City of Abilene

Board of Building Standards Agenda

Notice is hereby given of a meeting of the Board of Building Standards of City of Abilene to be held on July 2, 2025 at 8:30am at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

A. Public hearing and approval of June 4, 2025 Board of Building Standards meeting minutes.

PUBLIC HEARINGS:

STATEMENT OF POLICY

In all cases, except where specifically stated otherwise, buildings must be secured and the lot clean and mowed by the owner within ten (10) days of receipt of notice of results of this hearing. If this is not done, the City may do so and bill the owner. In any case where the Board orders the owner to demolish a structure or structures, but the owner fails to demolish or appeal the Board's order, the City may demolish. Any appeal must be filed in district court within 30 calendar days after the aggrieved party receives notice of the Board's decision. At the hearing, you should be prepared to present the following information:

1. *Specific time frame needed to complete repairs.*
2. *Specific scope of repair work to be completed.*
3. *Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.*

You have the right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

AGENDA ITEMS

A. Case for rehabilitation, Demolition, or Civil Penalties - Case #23-004934: 325 Westmoreland St (PECAN PARK, BLOCK K, LOT 9, TAYLOR COUNTY, TEXAS) Owner: Islas Guadalupe

B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000052: 300 Wall St (AUTOMATION INDUSTRIES, LOT 1-3 REP & STREET, ACRES 18.7561, TAYLOR COUNTY, TEXAS (300 Wall St LLC A Delaware LLC

C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000054: 5502 N 1st St. (ABILENE PLAZA SEC 1, BLOCK 12, LOTE250, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC A Delaware LLC

D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000055: 5512 N 1st St (ABILENE PLAZA SEC 1, BLOCK 12, LOT W205 OF E455, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC A Delaware LLC

E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000345: 502 N Willis St (WESTWOOD PLAZA, BLOCK 1, LOT 101 REPLAT, ACRES 1.0553, TAYLOR COUNTY, TEXAS), Owner: Advance Capital Commercial LLC

F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-000871: 11026 W Lake Rd (J1349 SUR 88 T & P RY CO, BLOCK 14, ACRES 1.44, TAYLOR COUNTY, TEXAS), Owner: Wright, Cecil

G. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001191: 218 Meander St (OT ABILENE BLK 207 WISE 2, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Cortez Blanca S

EXECUTIVE SESSION

The Board of Building Standards of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting for consultation with attorney pursuant to Texas Government Code Section 551.071.

A. 551.071 (Consultation with Attorney)

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 27th day of June, 2025, at 10:00 a.m.

_____

Shawna Atkinson, City Secretary

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:7/2/2025

TO:

FROM:

SUBJECT: **Public hearing and approval of June 4, 2025 Board of Building Standards meeting minutes.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. June 4 2025 BOBS Minutes June 4 2025 BOBS Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
June 4, 2025 - 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. Sean McNeill
Mr. Will Dugger
Mr. Jay Wyatt

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, Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Stephen Garrison, Code Compliance Manager
Mr. Robert Marsh, Property Maintenance Inspector
Mr. Ricky Wright Jr., Property Maintenance Inspector
Ms. Teri Dollar, Property Maintenance Inspector
Ms. Christi Jones, Administrative Assistant

Others Present: Mr. Steve Lowery (5108 Taos St)
Mr. Moises Martinez (742 Chestnut St)
Mr. Sungu Funhiro – 263 Holding LLC (2426 S 2nd St)

CALL TO ORDER

Mr. Beard called the meeting to order at 8:32 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, April 2, 2025, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the minutes as written.
The motion was seconded by Mr. Wyatt, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition or Civil Penalties - Case# 22-003439: 1325 Pecan St (OT ABILENE BLK 208 JOHN J TOOMBS/RINEY-HAYS, LOT 4, 2-B, TAYLOR COUNTY, TEXAS), Owner: Lopez Roel

Mr. Wright presented the case:

> Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:
>
> - Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
> - Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
> - Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
> - Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
> - Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
> - Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

> **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 no speakers, Mr. Beard closed the public hearing and opened the floor for discussion or motion.

Mr. Allred made a motion that 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, was seconded by Mr. McNeill, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-004056: 742 Chestnut St (LT 7 162 1 W 2/3 NORTHINGTON OT ABL, TAYLOR COUNTY, TEXAS), Owner: Martinez Deborah Ann Et al

Mr. Wright presented the case:

> Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15, the following conditions exist:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

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.
>
> **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 and opened the floor for discussion or a motion.

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 and was seconded by Mr. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, 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 was seconded by Mr. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Dugger, Mr. Beard
Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 24-004334: 2426 S 2nd St (CHRISTIAN COLLEGE 2ND ADDN, BLOCK 6, LOT 4, TAYLOR COUNTY, TEXAS)
Owner: 263 Holdings LLC

Mr. Wright presented the case:

> Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15, the following conditions exist**:**
>
> - Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
> - Structural Hazards, Chapter 8, Sec 8-554 (2)
> - Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
> - Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)

- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

> **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. Sungu Funhiro stated that he has not had time to work on the house. He stated that he has filed a criminal trespass on the vagrants. He stated that he intends to fix the house. He stated that he has contractors lined up and ready to work. Being no other speakers, Mr. Beard closed the public hearing and opened the floor for discussion or a motion.

Mr. McNeill made a motion that 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, was seconded by Mr. McBrayer, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-004628 & 24-005247:
3317 S 1st St. (SCOTT HIGHWAY PLACE, BLOCK 19, LOT 5 & 6, TAYLOR COUNTY, TEXAS), Owner: RD Unity Properties, LLC Mizar Deepak

Mr. Wright presented the case,

> Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec. 19-15, the following conditions exist**:**
>
> - Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
> - Structural Hazards, Chapter 8, Sec 8-554 (2)
> - Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
> - Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
> - Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
> - Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
> - Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

> **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. There being no speakers, Mr. Beard closed the public hearing and opened the floor for discussion or a motion.

Mr. Dugger made a motion that 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, was seconded by Mr. McBrayer, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-004844: 5108 Taos St. (ALAMEDA ADDN SEC 6, BLOCK 5, LOT 16, TAYLOR COUNTY, TEXAS), Owner: Sprecher Gloria Et Al

Mr. Wright presented the case:

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec. 19-15, the following conditions exist**:**

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

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. Steve Lowery stated that he is the spouse of an heir to the property. He stated that he is trying to have the property put in his name. He stated that he is working with a title company. He stated that he doesn't know how long it is going to take to get ownership. He expressed concerns that the staff recommendation is a tight timeline. Being no additional speakers, Mr. Beard closed the public hearing and opened the floor for discussion or motion.

Mr. Allred made a motion that 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, was seconded by Mr. McNeill, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition or Civil Penalties - Case# 25-000311: 734 Carver St (STEVENSON PARK, BLOCK 3, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Wilson Albert JR & Wilson Daniel E

Mr. Wright presented the case:

> Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:
>
> - Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
> - Structural Hazards, Chapter 8, Sec 8-554 (2)
> - Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
> - Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
> - Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
> - Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
> - Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

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.
>
> **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 and opened the floor for discussion or a motion.

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. Wyatt, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Dugger, 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. Wyatt, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Dugger, Mr. Beard
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 9:25 a.m.

X

Approved, Chairman

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:7/2/2025

TO:

FROM:

SUBJECT: **Case for rehabilitation, Demolition, or Civil Penalties - Case #23-004934: 325 Westmoreland St (PECAN PARK, BLOCK K, LOT 9, TAYLOR COUNTY, TEXAS) Owner: Islas Guadalupe**

GENERAL INFORMATION

Owner: Islas Guadalupe
Sq Ft: 384
Structural: Poor
Foundation: Unknown
Value: $6,012
Total Value: $9,947
Delinquent Tax: $219.43

SPECIAL CONSIDERATIONS

October 2023 – Inspected property at the request of the County Constables Office due the property being in such disrepair. The property became vacant due to an eviction. The property owner was on site and gave us permission to enter the structure. At the end of the inspection we explained we would need to condemn the property and went over the permitting process.
October 19, 2023 – Affidavit of condemnation was recorded at the county clerk.
November 20, 2023 – Condemnation notices sent to property owner.
July 12, 2024 – Permit was issued. No inspections were completed. Permit expired on April 27, 2025.
June 11, 2025 – Notice of July hearing sent to property owner.
June 12, 2025 – Notice of July hearing posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 the district court within 30 days or the city may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 2, 2025.

ATTACHMENTS:

1.	20250702_Slides Intro	20250702_Slides Intro.pptx
2.	20250702_23-004934_325 Westmoreland St	20250702_23-004934_325 Westmoreland St.pptx

BOARD OF BUILDING STANDARDS

July 2, 2025

CITY OF ABILENE TEXAS

PUBLIC NOTICE – July 2, 2025 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, July 2, 2025 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 325 Westmoreland St., 300 Wall St., 5502/5512 N. 1st St., 502 N. Willis St., 11026 W. Lake Rd., and 218 Meander St. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.

Case #23-004934

325 Westmoreland St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Warranty Deed naming **Guadalupe Islas** as owner
- **TAYLOR COUNTY** – Shows **Guadalupe Islas** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since May 7, 2021
- Search reveals **Guadalupe Islas** to be the owner.

