

**BOARD OF BUILDING STANDARDS  
MEETING MINUTES  
June 05, 2019 8:15 a.m.  
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS  
COUNCIL CHAMBERS, CITY HALL**

**Members Present:** Ms. Betty Bradley  
Mr. Allred  
Mr. David Beard, Chairman  
Mr. Anthony McColum  
Mr. Wayland Schroeder  
Mr. Lloyd Turner-absent  
Mr. Gary Webb

**Staff Present:**  
Mr. Michael Rice, Assistant City Manager  
Mr. Mike Warrix, Director of Planning and Development Services  
Mr. Tim Littlejohn, Building Official  
Mr. Chace Craig, Assistant City Attorney  
Mr. Odis Dolton, Assistant Director of Neighborhood Services  
Mr. Clay Door, Community Enhancement Division Manager  
Mr. Carl Collum, Code Compliance Officer  
Mr. Josh Mares, Code Compliance Officer  
Mr. Robert Marsh, Code Compliance Officer  
Mr. Robert Norton, Code Compliance Officer  
Ms. Catina Betoncur, Office Assistant

**Others Present:** Mrs. Maria Ramirez  
Ms. Neta Ross

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

The minutes of the last meeting, April 03, 2019 were provided in advance to Board Members for review.

**Mr. Turner made a motion to approve the minutes as written and was seconded by Mr. Allred, motion carried.**

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

**NAYS:** None

## AGENDA ITEMS & PUBLIC HEARINGS

**Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 18-05033:** 1281 Sycamore St. (NORTHINGTON W/2, BLOCK C, LOT N25 S105 W193 N25 S80 W134 E7 W134 S55)  
Owner, Torres Roberto & Maria Delnegra (deceased), Melissa Rodriguez (heir)

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

Mr. Door read staff findings into record.

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

- (1) Inadequate Sanitation (a, c, d, e, l and p)
- (2) Structural Hazard (b, c and d)
- (3) Nuisance Chapter 19-15
- (4) Hazardous electrical wiring
- (5) Hazardous plumbing
- (7) Faulty weather protection (b, c, and d)
- (8) Fire hazard

### **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 in district court within 30 days or the City may demolish.

### **Public Hearing:**

Mr. Beard opened the public hearing.

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

**Mr. McColum made a motion to accept the staff recommendation to declare 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 was seconded by Mr. Allred, motion carried.**

AYES: Ms. Bradley, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Schroeder, Mr. Beard

NAYS: None

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

AYES: Ms. Bradley, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Schroeder, Mr. Beard

NAYS: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 19-00489:** 718 Mulberry St. (S78 1/2 N 157 E140 149 2 E PARRAMORE OT ABL) Owner, Maria Ramirez, Lienholder Group of Thirty Threes, LLC

Mr. Door presented the case, staff recommendation is:

**Order to repair:** 30 days to obtain all permits and provide a 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.

Maria Ramirez spoke to say that she had begun cleaning the property and has a plan of action which includes licensed contractors. The board had concerns that the repairs may be too expensive and extensive for her. After explaining to the board her plan, Mrs. Ramirez requested 180 days to complete the work and remove the home from condemnation. The board informed her that she needed to follow the order to repair first. She plans to complete the repairs and eventually move into the home as her permanent address.

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

**Mr. Schroeder made a motion to accept the staff recommendation to order owner to repair, 30 days to obtain all permits and provide a 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 and was seconded by Mrs. Bradley, motion carried.**

AYES: Ms. Bradley, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Schroeder, Mr. Beard

NAYS: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 19-00605:** 3117 Russell Ave. (SCOTT HIGHWAY PLACE, BLOCK 15, LOT 3) Owner, BSK Endeavors LLC, Attn: Neta Ross

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

**Order to repair:** 30 days to obtain all permits and provide a 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. Door confirmed that the owner pulled the permits on the property on May the 15<sup>th</sup>.

**Public Hearing:**

Mr. Beard opened the public hearing.

Neta Ross spoke about the status of the property. She presented the board and Mr. Door a copy of the Secretary of State filing form and it was entered into the record. She explained that the property was purchased with the intent to rehab it. She brought pictures of the how the property

looks, and she explained that a Plan of Action was filed, the debris was hauled, and a driveway pad was added. She went on to explain the rest of the work that will be need to be done. After being asked by the board about her intent for the property, she said she planned to rent it to her son.

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

**Mrs. Bradley made a motion to accept the staff recommendation to order owner to repair, 30 days to obtain all permits and provide a 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 and was seconded by Mr. Allred, motion carried.**

AYES: Ms. Bradley, Mr. Allred, Mr. McColum, Mr. Webb, 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 8:51a.m.

X Anthony O. McColum

Approved, Chairman