the public hearing.

Mr. Schroeder made a motion for owner to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates, and if this is done 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits. Mr. Turner seconded, motion carried.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Case No. 17-017: 1402 Hickory Street. (8 204 2 C Baldwin OT ABL) Owner: Deborah Joretta Stewart

Mr. Door presented the case, and staff findings and order are as follows:

Findings: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation (d, e, f & l)
- (3) Nuisance (Chapter 19-15, b, d)
- (4) Hazardous electrical wiring
- (5) Hazardous plumbing
- (7) Faulty weather protection (b, c, d)
- (8) Fire Hazard

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

Mr. Beard opened public hearing.

There being no speakers to be heard Mr. Beard closed public hearing.

Mr. Schroeder made a motion that the property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mr. Allred, motion carried.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Mr. Schroeder made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Turner, motion carried.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Case No. 17-01732: 301 Sewell Street (W A Cure of H Ward, Block 1, Lot 1 Acres:

0.21574130) Owner: Candy Wang

Mr. McCollum made a motion to un-table this item and was seconded by Mr. Allred, motion passed.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Mr. Door presented the case and staff recommendation is as follows:

Allow owner 30 days to provide plan of action for an engineering study, to include timeframe for repair and cost estimates. If this is done, 60 days to complete the study and obtain all permits. If

this is done, 90 days to obtain rough-in inspections. If that is done, all final inspections shall be completed by expiration of all permits.

Mr. Craig recommended obtaining an interpreter for Ms. Wang and Mr. Beard called a brief recess to call an interpreter.

Mr. Beard called meeting back to order and opened public hearing.

Ms. Candy Wang, using an interpreter, held discussion with the board requesting clarification about elevation requirements of entire structure versus cost estimates. Ms. Wang stated that she did understand staff recommendations.

There being no other speakers Mr. Beard closed the public hearing.

Mr. McColum made a motion to follow staff recommendation and allow Ms. Wang 30 days to provide plan of action for an engineering study, to include timeframe for repair and cost estimates. If this is done, 60 days to complete the study and obtain all permits. If this is done, 90 days to obtain rough-in inspections. If that is done, all final inspections shall be completed by expiration of all permits. Second by Mr. Allred, motion carried.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Case No. 17-03021: 1402 Hollywood Drive (Etheridge Addition, Lot 39) Owner: Ronald Thomas

Mr. Door presented the case. Staff recommendation is as follows:

Order owner to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates, and if this is done 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Mr. Beard opened the public hearing

Mr. Edward Warren Jr. spoke stating he is the owners' father in law and is willing to accept responsibility for property.

There being no other speakers Mr. Beard closed the public hearing

Mr. Allred made a motion that the property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mr. McColum, motion carried.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Beard

NAY: Mr. Schroeder

Mr. Allred made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. McColum, motion carried.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Beard

NAY: Mr. Schroeder

Case No. 18-00599: 749 Victoria Street (HEYCK, Block 4, lot 17) Owner: Xavier Flores

Mr. Door presented the case and staff findings and order are as follows:

Findings: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation (d, e, & l)
- (2) Structural Hazard (d, e, h & g)
- (3) Nuisance, Chapter 19 sec. 15 (b & d)
- (4) Hazardous electrical wiring
- (7) Faulty weather protection (a, b, c & d)

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

Mr. Beard opened the public hearing.

Mr. Xavier Flores spoke to ensure that he would be in good standing with the Board upon completion of demolition and that demolition should be completed by the end of the week.

There being no other speakers Mr. Beard closed the public hearing.

Mr. McColum made a motion that the property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mr. Schroeder, motion carried.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Mr. McColum made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Schroeder, motion carried.

AYES: Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Mr. Door reminded everyone there would not be a July 4th BOBS meeting due to the holiday.

ADJOURNMENT

There being no further business to come before the meeting, the Board of Building Standards meeting was adjourned at 10:30 a.m.

X *David D Beard*

Approved, Chairman

Aug 1, 2018