Public Notice



Front West Side



Rear East Side



North Side



South Side



Substandard Code Violations

PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15 THE FOLLOWING CONDITIONS EXIST:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Exterior Dilapidation/Faulty Weather Protection





Exterior Dilapidation/Faulty Weather Protection





Interior Dilapidation





Interior Dilapidation





Timeline of Events

- **October 2023 –** Inspected property at the request of the County Constables Office due the property being in such disrepair. The property became vacant due to an eviction. The property owner was on site and gave us permission to enter the structure. At the end of the inspection we explained we would need to condemn the property and went over the permitting process.
- **October 19, 2023** – Affidavit of condemnation was recorded at the county clerk.
- **November 20, 2023** – Condemnation notices sent to property owner.
- **July 12, 2024** – Permit was issued. No inspections were completed. Permit expired on April 27, 2025.
- **June 11, 2025** – Notice of July hearing sent to property owner.
- **June 12, 2025** – Notice of July hearing posted on structure.

Staff Recommendation:

Findings:

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.

Questions?

CITY OF ABILENE TEXAS

End of 325 Westmoreland St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:7/2/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000052: 300 Wall St (AUTOMATION INDUSTRIES, LOT 1-3 REP & STREET, ACRES 18.7561, TAYLOR COUNTY, TEXAS (300 Wall St LLC A Delaware LLC**

GENERAL INFORMATION

Owner: 300 Wall St LLC A Delaware LLC
Sq Ft: 274,521
Structural: OK
Foundation: Good
Value: $2,507,218
Total Value: $2,696,822
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

January 11, 2024 – Affidavit of condemnation recorded at county clerk.
January 16, 2024 – Condemnation notices sent to owner.
March 8, 2024 – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention by law enforcement and code compliance.
March 21, 2024 – Served administrative search warrant. Discovered extensive damage and vandalism.
April 3, 2024 – Board ordered 30/60. Owner or representative not at hearing.
August 22, 2024 – Property mowed by city.
September 11, 2024 – Found exterior of property to still be in sub-standard condition. Still has many broken windows, broken doors, open roll-up garage doors, vandalism, and unmaintained grounds except for the portion of the grounds that were mowed by the city.
October 2, 2024 – Board ordered civil penalties.

December 2, 2024 – Informed by TCAD that the delinquent property taxes were paid off and property will no longer be going to tax auction.
February 27, 2025 – Contacted by real estate advisor that assisted owner to rehab this building in the past and is attempting to help owner rehab the building again for a new tenant.
March 3, 2025 – Owner informed me that entrances were boarded up and secured. Verified front entrances were boarded up and secured. However, other large entrances were not and the building is still easily accessible.
March 5, 2025 – Board ordered civil penalties. Real estate advisor was present at the hearing. Said he was going to try to get electricity to property today for Wi-Fi for security and work purposes. Said he needs 5 temporary electric poles. He said in six months he would have property ready for a tenant. He said owner has the means available to make improvements to the building.
March 28, 2025 – Informed that contractors would be assessing the property. Told real estate advisor to send estimates and plans to me by email. Approved for work to take place to repair damage to roof. Electrician was supposed to get plans together for temp pole(s) and send to me to get building official's approval.
April 21, 2025 – Spoke to electrician, told him what he needs to send to me for review.
June 9, 2025 – First contact received from building owner. Started discussions concerning city's requirements for repair directly with owner.
June 11, 2025 – Notice of July hearing sent to owner.
June 12, 2025 – Notice of July hearing posted on structure.
June 13, 2025 – Owner emailed photographs of completed work inside of structure. Minor repairs and clean up were completed.
June 23, 2025 – Planned inspection of inside of structure with project foreman.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Owner is ordered within 30 days, to execute a compliance agreement which requires progress reports to the City and includes the specific corrective plan of action to be taken by the owner and to secure permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 2, 2025

ATTACHMENTS:

1. 20250702_24-000052_300 Wall St 20250702_24-000052_300 Wall St.pptx

Case #24-000052

300 Wall St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Special Warranty Deed naming **300 Wall Street, LLC** as owner

- **TAYLOR COUNTY** – Shows **300 Wall Street, LLC** to be the owner.

- **SECRETARY OF STATE** – LLC withdrawn May 9, 2011

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2012

- Search reveals **300 Wall Street, LLC** to be the owner.

Public Notice



Front East Side



Front East Side



Front East Side



Rear West Side



Rear West Side



Rear West Side



North Side



North Side



South Side



South Side



South Side



South Side



Top View


LOCKHEED WY
WALL ST
WALL ST
WALL ST
WALL ST
LI
300 Wall St
LI
5512 N.
1st St
5502 N.
1st St
N 1ST ST
N 1ST ST
N 1ST ST

Substandard Code Violations

PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15 THE FOLLOWING CONDITIONS EXIST:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Broken Exterior Glass





