

**BOARD OF BUILDING STANDARDS  
MEETING MINUTES  
August 2, 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  
Mr. Jay Wyatt  
Mr. Delbert Allred  
Mr. Sean McNeill  
Mr. Lloyd Turner  
Mr. Will Dugger

**Staff Present:** Mr. Michael Rice, Assistant City Manager  
Mr. Tim Littlejohn, Director of Planning and Development Services  
Mr. Chad Sears, Assistant 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  
Ms. Christi Jones, Administrative Assistant

**Others Present:** Mr. Charles Self (4474 La Hacienda)  
Mr. Thomas W. Choate (4474 La Hacienda)  
Mr. Michael Murphy (4474 La Hacienda)  
Ms. Teressa Smith (2874 Pine St.)  
Mr. Albert Pittman (2874 Pine St.)  
Ms. Patricia Dunn (4366 Caldwell Rd.)

**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, July 5, 2023, were provided in advance to Board Members for review.

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

**The motion was seconded by Mr. Dugger, motion passed.**

**AYES:** Mr. Wyatt, Mr. Allred, Mr. Mcneil, Mr. Turner, Mr. Dugger, Mr. Beard

**NAYS:** None

## AGENDA ITEMS & PUBLIC HEARINGS

**Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-002791:** 4474 La Hacienda Dr. (VAQUERO SUB SEC 2, BLOCK A, LOT 10, ACRES 1.281), Owner: Hirsch Victor John III & Candice Jo

The case was tabled at the last hearing.

**Mr. Allred made a motion to un-table the case, was seconded by Mr. Turner.**

AYES: Mr. Wyatt, Mr. Allred, Mr. McNeil, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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

No staff recommendation for this case.

**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
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554

**Order:** The case has been tabled for 30 days.

**Public Hearing:** Mr. Beard opened the public hearing. Mr. Self the attorney for John and Candice Hirsch provided a signed contract showing escrow being paid. The contract is set to close August 31. Mr. Choate the attorney for the home owner association questioned the validity of the contract. He stated the he has reached out to the realtor with multiple questions but has had difficult communication about the contract. Mr. Choate stated the best thing that could happen for all parties is for the property to sell and be completed. If the contract is executed the HOA would give the new owner the 9 month period to complete construction. Mr. Murphy a neighbor to the property stated that the property has not been mowed or kept clean. He stated the head of the HOA has had the weeds mowed by the street. Mr. Beard closed public hearing.

**Mr. Allred made a motion to table the discussion for 30 days, was seconded by Mr. Wyatt, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-000801:** 934 Graham St. (Lakeside Addn, Block 21, Lot 2), Owner: Jock Properties LLC

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

Order owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame 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.

**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
- (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 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. Being that there were no speakers, 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. Mcneil, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-000982:** 4366 Caldwell Rd. (Pleasant Hill Estate Sec 4, Block A, Lot 139 Replat) Owner: Juanita Webber c/o Mickey Essex

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

Order owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame 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.

**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

**Order:** The case has been tabled 30 days.

**Public Hearing:** Mr. Beard opened the public hearing. Patricia Dunn (sister of the owner) explain her brother did not have the mental or monetary means to maintain the property. Ms. Dunn was going to speak to her brother who is in jail to get him to sign his rights over to her eldest daughter. Ms. Dunn requested 30 days to get the legal names on the paper work changed. Mr. Beard closed the public hearing.

**Mr. Allred made a motion to table the discussion for 30 days and was seconded by Mr. Wyatt, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-001034:** 2874 Pine St.  
(North Park Addn, Block 18, Lot N105 OF S210 OF E210 LT2 & N70' X250 OF 2)  
Owner: Pittman Albert Burl Life Est

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

Findings -The property is a public nuisance in that it is a hazard to the public health, safety, and welfare. Repair of the structure would be unreasonable.

Order - The owner is ordered to demolish or appeal the order in district court within 30 days or the city may demolish.

**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
- (6) Hazardous Mechanical Equipment Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554

**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 in district court within 30 days or the city may demolish; with the provision that we try to save all pecan trees.

**Public Hearing:** Mr. Beard opened the public hearing. Mr. Pittman and Ms. Smith acknowledged that the structure needs to be torn down due to the damage from the structure fire. Mr. Pittman requested Pecan trees not be torn down. Mr. Beard closed the public hearing.

**Mr. Dugger 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, was seconded by Mr. McNeil, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

**Mr. Dugger 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 to try to preserve pecan trees if possible and was seconded by Mr. Turner, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-001034:** 2858 Pine St.  
(North Park Addn, Block 18, Lot N105 OF S210 OF E210 LT2 & N70' X250 OF 2)  
Owner: Pittman Albert Burl Life Est

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

Order owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame 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.

**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
- (6) Hazardous Mechanical Equipment 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 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. Mr. Pittman and Ms. Smith requested to keep the structure to use it for the storage of Mr. Pittman's belongings that cannot be stored at his new residence. Mr. Beard closed the public hearing.

**Mr. McNeil 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: Mr. Wyatt, Mr. Allred, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-001166: 2817 Simmons (North Park Addn, Block 16, Lot N72 ½ S145 W150 LT 2),**

Owner: Hickson Bryan Douglas & Georgia

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

Order owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame 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.

**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
- (6) Hazardous Mechanical Equipment, 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 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. Being that there were no speakers, 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. Dugger, motion passed**

AYES: Mr. Wyatt, Mr. Allred, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-001273: 2325 Palm St.**

(Mac Bowyer Rep Of Bowyer Addn Block 8, Lot 7), Owner: Fiedler Donna Maude

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

Order owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame 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.

**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 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. Being that there were no speakers, 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: Mr. Wyatt, Mr. Allred, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-001274:** 1042 Clinton St. (Lakeside Addn, Block 7, Lot 1-2), Owner: Serrano Patricia

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

Order owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame 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.

**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
- (6) Hazardous Mechanical Equipment, 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 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. Being that there were no speakers, Mr. Beard closed the public hearing.

**Mr. Dugger 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: Mr. Wyatt, Mr. Allred, Mr. Turner, Mr. Dugger, 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 9:53 a.m.



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Approved, Chairman