

**BOARD OF BUILDING STANDARDS  
MEETING MINUTES  
October 03, 2018      8:15 a.m.  
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS  
COUNCIL CHAMBERS, CITY HALL**

**Members Present:** Ms. Betty Bradley  
Mr. Delbert Allred  
Mr. Anthony McColum  
Ms. Deanne Yielding  
Mr. Lloyd Turner  
Mr. Wayland Schroeder  
Mr. David Beard, Chairman

**Staff Present:** Mr. Michael Rice, Assistant City Manager  
Mr. Clay Door, Community Enhancement Division Manager  
Mr. Odis Dolton, Assistant Director of Neighborhood Services  
Mr. Zack Rainbow, Assistant Director of Planning and Development Services  
Mr. Tim Littlejohn, Chief Building Official  
Mr. Chace Craig, Assistant City Attorney  
Mr. Brandon Barr, Code Compliance Officer  
Mr. Robert Marsh, 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. Bailin Fang  
Ms. Mary Rivera

**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, September 05, 2018 were provided in advance to Board Members for review.

**Ms. Bradley moved to approve the minutes as written and was seconded by Mr. Allred, motion carried.**

**AYES:** Ms. Bradley, Mr. Allred, Mr. McColum, Mr. Beard

**NAYS:** None

**ABSTAIN:** Ms. Yeilding, Mr. Turner, Mr. Schroeder

## **AGENDA ITEMS & PUBLIC HEARINGS**

**Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 17-01732:** 301 Sewell Street (W A Cure of H Ward, Block 1, Lot 1 Acres: 0.21574130), Owner: Candy Wang

**Mr. McColum made a motion to un-table this case and was seconded by Mr. Allred, motion carried.**

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

NAYS: None

Mr. Door presented the case, staff recommendation is 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.

### **Order:**

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

### **Public Hearing:**

Mr. Beard opened the public hearing.

Ms. Candy Wang spoke, with interpreter Mr. Bailin Fang present, about attempting to obtain a permit for remodel but was denied due to the property being in a floodway and the total cost of repairs. Ms. Wang also spoke about trying to demolish the house herself but the City stopped her due to not having a demolition permit. The Board inquired if Ms. Wang had been able to hire an engineer, as ordered at the June 06 2018 meeting, in order to conduct a cost and feasibility study about removing this property from the flood plain. Ms. Wang stated, through the interpreter, that she had hired an engineer to study the property and since she would be required to elevate the entire structure by five feet it would not be cost effective to do so.

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. Schroeder, motion carried.**

AYES: Ms. Bradley 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 Ms. Bradley, motion carried.**

AYES: Ms. Bradley, Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard  
NAYS: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 17-007:** 201 Meander St. (OT ABILENE BLK 207 WISE 2, LOT 8 S 1/2), Owner: Guadalupe Islas.

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 time frame for repair and cost 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.

**Public Hearing:**

Mr. Beard opened the public hearing.

Mary Rivera spoke to say that she had hired an electrician. After being questioned by the Board Ms. Rivera agreed to submit a new Plan of Action and renew her permits.

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

**Mr. Allred made a motion to accept staff recommendation to order owner to repair, 30 days to obtain all permits and provide plan of action including a time frame for repair and cost 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. Allred's motion to accept staff recommendation was seconded by Mr. Schroeder, motion carried.**

AYES: Ms. Bradley Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard  
NAYS: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 18-00501:** 2034 Clinton (COLLEGE HEIGHTS, BLOCK 55, LOT 2), Owner: Jody Rhodes.

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 time frame for repair and cost 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.

**The board had discussion including the following:**

- 1) The lack of response from the property owner to notifications sent by city staff.
- 2) The deteriorated condition of the structure compared to surrounding properties.
- 3) Vagrant and drug activity inside the structure.

- 4) The fact that the City had to secure the property.
- 5) The Boards authority not to follow staff recommendation, clarified by Mr. Craig.

**Public Hearing:**

Mr. Beard opened the public hearing.

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

**Ms. Bradley 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: Ms. Bradley Mr. Allred, Mr. McColum, Ms. Yeilding, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Mr. Door recited specific code violation and demolition statutes for the record.

**Ms. Bradley 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. Allred, motion carried.**

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

NAYS: None

**ADJOURNMENT**

There being no further business to come before the meeting, the Board of Building Standards meeting was adjourned at 9:12 a.m.

 11-7-18

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Approved, Chairman