



**Minutes of the Teleconference Meeting of the Harker Heights  
Building and Standards Commission  
January 27, 2021**

Present: Larry Robison Chairman  
Robert Robinson III Vice Chairman  
Noel Webster Commissioner  
Nuala Taylor Commissioner  
Rodney Shine Commissioner  
Joshua McCann Commissioner  
Stephen Watford Commissioner

Christopher Albus Alternate Commissioner  
Michael Stegmeyer Alternate Commissioner  
Bary Heidtbrink Alternate Commissioner  
Natalie Austin Alternate Commissioner

Staff: Kristina Ramirez Planning & Development Director  
Courtney Peres City Planner  
Michael Beard Building Official  
Brad Alley Fire Marshal  
Wilson Everett Planning & Development  
Administrative Assistant  
Courtney Fye Building Official Secretary

Absent: Adam Parker Secretary  
Kay Carey Commissioner

Agenda Item I: A quorum was established, and the meeting was called to order at 7:45 P.M.

Agenda Item II: Approval of minutes from the December 2, 2020, meeting. Vice Chairman Robinson made a motion to approve the meeting minutes. Commissioner Watford seconded the motion. **The motion passed unanimously (7-0).**

Agenda Item III: Michael Beard stated there were no recognized Affidavits for Conflict-of-Interest.

Agenda Item IV: Next agenda item was Public Comments and there was no one present in person or attending virtually who wished to speak on a non-agenda related item.

Agenda Item V: Receive and discuss a presentation by Building Official, Michael Beard, on the duties of the Building and Standards Commission.

Agenda Item VI: Receive and discuss a presentation by Building Official, Michael Beard, on the 2012 Lynn Drive demolition order.

Agenda Item VII: Public Hearings

1. Conduct a Public Hearing to discuss and consider the evidence provided by the City of Harker Heights Building Official that a manufactured home on property described as: Lot Eleven (11), Block Two (2), of the Valley View Addition, to the City of Harker Heights, Bell County, Texas, according to plat records of Bell County, Texas, also commonly known as **121 East Valley Road**, Harker Heights, Texas, is an unsafe, substandard, and dangerous structure per standards set out in §160.04 of Chapter 160 of the City of Harker Heights Code of Ordinances.

Mr. Beard explained there are many code deficiencies and concerns about the substandard structure located at 121 E Valley Road. Mr. Beard stated he has been in contact with the owner and that the owner was in the process of receiving bids for the demolition of the structure. Since then, the owner has been issued a permit for the demolition and has started the process of the demolition of the structure. He is currently demolished half of the structure on the property.

Chairman Robison asked if there was anyone present in person or attending virtually representing the request and no one was present.

Commissioner Webster made a motion to find that a manufactured home on property described as: Lot Eleven (11), Block Two (2), of the Valley View Addition, to the City of Harker Heights, Bell County, Texas, according to plat records of Bell County, Texas, also commonly known as **121 East Valley Road**, Harker Heights, Texas, is an unsafe, substandard, and dangerous structure per standards set out in §160.04 of Chapter 160 of the City of Harker Heights Code of Ordinances. Commissioner Taylor seconded the motion. **The motion passed (7-0).**

Chairman Robison asked if there was an **Order** that the owner, mortgagee or lienholder immediately **Repair, Vacate and Secure, OR Demolish and Remove** the structure with due process and notifications as set out in §160.12 of Chapter 160 of the City of Harker Heights Code of Ordinances.

Commissioner Webster made a motion to **Demolish and Remove** the structure on the property within sixty (60) days and Vice Chairman Robinson seconded the motion. **The motion passed (6-0). It was noted that commissioner Taylor lost connection during this motion.**

2. Conduct a Public Hearing to discuss and consider the evidence provided by the City of Harker Heights Building Official to find that a site built structure on property described as: Lot Five (5), Block One (1), Kern Terrace Addition Third Extension, an addition to the City of Harker Heights in Bell County, Texas, according to the plat of record in Volume Two, Page 103-C, of the Plat Records of Bell County, Texas, also commonly known as **206 Cynthia Drive**, Harker Heights, Texas, is an unsafe, substandard, and dangerous structure per standards set out in §160.04 of Chapter 160 of the City of Harker Heights Code of Ordinances.

Mr. Beard explained there are many code deficiencies and concerns about the substandard structure on the property. Mr. Beard stated he has been in contact with the owner's brother and

that the brother stated that the owner was currently in the hospital and due to her state, she is unable to communicate.

Chairman Robison opened the public hearing and asked if there was anyone present in person or attending virtually representing the case. No one was present.

Commissioner Shine made a motion to find that a site built structure on property described as: Lot Five (5), Block One (1), Kern Terrace Addition Third Extension, an addition to the City of Harker Heights in Bell County, Texas, according to the plat of record in Volume Two, Page 103-C, of the Plat Records of Bell County, Texas, also commonly known as **206 Cynthia Drive**, Harker Heights, Texas, is an unsafe, substandard, and dangerous structure per standards set out in §160.04 of Chapter 160 of the City of Harker Heights Code of Ordinances. Commissioner McCann seconded the motion. **The motion passed (6-0).**

Chairman Robison asked if there was an **Order** that the owner, mortgagee or lienholder immediately **Repair, Vacate and Secure, OR Demolish and Remove** the structure with due process and notifications as set out in §160.12 of Chapter 160 of the City of Harker Heights Code of Ordinances.

