

**BOARD OF BUILDING STANDARDS  
MEETING MINUTES  
January 08, 2020 8:15 a.m.  
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS  
COUNCIL CHAMBERS, CITY HALL**

**Members Present:** Mr. David Beard, Chairman  
Mr. Anthony McColum  
Dr. Wayne Paris  
Mr. Wayland Schroeder  
Mr. Lloyd Turner

**Staff Present:** Mr. Mike Warrix, Director of Planning and Development Services  
Mr. Tim Littlejohn, Assistant Director of Planning and Development Services / Building Official  
Mr. Chace Craig, Assistant City Attorney  
Mr. Clay Door, Community Enhancement Division Manager  
Mr. Carl Collum, Code Compliance Officer  
Mr. David Cline, Code Compliance Officer  
Mr. Josh Mares, Code Compliance Officer  
Mr. Robert Norton, Code Compliance Officer  
Mrs. Lori Simon, Permit Tech I  
Ms. Catina Betoncur, Office Assistant III

**Others Present:** Mr. Juan Carlos Huerta  
Mrs. Joanna Huerta  
Ms. J Kay Prince  
Mr. Weston Conder

**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, December 04, 2019 were provided in advance to Board Members for review.

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

**AYES:** Dr. Paris, Mr. McColum, Mr. Turner, Mr. Schroeder, Mr. Beard

**NAYS:** None

## **AGENDA ITEMS & PUBLIC HEARINGS**

**Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 17-00514:** 617 S. 7<sup>th</sup> Street (100 163 MCKENZIE SUB REP OT ABL), Owner, Huerta, Victor

Mr. Mares 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.

Mr. Carlos Huerta and Mrs. Joanna Huerta (residing at 1466 Hope Street), the brother and sister-in-law of the owner spoke about the status of the property.

Mr. Mares translated the couple's responses with the property owner's consent. The couple brought the estimates for the drywall and roofing renovations and also brought a completed Plan of Action. They will finish the window installation and are waiting to make an appointment with the Building Inspectors for an inspection. Mr. Mares explained the staff recommendation and the Huerta's said that they understood the staff recommendation.

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

**Mr. Schroeder made a motion 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 to include cleanup of the property, 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 the motion, motion carried.**

AYES: Dr. Paris, Mr. McColum, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 19-005291:** 1810 Huckleberry Ln (A0012 SUR 83 L BOWERMAN, ACRES .69), Owner, Prince, J Kay.

Mr. Mares 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.

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

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554

- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (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.

**Public Hearing:**

Mr. Beard opened the public hearing.

Ms. J Kay Prince, owner, (residing at 1519 County Road 350, Anson, TX) discussed the status of the property. She explained that the house is scheduled to be demolished on Monday, January 13 and completed by January 15<sup>th</sup>. Ms. Prince added that the lot had been cleared.

There being no speakers, Mr. Beard closed the 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. McColum, motion carried.**

AYES: Dr. Paris, Mr. McColum, 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. McColum, motion carried.**

AYES: Dr. Paris, Mr. McColum, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

**Staff Presentation:**

Clay Door presented the statistics of the Community Enhancement Division Manager's Report from October 1, 2018 – September 31, 2019.

**Community Enhancement Division Manager's Report**

October 2018 – September 2019

76 New condemnation cases

52 Cases completed

22 Brought before the Board of Building Standards

35 Resolved without going to the Board of Building Standards

20 Demolitions, average cost \$9,000 per property

Mr. Door explained the yearly statistic and funding procedures of the Code Enforcement Condemnation Program.

**Public Hearing:**

Mr. Beard opened the public hearing for the Community Enhancement Condemnation Program.

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

Dr. Paris requested clarification on the 35 cases that were resolved. Mr. Door explained that there was voluntary compliance with no need to bring the properties to the Board hearing.

#### ADJOURNMENT

There being no further business to come before the meeting, the Board of Building Standards meeting was adjourned at 8:46 a.m.

X David D Beard 3-4-20

Approved, Chairman