Current Condition of Main Area





Current Condition of Main Area





Current Condition of Main Area



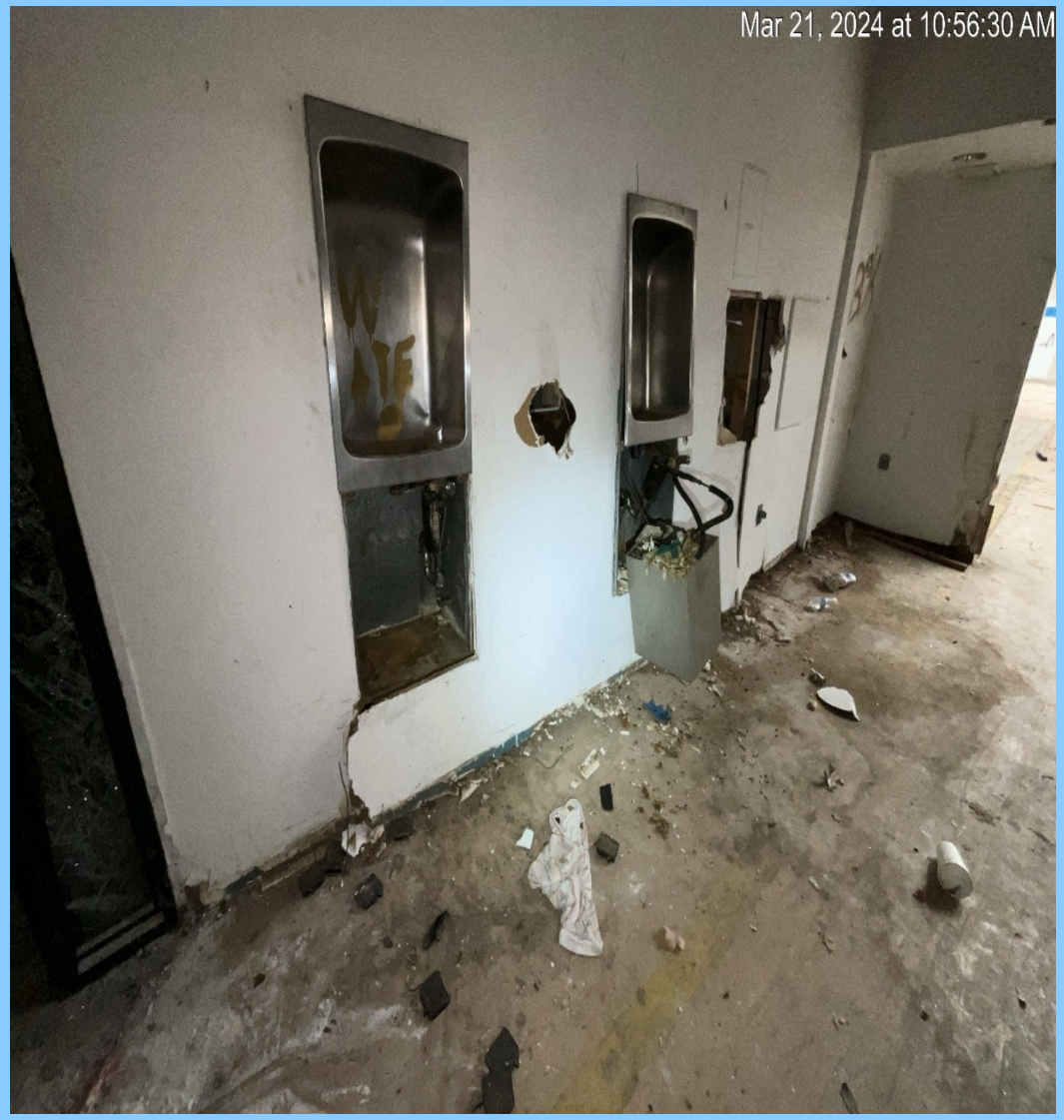


Current Condition of Main Area





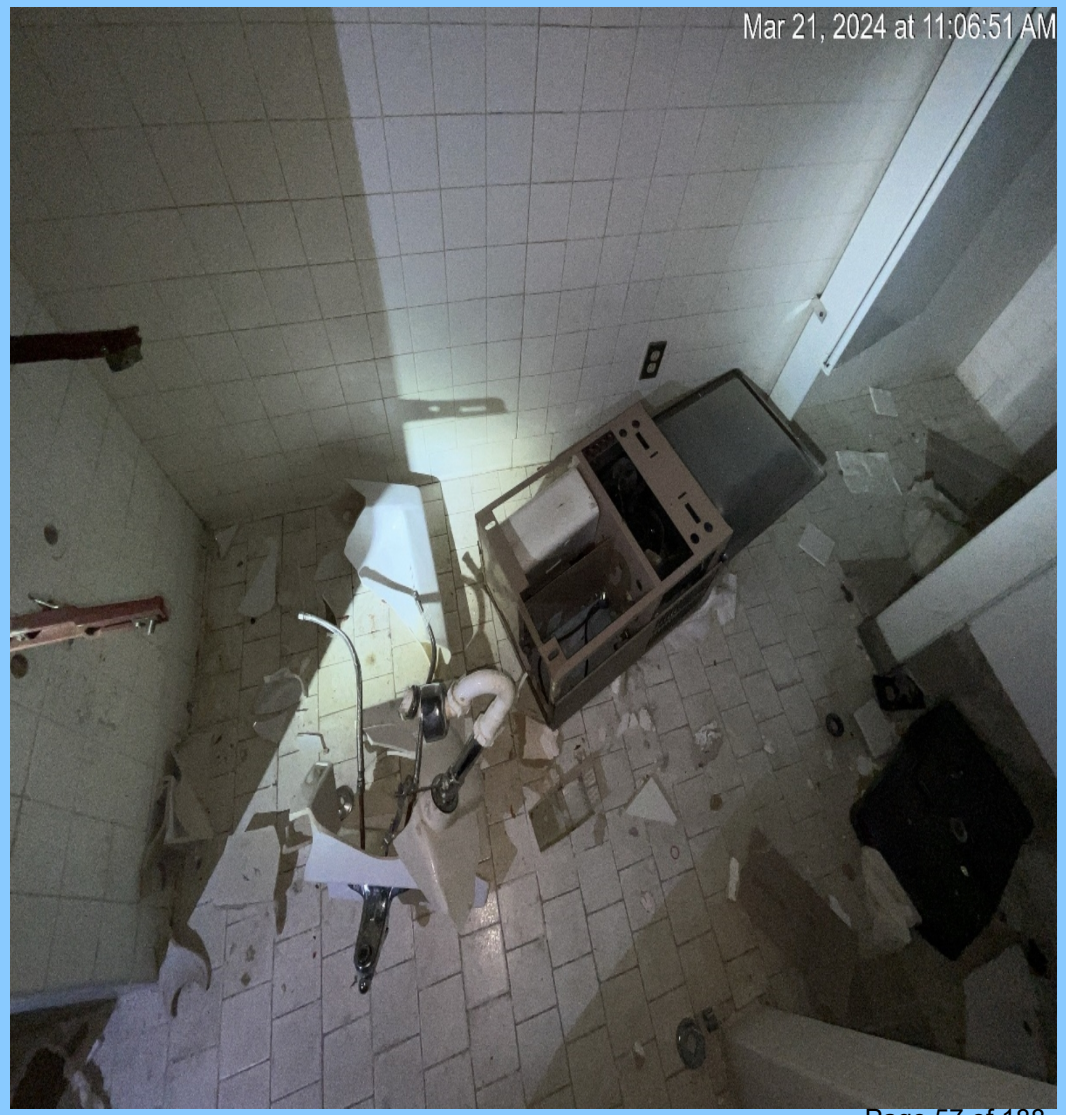
Inadequate Sanitation





Interior Vandalism





Interior Vandalism



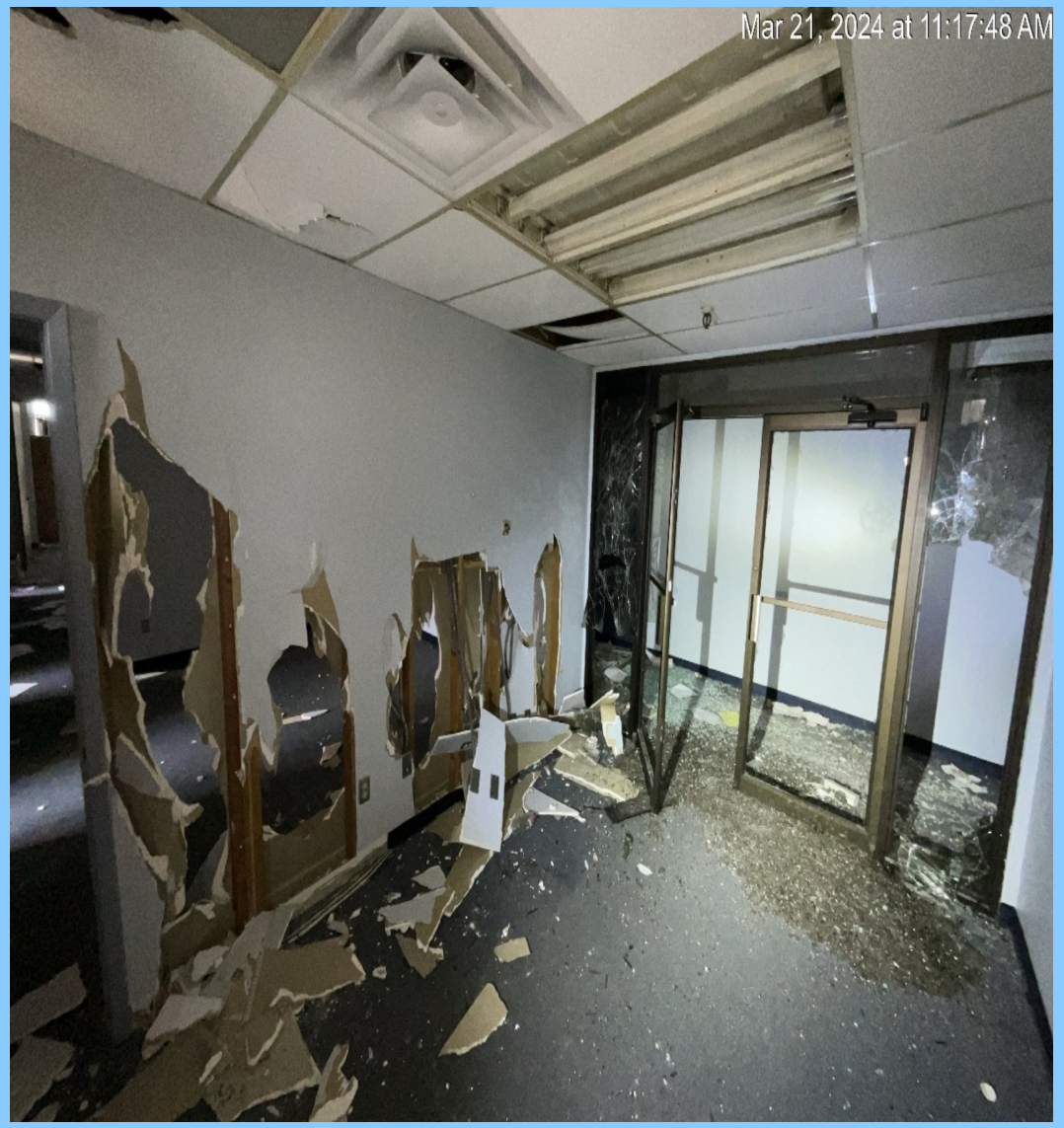


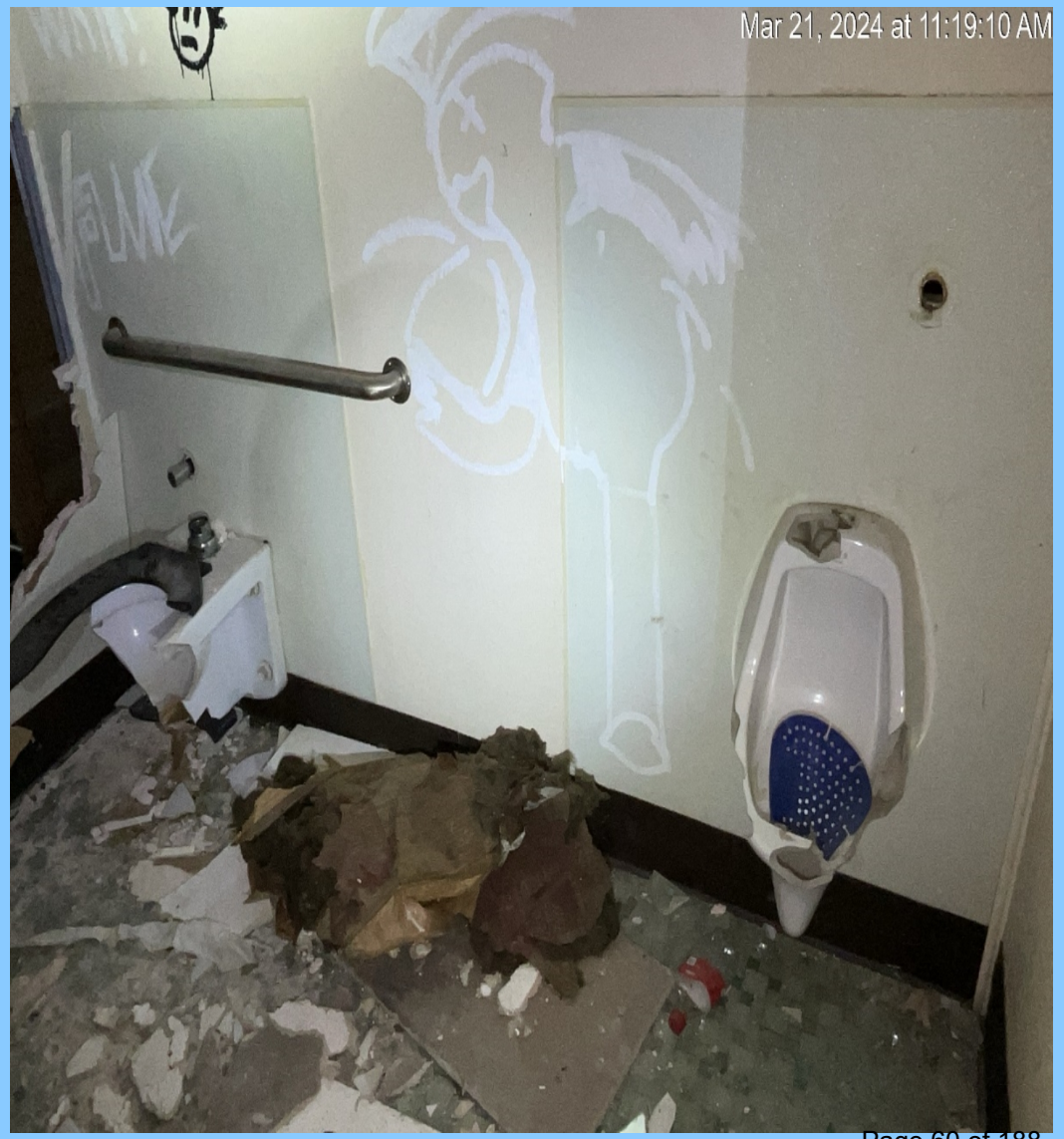
Interior Vandalism





Interior Vandalism





Timeline of Events

- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **January 16, 2024** – Condemnation notices sent to owner.
- **March 8, 2024** – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention by law enforcement and code compliance.
- **March 21, 2024** – Served administrative search warrant. Discovered extensive damage and vandalism.
- **April 3, 2024 – Board ordered 30/60.** Owner or representative not at hearing.
- **August 22, 2024** – Property mowed by city.
- **September 11, 2024** – Found exterior of property to still be in sub-standard condition. Still has many broken windows, broken doors, open roll-up garage doors, vandalism, and unmaintained grounds except for the portion of the grounds that were mowed by the city.
- **October 2, 2024 – Board ordered civil penalties.**
- **February 27, 2025** – Contacted by real estate advisor that assisted owner to rehab this building in the past and is attempting to help owner rehab the building again for a new tenant.
- **March 3, 2025** – Owner informed me that entrances were boarded up and secured. Verified front entrances were boarded up and secured. However, other large entrances were not and the building is still easily accessible.

Timeline of Events

- **March 5, 2025 – Board ordered civil penalties**. Real estate advisor was present at the hearing. He said he was going to try to get electricity to property for Wi-Fi for security and work purposes. He said in six months he would have property ready for a tenant.
- **March 28, 2025** – Informed that contractors would be assessing the property. Told real estate advisor to send estimates and plans to me by email. Approved work to being right away to repair the openings in the roof. Electrician was supposed to get plans together for temp electrical pole(s) and send to me to get building official's approval.
- **April 21, 2025** – Spoke to electrician, told him what he needs to send to me for review.
- **June 9, 2025** – First contact received from building owner. Started discussions concerning city's requirements for repair directly with owner.
- **June 11, 2025** – Notice of July hearing sent to owner.
- **June 12, 2025** – Notice of July hearing posted on structure.
- **June 13, 2025** – Owner emailed photographs of completed work inside of structure. Minor repairs and clean up were completed.
- **June 23, 2025** – Performed walk-through of main areas of building. Project foreman showed us where vandalism has been cleaned up/removed. Still many areas of the building need attention to include the openings in the roof.

Staff Recommendation:

Order: Owner is ordered within 30 days, to execute a compliance agreement which requires progress reports to the City and includes the specific corrective plan of action to be taken by the owner and to secure permits.

Questions?

CITY OF ABILENE TEXAS