Commissioner Shine made a motion to **Demolish and Remove** the site-built structure from the property within ninety (90) days. Vice Chairman Robinson seconded the motion. **The motion passed (7-0).**

**3.** Conduct a Public Hearing to discuss and consider the evidence provided by the City of Harker Heights Building Official that a manufactured home and accessory structures on property described as: Lots Six (6), and Seven (7), Block Twenty-Two (22), Comanche Land, Second Unit, an addition to the City of Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 184-A, Plat Records of Bell County, Texas, also commonly known as **1508 Ute Trail**, Harker Heights, Texas, is an unsafe, substandard, and dangerous structure per standards set out in §160.04 of Chapter 160 of the City of Harker Heights Code of Ordinances.

Mr. Beard explained that there were many code concerns and deficiencies with the main structure and accessory structures on the property. Mr. Beard stated that the homeowner, Enedina Helms, had submitted for a building permit to repair the structure. Mr. Beard mentioned that he still lacked information needed to issue and approve a building permit for the main structure. He noted he had not received any permits applications for any of the accessory structures on the property.

Chairman Robison asked if there was anyone present in person to attending virtually who wanted to address this matter. Ms. Enedina Helms, 403 Indian Oaks, Harker Heights, Texas 76548 was present in person to represent her case. Ms. Helms stated she has a contractor in line to make the repairs needed to comply with City codes and ordinances. There was discussion between the board members and Ms. Helms regarding other properties that she owns that have previously been brought to the Building and Standards Commission. The board mentioned that they had given her appropriate time to make said repairs on other structures brought to the commission and no action was taken.

Commissioner Webster made a motion to find that a manufactured home and accessory structures on property described as: Lots Six (6), and Seven (7), Block Twenty-Two (22), Comanche Land,

Second Unit, an addition to the City of Harker Heights, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 184-A, Plat Records of Bell County, Texas, also commonly known as **1508 Ute Trail**, Harker Heights, Texas, is an unsafe, substandard, and dangerous structure per standards set out in §160.04 of Chapter 160 of the City of Harker Heights Code of Ordinances. Commissioner Watford seconded the motion. **The motion passed (6-0). It was noted that Commissioner Taylor lost connection during this motion.**

Chairman Robison asked if there was an Order that the owner, mortgagee or lienholder immediately **Repair, Vacate and Secure, OR Demolish and Remove** the structures with due process and notifications as set out in §160.12 of Chapter 160 of the City of Harker Heights Code of Ordinances.

Commissioner McCann made a motion to **Demolish and Remove** the property within ninety (90) days and Vice Chairman Robinson seconded the motion. **The motion passed (6-0).**

4. Conduct a Public Hearing to discuss and consider the evidence provided by the City of Harker Heights Building Official that one accessory structure and an accessory structure/accessory dwelling unit on property described as: Tract H.B. Littlefield No. 511, AKA Lot Ten (10), and Eleven (11), Block Thirty-Seven (37), Comanche Land Life Estates, also commonly known as **1701 Ute Trail**, Harker Heights, Texas, is an unsafe, substandard, and dangerous structure per standards set out in §160.04 of Chapter 160 of the City of Harker Heights Code of Ordinances.

Mr. Beard explained the code concerns with deficiencies with the structure on the property.

Vice Chairman Robinson made a motion to table the agenda item to discuss and consider the evidence provided by the City of Harker Heights Building Official that one accessory structure and an accessory structure/accessory dwelling unit on property described as: Tract H.B. Littlefield No. 511, AKA Lot Ten (10), and Eleven (11), Block Thirty-Seven (37), Comanche Land Life Estates, also commonly known as **1701 Ute Trail**, Harker Heights, Texas, is an unsafe, substandard, and dangerous structure per standards set out in §160.04 of Chapter 160 of the City of Harker Heights Code of Ordinances due to the question of who the current property owner is. Commissioner Watford seconded the motion to table the item. **The motion passed to table (6-0). It was noted Commissioner Taylor left the meeting during the motion.**

5. Conduct a Public Hearing to discuss and consider the evidence provided by the City of Harker Heights Building Official that a site built structure on property described as: 0.5 acres, more or less, out of Abstract No. 401 of the U. Hunt Survey, City of Harker Heights, Bell County, Texas, also commonly known as **13902 East Farm-to-Market 2410**, Harker Heights, Texas, is an unsafe, substandard, and dangerous structure per standards set out in §160.04 of Chapter 160 of the City of Harker Heights Code of Ordinances.

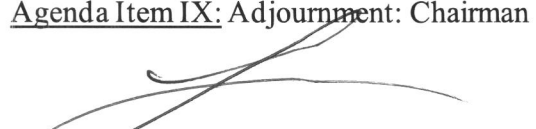
Mr. Beard explained there was a permit issued for the demolition of the structure. Since then, the structure has been demolished and the lot has been cleared and currently in compliance with City Code of Ordinances.

Chairman Robison opened the public hearing and asked if there was anyone in person or attending virtually who wished to address this matter. No one was present.

No action was taken from the commissioners since the property is currently in compliance with the City.

Agenda Item VIII: Staff Comments: None.

Agenda Item IX: Adjournment: Chairman Robison adjourned the meeting at 9:19 P.M.



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**Larry Robison, Chairman**

**ATTEST:**



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**Michael Stegmeyer, Secretary**