

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
March 1, 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
Ms. Kelley Messer, Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Robert Marsh, Property Maintenance Inspector
Mr. Ricky Wright Jr., Property Maintenance Inspector
Mr. Kendall Cooper, Property Maintenance Inspector

Others Present: Mr. Roland Borden (1334 Elm)
Mr. Alex Gonazales (2116 Sears Blvd)
Mr. Antony Crisp (626 N 8th)
Ms. Carisma Ramirez (3042 Pine)
Mr. Brian Blair – Lamar National Bank (302 N. Mockingbird)
Ms. Adelita Zapata (258 Ross)

CALL TO ORDER

Mr. Beard called the meeting to order at 8:30 a.m. Mr. Cooper recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, January 4th, 2023, were provided in advance to Board Members for review.

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

The motion was seconded by Mr. Turner, 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: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

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 is to repair – 30 days to obtain all permits and provide 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. Alexander Gonzales stated that he had submitted a plan of action. Mr. Gonzales stated he would begin remodeling the property once he received his permit.

Mr. Beard closed the public hearing.

Mr. Alfred made a motion Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs 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, was seconded by Dr. Paris, motion passed

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001921: 3042 Pine St (NORTH PARK ADDN, BLOCK 24, LOT N82.5 S329.25 E390, ACRES .74, TAYLOR COUNTY, TEXAS) Owner Ramizez, Raul S.

Mr. Marsh presented the case, staff recommendations are as follows: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

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

- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (10) Inadequate exits Chapter 8; Sec. 8-554

Order: Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs 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. Ms. Carisma Ramirez stated she inherited the property September 16, 2021. The property has been in her family her entire life. She has never known the property to have utilities but it is her plan to get everything renovated in the next 2-3 years. She has had an electrician look at the property and is wanting to get a temporary electric pole to start remodeling.

Mr. Beard closed the public hearing.

Mr. Turner made a motion Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs 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, was seconded by Mr. Allred, 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# 22-002218: 626 N. 8th S100X160 OUTLOT 3 SW1/4 177 OT ABL TIF#1, TAYLOR COUNTY, TEXAS) Owner Antioch Christian Methodist Episcopal

Mr. Marsh presented the case, staff recommendations are as follows: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

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

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
- (5) Hazardous Plumbing - Chapter 8; Sec 8-554 (5)
- (6) Hazardous Mechanical Equipment - Chapter 8; Sec 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (9) Faulty materials of construction Chapter 8: Sec. 8-554
- (10) Inadequate exits Chapter 8; Sec. 8-554

Order: Owner is to repair or demolish – 60 days to provide plan of action including a timeframe for repair or demolition

Public Hearing: Mr. Beard opened the public hearing. Mr. Anthony Crisp spoke on behalf of the church. Mr. Crisp stated the church is having a conference in April where a decision would be made about using a demolition company of their choice or using a company provided by the city of Abilene. Mr. Crisp stated that the church had secured funds for the demolition.

Mr. Beard closed the public hearing.

Board discussion: discussed tabling the case for 30 or 60 days until the church was able to come up with a plan. Ultimately the board chose to give the church 60 days to provide a plan of action for repair or demolition and pull the appropriate permits.

Mr. Allred made a motion that the owner is to repair or demolish – 60 days to provide plan of action including a timeframe for repair or demolition and costs estimates and if this is done, 60 days to obtain rough-in inspections and if this is completed by the expiration of all permits, was seconded by Dr. Paris, 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. (J H DARNELL OF BELLEVUE OUTLOT 1, BLOCK 6, LOT 6, TAYLOR COUNTY, TEXAS), Owner: Roland Borden, Inc.

Mr. Allred made a motion to untable the case and was 2nd by Mr. Turner, motion passed.

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

Mr. Marsh presented the case, staff recommendations are as follows: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

- 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 stating that he had the property under contract to sell. Mr. Roland Borden stated that the contract was at Centennial Title Company and should be closing soon as soon as he gets his LLC reinstated. Mr. Rolan Borden stated he would provide a plan of action as a backup plan.

Mr. Beard closed public hearing.

Mr. McBrayer made a motion Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs 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, was seconded by Mr. Dugger, motion passed.

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002607: 258 Ross (CHRISTIAN COLLEGE 2ND ADDN, BLOCK 9, LOT S/2 OF 11 & 12, TAYLOR COUNTY, TEXAS) Owner Adelita Fernanadez Zapata

Mr. Marsh presented the case, staff recommendations are as follows: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

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

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (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
- (10) Inadequate Exits. Chapter 8, Sec. 8-554

Order: Owner is to repair or demolish – 30 days to provide plan of action including a timeframe for repair or demolition

Public Hearing: Mr. Beard opened the public hearing. Ms. Rosana was the representative for Adelita Zapata. She state that she wanted to have the property demolished. Ms. Zapata would like to get estimates on her own and also see estimates from the city of Abilene.

Mr. Beard closed the public hearing.

Mr. Dugger made a motion that the owner is to repair or demolish – 30 days to provide plan of action including a timeframe for repair or demolition and costs estimates and if this is done, 30 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. McBrayer, 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# 22-003296: 302 N. Mockingbird
(OAKWOOD ADDN SEC 3, BLOCK 19, LOT S1/2 LT12, TAYLOR COUNTY, TEXAS)
Owner Abilene Apartments, LLC

Mr. Wright presented the case, staff recommendations are as follows: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

- Pursuant to Chapter 8, Sec. 8-554 the following conditions exist:
- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
 - (2) Structural Hazard Chapter 8, Sec. 8-554
 - (3) Nuisance Chapter 19-15
 - (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
 - (7) Faulty Weather Protection Chapter 8, Sec. 8-554

Order: Owner is to repair – 30 days to obtain all permits and provide 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. Brian Blair spoke on behalf of Lamar National Bank. Mr. Blair stated they would be moving forward to rectify the situation from their end since it is an asset of the bank. Mr. Blair stated that he hoped they would have a plan soon.

Mr. Beard closed the public hearing.

Mr. Allred made a motion Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs 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, was seconded by Mr. McBrayer, motion passed

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

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:46 a.m.

X *David D Beard* 4-5-23

Approved, Chairman