End of 300 Wall St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:7/2/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000054: 5502 N 1st St. (ABILENE PLAZA SEC 1, BLOCK 12, LOTE250, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC A Delaware LLC**

GENERAL INFORMATION

Owner: 300 Wall St LLC A Delaware LLC
Sq Ft: 43,104
Structural: OK
Foundation: Good
Value: $284,091
Total Value: $352,114
Delinquent Tax: $9,165.15

SPECIAL CONSIDERATIONS

January 11, 2024 – Affidavit of condemnation recorded at county clerk.
March 21, 2024 – Served an administrative search warrant. Discovered extensive interior damage and vandalism.
April 3, 2024 – **Board ordered 30/60**. No one at hearing to speak to property.
September 11, 2024 – Found exterior of property to still be in sub-standard condition. Still has many broken windows, broken doors, open roll-up garage doors, vandalism, and unmaintained grounds except for the portion of the grounds that were mowed by the city.
October 2, 2024 – **Board ordered civil penalties**.
February 27, 2025 - I got a call from Charles Lester of Charles Lester Realty Advisors. He said he needed to call on behalf of the owner because the owner is not a "people person". He said the owner is wanting to pay him to rehab, for the second time, 300 Wall St. He had rehabbed the building previously in 2008 for Broadwind and is ready to do it again and then lease it out, and

says he has some interested parties that may want to use the building. He said before the hearing he was going to fix the perimeter fence, get the grass cut, and all the broken glass/glass doors repaired, and then get estimates for the roof and electrical to present at the hearing. He let me know they intend to sell 5502 and 5512 N 1st.
March 5, 2025 – Board ordered civil penalties.
June 9, 2025 – First phone contact with property owner concerning this property.
June 11, 2025 – Notice of July hearing sent to property owner.
June 12, 2025 – Notice of hearing posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Owner is ordered within 30 days, to execute a compliance agreement which requires progress reports to the City and includes the specific corrective plan of action to be taken by the owner and to secure permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 2, 2025

ATTACHMENTS:

1.	20250702_24-000054_5502_5512 N. 1st St (1)	20250702_24-000054_5502_5512 N. 1st St (1).pptx

Case #24-000054
Case #24-000055
5502/5512 N. 1st St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Special Warranty Deed naming **300 Wall Street, LLC** as owner

- **TAYLOR COUNTY** – Shows **300 Wall Street, LLC** to be the owner.

- **SECRETARY OF STATE** – LLC withdrawn May 9, 2011

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2019

- Search reveals **300 Wall Street, LLC** to be the owner.

Public Notice





Front South Side



Front South Side



Front South Side



Rear North Side



Rear North Side



East Side



East Side



East Side



West Side



West Side



West Side



West Side



Top View


LOCKHEED WY
LOCKHEED WY
WALL ST
WALL ST
WALL ST
WALL ST
LI
300 Wall St
LI
5512 N.
1st St
5502 N.
1st St
N 1ST ST
N 1ST ST
N 1ST ST

Substandard Code Violations

PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15 THE FOLLOWING CONDITIONS EXIST:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Inadequate Sanitation



