

**BOARD OF BUILDING STANDARDS
MEETING MINUTES**

June 1, 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. Jeremy McBrayer
Mr. Gary Webb
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. Ricky Wright, Code Enforcement Officer
Ms. Christi Jones, Administrative Assistant

Others Present: Mr. Humberto Romero Garcia
Mr. Jonathan Westra
Ms. Suny Woodard
Ms. Beckie Joy
Ms. Michelle Thurston
Ms. Laura Gardner

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, May 4, 2022, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the May minutes as written, 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

EXECUTIVE SESSION

Mr. Beard adjourned the meeting at 8:16 a.m. to convene an executive under Section 551.071,

Consultation with Attorney.

Mr. Beard called the meeting back to order at 8:34 a.m. and stated for the record that no action

was taken during the executive session.

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 10-000082: 1110
Ash St. (5 199 4-4 L C SHARP ABL OT, TAYLOR COUNTY, TEXAS), Owner:

Glover Quincy Mrs % Pearlle Starks

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. 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. Turner, motion passed.
AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, 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. Allred, 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. 21-001873: 2925 Swenson
St. (A B HOHERTZ N/2 OF 1 DELLIS & PAXTON, BLOCK 2, LOT 20, TAYLOR COUNTY, TEXAS), Owner: Garcia Humberto Romero

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)

Public Hearing: Mr. Beard opened the public hearing. Mr. Humberto Romero spoke to the board about his intentions to demolish the structure.

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

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.

Mr. Schroeder made a motion that the owner is ordered to repair or demolish – 30 days to obtain all permits and provide a plan of action including a timeframe for repair or demolition 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 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. 21-004817: 4481 Maple St. (A0866 SUR 67 B A L NW/4, ACRES 1.0, TAYLOR COUNTY, TEXAS), Owner: Westra Jonathan Dee & Penny

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)

Public Hearing: Mr. Beard opened the public hearing. Mr. Jonathan Westra spoke to the board about wanting to remove personal property off the property. Mr. Westra is wanting to sell the property and whom ever buys the property to demolish it. The property is zoned as industrial not residential, potential buyers are not interested in the house. Mr. Westra acknowledged that he needs to secure the property.

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000354: 2112 Ambler Ave. (SEARS PARK, BLOCK 1, LOT 16 & 17, TAYLOR COUNTY, TEXAS), Owner: Joy Oral D

NAYS: None

AYES Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

Schroeder, Motion passed.

inspections shall be completed by the expiration of all permits and was seconded by Mr. and if this is done, 60 days to obtain rough-in inspections, and if this is done all final permits and provide a plan of action including a timeframe for repair and cost estimates, Mr. Allred made a motion that the owner is ordered to repair – 30 days to obtain all

permits. 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.

closed the public hearing.

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

- (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. 22-000352: 1257 Pecan St. (OT ABILENE BLK 208 WATSON & RUSSELL 1-B, LOT 33, TAYLOR COUNTY, TEXAS), Owner: Hall Richard

NAYS: None

AYES Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

Schroeder, Motion passed.

inspections shall be completed by the expiration of all permits and was seconded by Mr. and if this is done, 60 days to obtain rough-in inspections, and if this is done all final permits and provide a plan of action including a timeframe for repair and cost estimates, Mr. Webb made a motion that the owner is ordered to repair – 30 days to obtain all

permits. 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.

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)

Public Hearing: Mr. Beard opened the public hearing. Ms. Becky Joy spoke to the board about not wanting to demolish the building. Ms. Joy stated she has lots of personal property in the building. She believes it is unfair to have a time line to fix the property, at this time she can not afford to fix the building.

Ms. Suny Lopez Woodard spoke to the board on behalf of her father, Samuel Lopez, owns the property next door 2102 Ambler. Ms. Woodard spoke about problems with the foundation due to water drainage at 2112 Ambler Ave. Also, there is a large bee hive and rodents coming from the building. Ms. Woodard stated her father has been having problems at his property ever since he bought the property in 2014. Ms. Woodard stated her father would like to purchase the property if owners wanted to sell.

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

Dr. Paris made a motion to table this case for 30 days and was seconded by Mr. Allred, 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. 22-000843: 1917 Swenson St. (COLLEGE HEIGHTS, BLOCK 36, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Gardner Laura

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)

Public Hearing: Mr. Beard opened the public hearing. Ms. Laura Gardner spoke to the board about that she is trying to make the property livable. Ms. Gardner stated vagrants have taken over, they have finally got them out.

Ms. Michelle Thurston also spoke along with Ms. Gardner about that they are wanting to fix the property up and sell it. Ms. Thurston has been working on fixing the property. They also stated Ms. Gardner's dad is a licensed contractor and can also do a lot of the work. It was stated that the 30/60 order should work for them.

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

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.

Mr. Allred 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. Webb, Motion passed.

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 10:10 a.m.

X *David P Beard*
7-6-22

Approved, Chairman