

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
November 2, 2022 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. David Beard, Chairman
Mr. Delbert Allred
Mr. Jeremy McBrayer
Mr. Gary Webb
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, First Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Josh Mares, Code Compliance Officer
Mr. Robert Marsh, Code Compliance Officer
Ms. Christi Jones, Office Assistant

Others Present: Mr. Thomas W Choate
Mr. Randy Baker
Mr. Michael Murphy
Mr. Ronnie Nail
Mr. Perry Stockard
Mr. Charlie Self
Mr. Alex Gonzales
Mr. Ryan Clift
Mr. John Hirsch
Mr. Jose Borrego
Ms. Maria Borrego

CALL TO ORDER

Mr. Beard called the meeting to order at 8:30 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, September 7, 2022, were provided in advance to Board Members for review.

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

The motion was seconded by Mr. Schroeder, motion passed.

AYES: Mr. Allred, Mr. McBrayer, Mr. Schroeder, Mr. Beard

NAYS: None

AYES: Mr. Allred, Mr. McBrayer, Mr. Schroeder, Mr. Beard
NAYS: None
ABSTAIN: Mr. Webb

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 21-002635: 2049 AMBLER AVE. (SEARS PARK, BLOCK 36, LOT W46 OF LT 1 & 2, LESS N5 FT, TAYLOR COUNTY, TEXAS), Owner: LOYA, JOEL T

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. 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. Schroeder, motion passed.

AYES: Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Schroeder, Mr. Beard

NAYS: None

ABSTAIN: 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. Schroeder, motion passed.

AYES: Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Schroeder, Mr. Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-000806: 2116 SEARS BLVD. (SEARS PARK, BLOCK 32, LOT 15, TAYLOR COUNTY, TEXAS), Owner: MEZA CHRISTOPHER R & GONZALES ALEXANDER

Mr. Allred made a motion that the owner is ordered to repair – 60 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, Mr. Webb, Motion passed.

AYES: Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Schroeder, Mr. Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001295: 741 MESQUITE ST. (17 147 LEWIS OT 1 ABL TIF#1, TAYLOR COUNTY, TEXAS), Owner: GREER, 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. 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. McBrayer, motion passed.

AYES: Mr. McBrayer, Mr. Webb, Mr. Schroeder, Mr. Beard

NAYS: None

ABSTAIN: 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. McBrayer, motion passed.

AYES: Mr. McBrayer, Mr. Webb, Mr. Schroeder, Mr. Beard

NAYS: None

ABSTAIN: None

- (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. There being no 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. McBrayer, Motion passed.

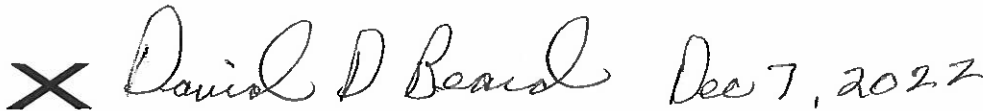
AYES: Mr. McBrayer, Mr. Webb, Mr. Schroeder, Mr. Beard

NAYS: None

ABSTAIN: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 10:44a.m.

 X David D Beard Dec 7, 2022

Approved, Chairman