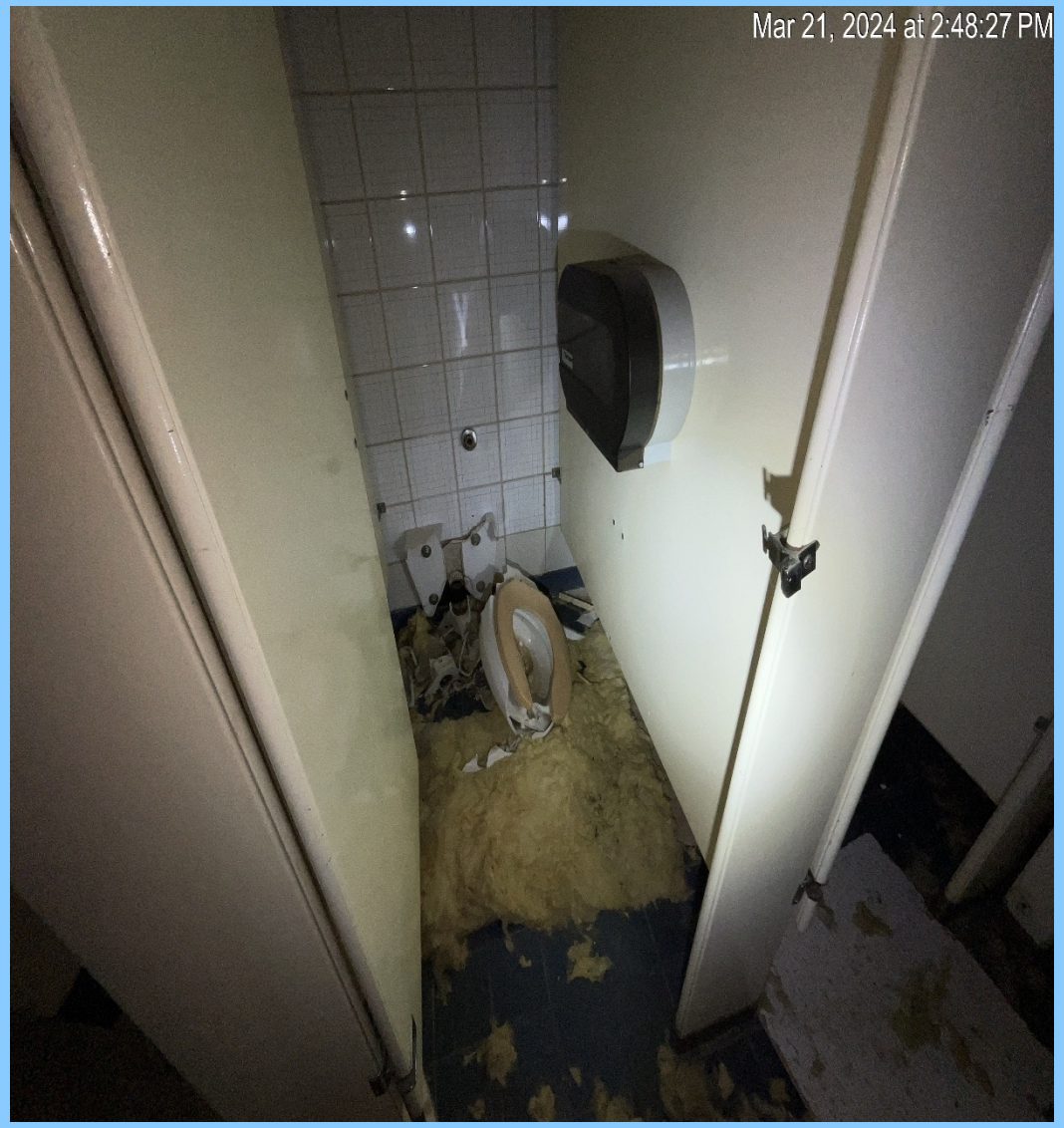


Nuisance/Interior Vandalism





Interior Vandalism





Faulty Weather Protection/Vagrant Activity





Inadequate Sanitation/Dangerous Structure





Timeline of Events

- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **March 21, 2024** – Served an administrative search warrant. Discovered extensive interior damage and vandalism.
- **April 3, 2024** – **Board ordered 30/60**. No one at hearing to speak to property.
- **September 11, 2024** – Found exterior of property to still be in sub-standard condition. Still has many broken windows, broken doors, open roll-up garage doors, vandalism, and unmaintained grounds except for the portion of the grounds that were mowed by the city.
- **October 2, 2024** – **Board ordered civil penalties**.
- **February 27, 2025** - Recieved a phone call from Charles Lester of Charles Lester Realty Advisors. He said he needed to call on behalf of the owner because the owner is not a "people person". He said the owner is wanting to pay him to rehab, for the second time, 300 Wall St. He had rehabbed the building previously in 2008 for Broadwind and is ready to do it again and then lease it out, and says he has some interested parties that may want to use the building. He said before the hearing he was going to fix the perimeter fence, get the grass cut, and all the broken glass/glass doors repaired, and then get estimates for the roof and electrical to present at the hearing. He let me know they intend to sell off 5502 and 5512 N 1st.

Timeline of Events

- **March 5, 2025 – Board ordered civil penalties**.
- **June 9, 2025** – First phone contact with property owner concerning this property.
- **June 11, 2025** – Notice of July hearing sent to property owner.
- **June 12, 2025** – Notice of hearing posted on structure.
- **June 23, 2025** – Met with project foreman and he explained no work has been started on this building.

Staff Recommendation:

Case 24-000054: 5502 N. 1st St.: Order: Owner is ordered within 30 days, to execute a compliance agreement which requires progress reports to the City and includes the specific corrective plan of action to be taken by the owner and to secure permits.

Case 24-000055: 5512 N. 1st St.: Order: Owner is ordered within 30 days, to execute a compliance agreement which requires progress reports to the City and includes the specific corrective plan of action to be taken by the owner and to secure permits.

Questions?

CITY OF ABILENE TEXAS

End of 5502/5512 N. 1st St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:7/2/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000055: 5512 N 1st St (ABILENE PLAZA SEC 1, BLOCK 12, LOT W205 OF E455, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC A Delaware LLC**

GENERAL INFORMATION

Owner: 300 Wall St LLC A Delaware LLC
Sq Ft: 42,830
Structural: OK
Foundation: Good
Value: $286,399
Total Value: $339,229
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

January 11, 2024 – Affidavit of condemnation recorded at county clerk.
March 21, 2024 – Served an administrative search warrant. Discovered extensive interior damage and vandalism.
April 3, 2024 – **Board ordered 30/60**. No one at hearing to speak to property.
September 11, 2024 – Found exterior of property to still be in sub-standard condition. Still has many broken windows, broken doors, open roll-up garage doors, vandalism, and unmaintained grounds except for the portion of the grounds that were mowed by the city.
October 2, 2024 – **Board ordered civil penalties**.
February 27, 2025 - I got a call from Charles Lester of Charles Lester Realty Advisors. He said he needed to call on behalf of the owner because the owner is not a "people person". He said the owner is wanting to pay him to rehab, for the second time, 300 Wall St. He had rehabbed the building previously in 2008 for Broadwind and is ready to do it again and then lease it out, and

says he has some interested parties that may want to use the building. He said before the hearing he was going to fix the perimeter fence, get the grass cut, and all the broken glass/glass doors repaired, and then get estimates for the roof and electrical to present at the hearing. He let me know they intend to sell off 5502 and 5512 N 1st.
March 5, 2025 – Board ordered civil penalties.
June 9, 2025 – First phone contact with property owner concerning this property.
June 11, 2025 – Notice of July hearing sent to property owner.
June 12, 2025 – Notice of hearing posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Owner is ordered within 30 days, to execute a compliance agreement which requires progress reports to the City and includes the specific corrective plan of action to be taken by the owner and to secure permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 2, 2025

ATTACHMENTS:

1.	20250702_24-000054_5502_5512 N. 1st St (1)	20250702_24-000054_5502_5512 N. 1st St (1).pptx

Case #24-000054
Case #24-000055
5502/5512 N. 1st St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Special Warranty Deed naming **300 Wall Street, LLC** as owner

- **TAYLOR COUNTY** – Shows **300 Wall Street, LLC** to be the owner.

- **SECRETARY OF STATE** – LLC withdrawn May 9, 2011

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2019

- Search reveals **300 Wall Street, LLC** to be the owner.

Public Notice





Front South Side



Front South Side



Front South Side



Rear North Side



Rear North Side



East Side



East Side



East Side



West Side



West Side



West Side



West Side



Top View


LOCKHEED WY
LOCKHEED WY
WALL ST
WALL ST
WALL ST
WALL ST
LI
300 Wall St
LI
5512 N.
1st St
5502 N.
1st St
N 1ST ST
N 1ST ST
N 1ST ST

Substandard Code Violations

PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15 THE FOLLOWING CONDITIONS EXIST:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Inadequate Sanitation



