

**BOARD OF BUILDING STANDARDS
MEETING MINUTES**

April 06, 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. Delbert Allred
Mr. Lloyd Turner
Mr. Wayland Schroeder

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Director of Planning and Development
Services
Mr. Van Watson, 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 Officer
Mr. David Cline, Code Enforcement Officer
Mr. James Goeddertz, Code Compliance Officer
Mr. Bill Whitley, City Marshall
Mr. Victor Barber, City Marshall
Ms. Christi Jones, Administrative Assistant
Mr. Josh Marsh

Others Present: Armando Gomez
Festus Oguhebe Jr.
Jack Lieberman
Brian Meslin

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, March 02, 2022, were provided in advance to Board Members for review.

Dr. Paris made a motion to approve the March minutes as written and was seconded by Mr. Turner, motion passed.

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

NAYS: None

ABSTAIN: Mr. Allred

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004567: 1509 Truman St. (E70 W609 LT 25 SIDNEY SMITH, TAYLOR COUNTY, TEXAS) Owner: Gonzales, Joe Ozuna Jr.

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, a letter from Harris Acoustics was read by Mr. Mares on behalf of Van Watson.

Mr. Beard closed the public hearing.

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

Dr. Paris 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. Turner, Mr. Schroeder, Mr. Beard
NAYS: None

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-001757: 774 E. Hwy 80 (RADFORD HILLS SEC 3 CONT 1, BLOCK 4, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Travers Holdings, LLC

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)

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.

Mr. Lieberman and Mr. Meslin spoke about the plans The Rise as One Foundation Incorporation has for the property. Mr. Lieberman gave a timeline for housing veterans on an extended stay project. Mr. Meslin spoke to the board about specific scope of work.

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

Mr. Schroeder 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. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003216: 1009 S. 12th St. (NORTHINGTON W/2, BLOCK C, LOT W54.05 E140 N101, TAYLOR COUNTY, TEXAS), Owner, Legacy Dwelling, LLC

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.

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. Turner, motion passed.

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

Mr. Beard read a petition that was addressed to the mayor and council. The petition gave an outline on why the property should be demolished. The petition was signed by 8 neighbors of 502 Portland.

Public Hearing: Mr. Beard opened the public hearing.

the City may demolish.

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

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.

- (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)

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

Mr. Mares presented the case, staff recommendations are as follows:
Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003384: 502 Portland Ave (PARK HEIGHTS ABL, BLOCK 13, LOT 1 & N/2 OF LT 2, TAYLOR COUNTY, TEXAS), Owner: Davis, James

AYES: None

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

motion passed.

Mr. Turner 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,

AYES: None

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

and was seconded by Mr. Schroeder, motion passed.

Mr. Turner 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

Public Hearing: Mr. Beard opened the public hearing.

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

AYES: Dr. Paris, Mr. Allred, 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. Turner, motion passed.

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003621: 2109 Poplar St. (BOWYER ADDN, BLOCK 1, LOT 11, TAYLOR COUNTY, TEXAS) Owner: FOCO CAPITAL, LLC

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.

Mr. Oguhebe spoke to the board about his intent to demolish. Mr. Oguhebe stated it would be two months to demolish.

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

Mr. Schroeder 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. Allred, motion passed.

AYES: Dr. Paris, Mr. Allred, 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 passed.

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

Approved, Chairman

X *David O. Beavel* 5-4-22

ADJOURNMENT
There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:42 a.m.

**BOARD OF BUILDING STANDARDS
MEETING MINUTES**

April 06, 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. Delbert Allred
Mr. Lloyd Turner
Mr. Wayland Schroeder

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Van Watson, Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Clay Door, Code Enforcement Division Manager
Mr. Josh Mares, Code Enforcement Officer
Mr. Robert Marsh, Code Enforcement Officer
Mr. Robert Norton, Code Enforcement Officer
Mr. Ricky Wright, Code Enforcement Officer
Mr. David Cline, Code Enforcement Officer
Mr. James Goeddertz, Code Compliance Officer
Mr. Bill Whitley, City Marshall
Mr. Victor Barber, City Marshall
Ms. Christi Jones, Administrative Assistant

Others Present: Armando Gomez
Festus Oguhebe Jr.
Jack Lieberman
Brian Meslin

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, March 02, 2022, were provided in advance to Board Members for review.

Dr. Paris made a motion to approve the March minutes as written and was seconded by Mr. Turner, motion passed.

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

NAYS: None

ABSTAIN: Mr. Allred

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004567: 1509 Truman St. (E70 W609 LT 25 SIDNEY SMITH, TAYLOR COUNTY, TEXAS) Owner: Gonzales, Joe Ozuna Jr.

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, a letter from Harris Acoustics was read by Mr. Mares on behalf of Van Watson.

Mr. Beard closed the public hearing.

Dr. Paris 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 passed.

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

NAYS: None

Dr. Paris 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. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-001757: 774 E. Hwy 80 (RADFORD HILLS SEC 3 CONT 1, BLOCK 4, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Travers Holdings, LLC

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.

Mr. Lieberman and Mr. Meslin spoke about the plans The Rise as One Foundation Incorporation has for the property. Mr. Lieberman gave a timeline for housing veterans on an extended stay project. Mr. Meslin spoke to the board about specific scope of work.

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

Mr. Schroeder 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. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003216: 1009 S. 12th St. (NORTHINGTON W/2, BLOCK C, LOT W54.05 E140 N101, TAYLOR COUNTY, TEXAS), Owner, Legacy Dwelling, LLC

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. Turner 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 passed.

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

NAYS: None

Mr. Turner 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 passed.

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

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003384: 502 Portland Ave (PARK HEIGHTS ABL, BLOCK 13, LOT 1 & N/2 OF LT 2, TAYLOR COUNTY, TEXAS), Owner: Davis, James

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.

Mr. Beard read a petition that was addressed to the mayor and council. The petition gave an outline on why the property should be demolished. The petition was signed by 8 neighbors of 502 Portland.

Public Hearing: There being no 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. Turner, motion passed.

AYES: Dr. Paris, Mr. Allred, 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. Turner, motion passed.

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

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003621: 2109 Poplar St. (BOWYER ADDN, BLOCK 1, LOT 11, TAYLOR COUNTY, TEXAS) Owner: FOCO CAPITAL, LLC

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.

Mr. Oguhebe spoke to the board about his intent to demolish. Mr. Oguhebe stated it would be two months to demolish.

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

Mr. Schroeder 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. Allred, motion passed.

AYES: Dr. Paris, Mr. Allred, 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 passed.

AYES: Dr. Paris, Mr. Allred, 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 9:42 a.m.

X

Approved, Chairman

