

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
January 4, 2023 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

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

Staff Present: Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Van Watson, Building Official
Mr. Stanley Smith, City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Robert Marsh, Code Compliance Officer
Mr. Ricky Wright Jr., Code Compliance Officer
Ms. Christi Jones, Office Assistant

Others Present: Mr. Roland Borden

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, December 7, 2022, were provided in advance to Board Members for review.

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

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

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

NAYS: None

ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

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. Marsh presented the case, staff recommendations are as follows:

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. Marsh presented the case, staff recommendations are as follows:
Turnerhill
Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001592: 790 Carver St.
(STEVENSON PARK, BLOCK 3, LOT 2, TAYLOR COUNTY, TEXAS), Owner: Penns, Erma

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

NAVY: None
AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Duggar, Mr. Beard
was seconded by Dr. Paris, motion passed.
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

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

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

welfare and repair of the structure would be unreasonable.
Finding: The property is a public nuisance in that it is a hazard to the public health, safety and

- (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: 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. Duggar, motion passed.

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002072: 1602 1/2 Chestnut St. (BELMONT ADDN, BLOCK 5, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Allen, Joe David & Pace, Jay Hunter and Kelly Ann

Mr. Marsh 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.

Board Held Discussion: Board asked the building official about set backs since there was a fire to the primary structure. The board also talked to staff about if the owner knows a new primary structure can be built on the property.

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

Mr. McBrayer 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. Duggar, Mr. Beard
NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-002320: 1334 / 1334 1/2 Elm St. (1 H DARNELL OF BELLEVUE OUTLOT 1, BLOCK 6, LOT 6, TAYLOR COUNTY, TEXAS), Owner: Roland Borden, Inc.

Mr. Marsh 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)

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. Roland Borden spoke to the board that he had to have someone living in the house evicted. Mr. Borden stated he has cleaned up a lot of the trash. Mr. Borden also stated he sold the property the week prior to this meeting. He stated it was sold as is and the new owner knows the property is condemned. Mr. Borden stated he believes the new owners are going to do the work on the property to get it out of condemnation.

Mr. Beard closed public hearing.

Mr. Allred made a motion to table this case for 30 days and was seconded by Mr. McBrayer, motion passed.
AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Duggar, Mr. Beard
NAYS: None

Mr. Will Duggar was introduced as a new board member.

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:27 a.m.

X *David D Beard*

3-1-23

Approved, Chairman