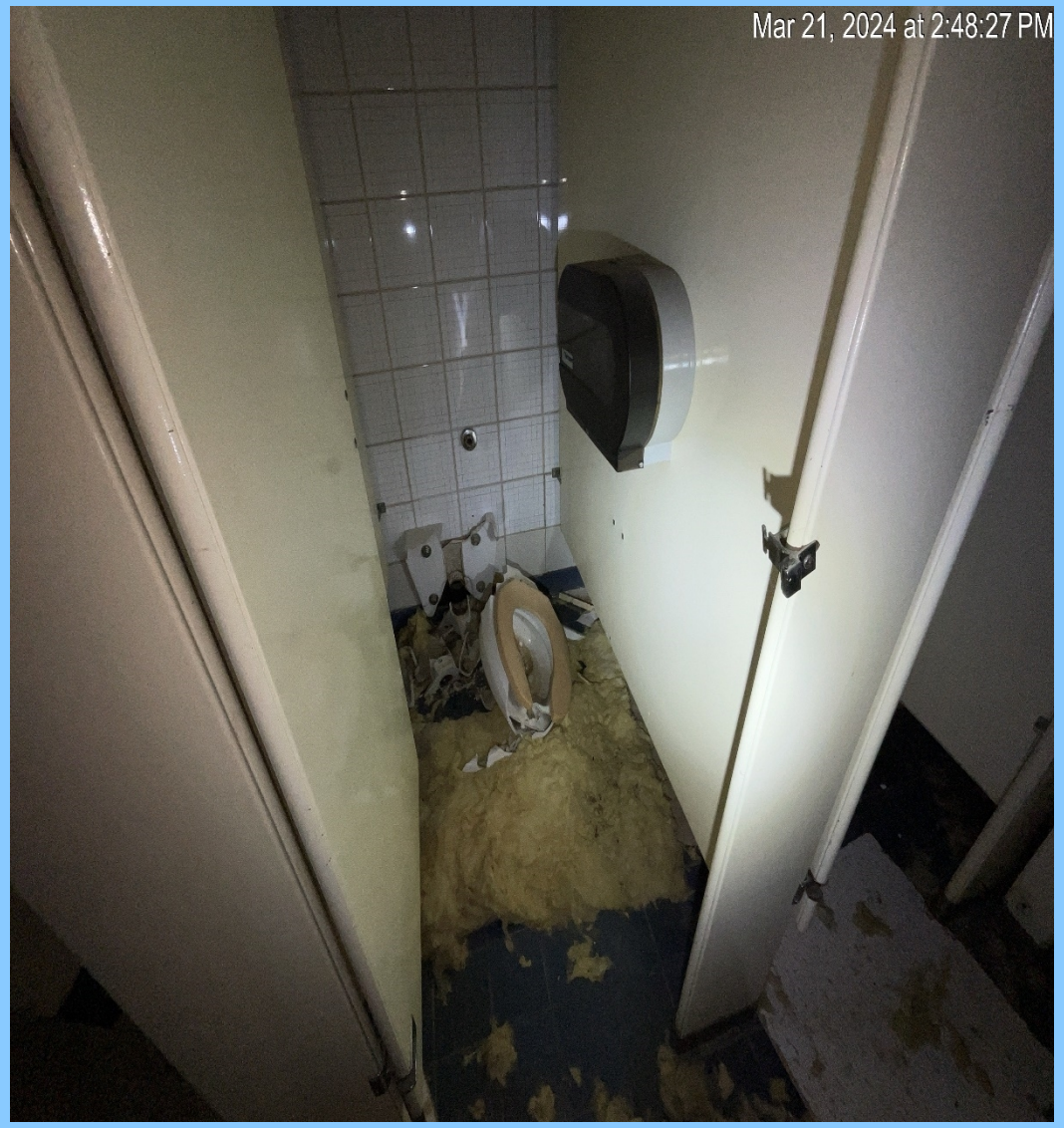


Nuisance/Interior Vandalism





Interior Vandalism





Faulty Weather Protection/Vagrant Activity





Inadequate Sanitation/Dangerous Structure





Timeline of Events

- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **March 21, 2024** – Served an administrative search warrant. Discovered extensive interior damage and vandalism.
- **April 3, 2024** – **Board ordered 30/60**. No one at hearing to speak to property.
- **September 11, 2024** – Found exterior of property to still be in sub-standard condition. Still has many broken windows, broken doors, open roll-up garage doors, vandalism, and unmaintained grounds except for the portion of the grounds that were mowed by the city.
- **October 2, 2024** – **Board ordered civil penalties**.
- **February 27, 2025** - Recieved a phone call from Charles Lester of Charles Lester Realty Advisors. He said he needed to call on behalf of the owner because the owner is not a "people person". He said the owner is wanting to pay him to rehab, for the second time, 300 Wall St. He had rehabbed the building previously in 2008 for Broadwind and is ready to do it again and then lease it out, and says he has some interested parties that may want to use the building. He said before the hearing he was going to fix the perimeter fence, get the grass cut, and all the broken glass/glass doors repaired, and then get estimates for the roof and electrical to present at the hearing. He let me know they intend to sell off 5502 and 5512 N 1st.

Timeline of Events

- **March 5, 2025 – Board ordered civil penalties**.
- **June 9, 2025** – First phone contact with property owner concerning this property.
- **June 11, 2025** – Notice of July hearing sent to property owner.
- **June 12, 2025** – Notice of hearing posted on structure.
- **June 23, 2025** – Met with project foreman and he explained no work has been started on this building.

Staff Recommendation:

Case 24-000054: 5502 N. 1st St.: Order: Owner is ordered within 30 days, to execute a compliance agreement which requires progress reports to the City and includes the specific corrective plan of action to be taken by the owner and to secure permits.

Case 24-000055: 5512 N. 1st St.: Order: Owner is ordered within 30 days, to execute a compliance agreement which requires progress reports to the City and includes the specific corrective plan of action to be taken by the owner and to secure permits.

Questions?

CITY OF ABILENE TEXAS

End of 5502/5512 N. 1st St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:7/2/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000345: 502 N Willis St (WESTWOOD PLAZA, BLOCK 1, LOT 101 REPLAT, ACRES 1.0553, TAYLOR COUNTY, TEXAS), Owner: Advance Capital Commercial LLC**

GENERAL INFORMATION

Owner: Advance Capital Commercial LLC
Sq Ft: 38,906
Structural: OK
Foundation: Good
Value: $438,029
Total Value: $490,893
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

February 24, 2023 – Received complaints for dilapidated structure. Owner met with us at property to inspect interior of building. Discovered extensive fire damage from a fire that took place in May 2018, damaged estimated at $30K by AFD. Owner's plan was to repair. No repairs ever completed, no permits applied for.
February 12, 2024 – Affidavit of condemnation recorded at county clerk.
March 4, 2024 – Condemnation notices sent to current owner.
May 1, 2024 – Board ordered 30 days to repair falling debris from top of building, 30 days to provide contractors opinion of cost and obtain permit, 30 days for rough-in inspections, and all final inspections to be completed by the expiration of all permits.
September 9, 2024 – Top of building where falling debris was coming from has been repaired.
October 2, 2024 – Board order: 30 days to reach an agreement for plan of action.
November 1, 2024 – The city was sent an incomplete plan of action.

June 11, 2025 – Notice of July hearing sent to property owner.
June 12, 2025 – Notice of July hearing posted on structure.
June 23, 2025 – Confirmed that building is for sale.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Civil Penalties

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on JUly 2, 2025

ATTACHMENTS:

1. 20250702_24-000345_502 N. Willis St 20250702_24-000345_502 N. Willis St.pptx

Case #24-000345

502 N. Willis St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows General Warranty Deed naming **Advance Capital Commercial LLC** to be the owner

- **TAYLOR COUNTY** – Shows **Advance Capital Commercial LLC** to be the owner.

- **SECRETARY OF STATE** – No entity located in Texas SoS; also unable to locate in California SoS where the business is located according to Taylor CAD

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since July 29, 2018

- Search reveals **Advance Capital Commercial LLC** to be the owner.

Public Notice



Front East Side



Front East Side



Rear West Side



North Side



South Side



Substandard Code Violations

PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15 THE FOLLOWING CONDITIONS EXIST:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Exterior Repairs are Holding up





