

**BOARD OF BUILDING STANDARDS
MEETING MINUTES**

January 5, 2022 8:15 a.m.

**BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
ABILENE PUBLIC LIBRARY, SOUTH BRANCH, MALL OF ABILENE, 4310
BUFFALO GAP ROAD, ABILENE, TEXAS, 79606**

Members Present: Mr. David Beard, Chairman
Dr. Wayne Paris
Mr. Jeremy McBrayer
Mr. Delbert Allred
Mr. Lloyd Turner
Mr. Gary Webb
Mr. Wayland Schroeder

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Interim Director of Planning and Development
Services / Building Official
Mr. Van Watson, Assistant Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Clay Door, Code Enforcement Division Manager
Mr. Robert Marsh, Code Enforcement Officer
Mr. Robert Norton, Code Enforcement Officer
Mr. Ricky Wright, Code Enforcement
Mr. Josh Mares, Code Enforcement Officer
Ms. Christi Jones, Administrative Assistant III

Others Present: None

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes of the last meeting, December 01, 2021, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the December minutes as written and was seconded by Mr. Webb, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Beard

NAYS: None

ABSTAIN: Mr. Turner

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-003908: 2433 Walnut St

(O C HOWELL OF NORTH PK 3, 4 & 12-14, BLOCK 2, LOT 11 & N1/2 LT 10), Owner:
Estes Bernarda De Leon

Mr. Mares presented the case, staff recommendations are as follows:

- Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:
- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & i)
 - (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)

Finding: 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, and there being no speakers, Mr. Beard closed the public hearing.

Mr. Webb 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. Turner, motion passed.
AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Beard
NAYS: None

Mr. Webb 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 passed.
AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Beard
NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 21-003190: 2141 Shelton St. (SEARS PARK, BLOCK 20, LOT 32), Owner: Talavera, Andres

Mr. Mares informed the Board that this case must be removed from the table.

Mr. Turner made a motion to remove this case from the table and was seconded by Mr. Webb, motion passed.
AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Beard
NAYS: None

Mr. Mares presented the case, staff recommendations are as follows:

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)

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

Mr. Schroeder arrived at this time.

Mr. Allred made a motion that 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. Webb, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, 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. Webb, Motion Passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 21-003265: 769 Mesquite St. (21 147 W B LEWIS OT 1 ABL TIF#1), Owner: Terrell Llaquitta
Mr. Mares presented the case, staff recommendations are as follows:

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: Owner to repair – 30 days to obtain all permits and provide a plan of action including a timeframe 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. There being no speakers, Mr. Beard closed the public hearing.

Dr. Paris made a motion that the owner is ordered to repair – 30 days to obtain all permits and provide a plan of action including a timeframe 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. Turner, Motion passed.

AYES Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: None

Mr. Beard announced public hearing for Election of Acting Chair in Absence of Regular Chair.

Public Hearing: Mr. Beard opened the public hearing. There being no speakers, Mr. Beard closed the public hearing.

Dr. Paris nominated Mr. Webb for active chair.

Mr. Allred made a motion to cease nominations and elect Mr. Webb by acclamation was seconded by Mr. Turner and Mr. Schroeder.

AYES Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: None

ADJOURNMENT

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

X *David O Beard* 2-2-22

Approved, Chairman