Inadequate Sanitation / Structural Hazard





Structural and Electrical Hazards





Vandalism/Dilapidation/Faulty Weather Protection





Vandalized Mechanical Rooms



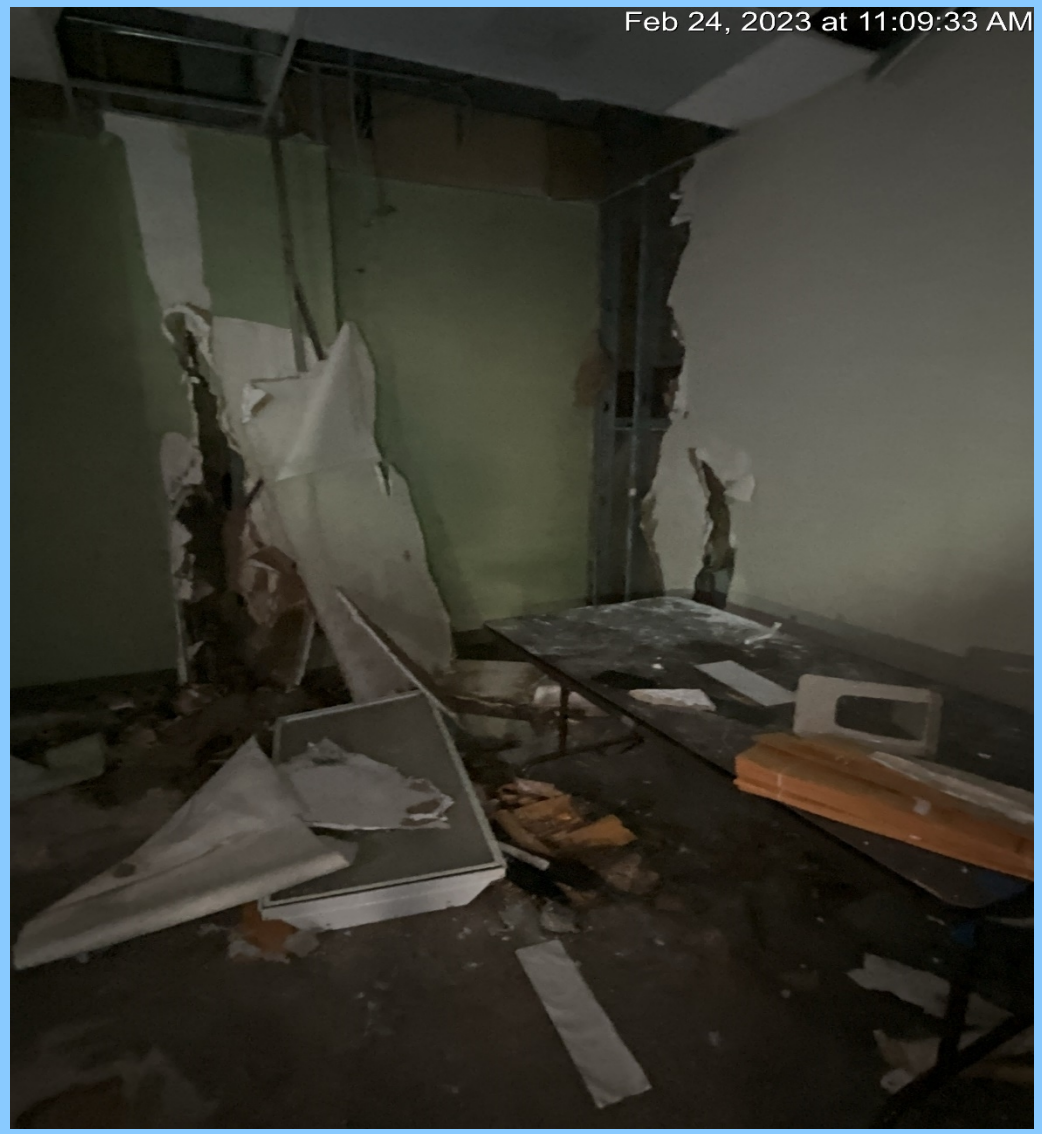


Vandalized Mechanical Rooms





Dilapidation/Vandalized Mechanical Room





Elevator Shaft



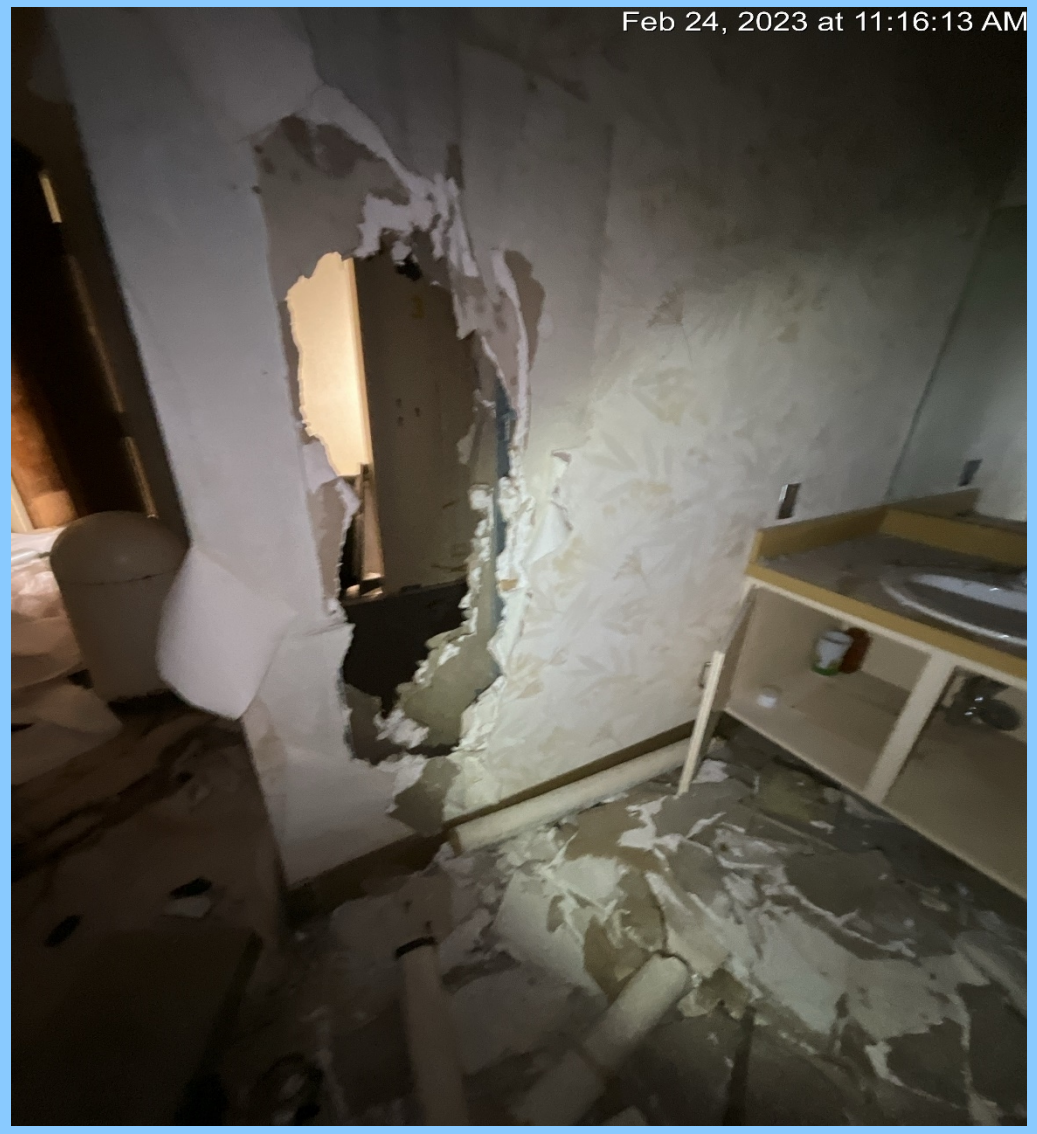


Restroom Vandalism





Dilapidation/Vandalism





Board Ordered Repair Completed by Owner





Timeline of Events

- **February 24, 2023 –** Received complaints for dilapidated structure. Owner met with us at property to inspect interior of building. Discovered extensive fire damage from a fire that took place in May 2018, damaged estimated at $30K by AFD. Owner's plan was to repair. No repairs ever completed, no permits applied for.
- **February 12, 2024** – Affidavit of condemnation recorded at county clerk.
- **March 4, 2024** – Condemnation notices sent to current owner.
- **May 1, 2024** – Board ordered 30 days to repair falling debris from top of building, 30 days to provide contractors opinion of cost and obtain permit, 30 days for rough-in inspections, and all final inspections to be completed by the expiration of all permits.
- **September 9, 2024** – Top of building where falling debris was coming from has been repaired.
- **October 2, 2024** – Board order: 30 days to reach an agreement for plan of action.
- **November 1, 2024** – The city was sent an incomplete plan of action.
- **June 11, 2025** – Notice of July hearing sent to property owner.
- **June 12, 2025** – Notice of July hearing posted on structure.
- **June 23, 2025** – Confirmed that building is for sale.

Staff Recommendation:

Order: The owner is ordered to pay civil penalties for non-compliance of the Board's order on October 2, 2024 in the amount of $100 per day for total days of non-compliance being 272 days. The total amount of civil penalties to be assessed is $27,200.

Questions?

CITY OF ABILENE TEXAS

End of 502 N. Willis St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:7/2/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-000871: 11026 W Lake Rd (J1349 SUR 88 T & P RY CO, BLOCK 14, ACRES 1.44, TAYLOR COUNTY, TEXAS), Owner: Wright, Cecil**

GENERAL INFORMATION

Owner: Cecil Wright
Sq Ft: 1,465
Structural: Poor
Foundation: Unknown
Value: $29,530
Total Value: $37,720
Delinquent Tax: $774.61

SPECIAL CONSIDERATIONS

February 3, 3035 – Received complaint for a dilapidated structure. Upon inspection found what appeared to be an abandoned, dangerous structure. We discovered there had been no water service to this property since January 2022.
March 11, 2025 – Affidavit of condemnation recorded at Taylor and Jones county clerk.
March 19, 2025 – Condemnation notices sent to address of record for owner and address of heirs.
March 28, 2025 – Spoke to heir by phone and she explained she is the last living heir to this property. She said she wants to sell the property but has belongings she wants to get out. We agreed on 90 days from today to remove items and make substantial progress on sale of the house. She said she has an interested buyer.
June 11, 2025 – Notice of July hearing sent to property heir.
June 12, 2025 – Notice of July hearing posted at property.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 the district court within 30 days or the city may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 2, 2025

ATTACHMENTS:

1. 20250702_25-000871_11026 W Lake Rd 20250702_25-000871_11026 W Lake Rd.pptx

Case #25-000871

11026 W. Lake Rd.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **TAYLOR COUNTY RECORDS** – Shows Affidavit of Heirship. No deed listed.
- **JONES COUNTY RECORDS –** No deed listed.

- **TAYLOR COUNTY** – Shows **Cecil Wright** to be the owner.
- **JONES COUNTY** – Shows **Cecil Wright** to be the owner.

- **SECRETARY OF STATE** – Shows no entity under this name.

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since January 2022.

- Search reveals **Cecil Wright** to be the owner.

Public Notice



Front East Side



Rear West Side



North Side



South Side



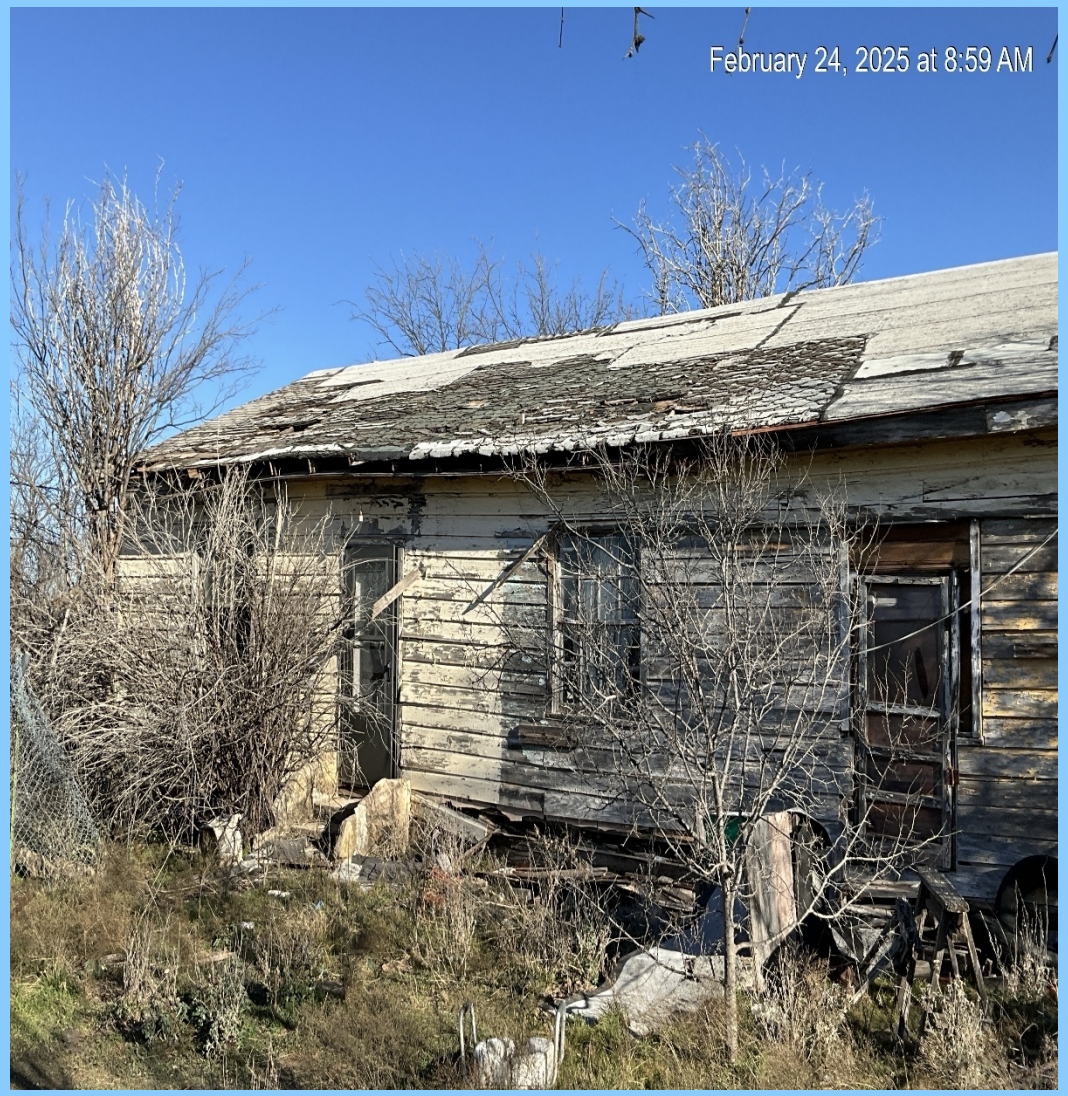
Substandard Code Violations

PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15 THE FOLLOWING CONDITIONS EXIST:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Exterior Dilapidation



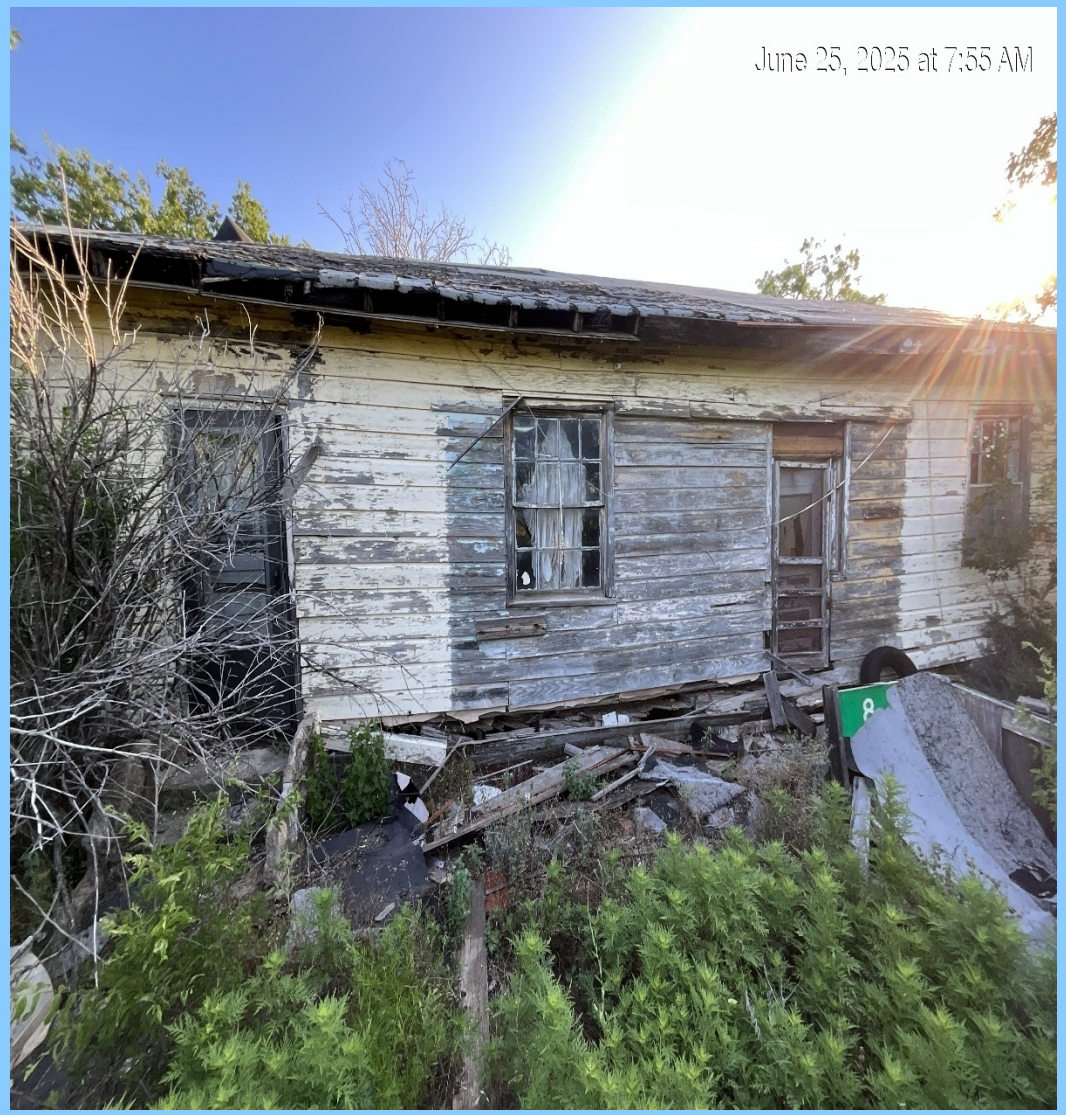


Exterior Dilapidation





Exterior Dilapidation





Timeline of Events

- **February 3, 2025 –** Received complaint for a dilapidated structure. Upon inspection found what appeared to be an abandoned, dangerous structure. We discovered there had been no water service to this property since January 2022.
- **March 11, 2025 –** Affidavit of condemnation recorded at Taylor and Jones county clerk.
- **March 19, 2025** – Condemnation notices sent to address of record for owner and address of heirs.
- **March 28, 2025** – Spoke to heir by phone and she explained she is the last living heir to this property. She said she wants to sell the property but has belongings she wants to get out. We agreed on 90 days from today to remove items and make substantial progress on sale of the house. She said she has an interested buyer.
- **June 11, 2025** – Notice of July hearing sent to property heir.
- **June 12, 2025** – Notice of July hearing posted at property.

Staff Recommendation:

Findings:

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.

Questions?

CITY OF ABILENE TEXAS

End of 11026 W. Lake Rd. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:7/2/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001191: 218 Meander St (OT ABILENE BLK 207 WISE 2, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Cortez Blanca S**

GENERAL INFORMATION

Owner: Cortez Blanca
Sq Ft: 1,236
Structural: Poor
Foundation: Poor
Value: $21,839
Total Value: $31,289
Delinquent Tax: $1,511.54

SPECIAL CONSIDERATIONS

July 24, 2020 – Citizen called in a vacant house with history of vagrancy. Notice was sent to the property owner to secure the house. The owner did not secure the house. The city boarded up all broken doors and windows.
March 11, 2025 – House found unsecured at all doors.
March 20, 2025 – Executed code inspection warrant.
March 25, 2025 – Affidavit of condemnation recorded at county clerk.
March 27, 2025 – Condemnation notice sent to property owner.
May 20, 2025 – Doors, windows, and other openings large enough for vagrants to enter secured by city contractor.
June 11, 2025 – Notice of July hearing sent to owner.
June 12, 2025 – Notice of July hearing posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits. And if this is done, 60 days to obtain rough-in inspections. And if this is done, all final inspections shall be passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 2, 2025

ATTACHMENTS:

1. 20250702_25-001191_218 Meander St 20250702_25-001191_218 Meander St.pptx

Case #25-001191

218 Meander St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Special Warranty Deed naming **Blanca Cortez** as owner

- **TAYLOR COUNTY** – Shows **Blanca Cortez** to be the owner.

- **SECRETARY OF STATE** – Shows no entity under this name.

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since April 2013

- Search reveals **Blanca Cortez** to be the owner.

Public Notice



Front East Side



Rear West Side



North Side



South Side



Substandard Code Violations

PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15 THE FOLLOWING CONDITIONS EXIST:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Exterior Dilapidation





Exterior Dilapidation





Interior Dilapidation





Interior Dilapidation





Interior Dilapidation





Interior/Exterior Dilapidation





Timeline of Events

- **March 11, 2025** – House found to be completely unsecured.
- **March 20, 2025** – Executed code inspection warrant.
- **March 25, 2025** – Affidavit of condemnation recorded at county clerk.
- **March 27, 2025** – Condemnation notice sent to property owner.
- **May 20, 2025** – Doors, windows, and other openings large enough for vagrants to enter secured by city contractor. House was previously secured by city contactor in July 2020.
- **June 11, 2025** – Notice of July hearing sent to owner.
- **June 12, 2025** – Notice of July hearing posted on structure.

Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS

- 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

Questions?

CITY OF ABILENE TEXAS

End of 218 Meander St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:7/2/2025

TO:

FROM:

SUBJECT: **551.071 (Consultation with Attorney)**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: