



## 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 August 6, 2025 at 8:30a.m. 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 July 2, 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 #23-000562: 2074 Kansas St (BIG ELM ADDN, BLOCK A, LOT 11 & W/2 OF 12, TAYLOR COUNTY, TEXAS) Owner: Cerda Juan
- B. 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
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001202: 1358 Cypress St (KEYCITY SECOND SUB, BLOCK A, LOT 2, ACRES .38, TAYLOR COUNTY, TEXAS) Owner: KX Wealth Fund I LLC

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001320: 6118 S 7th St (A0528 SUR 2 B S & F, BLOCK A, TRACT 1 MANKIN SUB, ACRES 0.85, TAYLOR COUNTY, TEXAS) Owner: Duncan Contracting Serv LLC
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002158: 1134 Elm St (J H DARNELL OF BELLEVUE OUTLOT 1, BLOCK 4, LOT 5, TAYLOR COUNTY, TEXAS) Owner: Gaines Bobbie Jean
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002451: 2066 Belmont Blvd (BELMONT ADDN, BLOCK 23, LOT 9, CONT, TAYLOR COUNTY, TEXAS) Owner: Odis Zone E
- G. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002734: 2209 Fannin St (WOODLAND ADDN, BLOCK 4, LOT 2 LESS E5FT, TAYLOR COUNTY, TEXAS) Owner: Wilson Nannie
- H. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002748: 750 Beech St (SE76 X 140 149 2 C PARRAMORE ABL OT, TAYLOR COUNTY, TEXAS) Owner: Johnson Denetra

**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 31st day of July, 2025, at 4:15 p.m.*

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*Kaitlin Richardson, Deputy City Secretary, TRMC*





**BOARD OF BUILDING STANDARDS  
MEETING MINUTES  
April 2, 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. Jay Wyatt  
Mr. Delbert Allred  
Mr. Jeremy McBrayer  
Mr. Lloyd Turner  
Mr. Will Dugger

**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  
Ms. Leticia Reeves, Neighborhood Services Division Manager  
Mr. Clay Door, Code Compliance Division 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. Jack Oduro (502 N Willis St)

**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, June 4, 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. Duggar, motion passed.**

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

NAYS: None

ABSTAIN: Mr. Turner

## AGENDA ITEMS & PUBLIC HEARINGS

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**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

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)
- 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 is unreasonable.

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

**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. McBrayer made a motion that the property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mr. Allred, motion passed.**

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

NAYS: None

ABSTAIN: None

**Mr. McBrayer made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Allred, motion passed.**

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

Beard

NAYS: None

ABSTAIN: None

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**Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000052, 24-000054, & 24-000055:** 300 Wall St (AUTOMATION INDUSTRIES, LOT 1-3 REP, & STREET, ACRES

18.7561, TAYLOR COUNTY, TEXAS), 5502 N 1<sup>st</sup> St (ABILENE PLAZA SEC 1, BLOCK 12, LOT E250, TAYLOR COUNTY, TEXAS), & 5512 N 1<sup>st</sup> St (ABILENE PLAZA SEC 1, BLOCK 12, LOT W205 OF E455, TAYLOR COUNTY, TEXAS), Owner: 300 Wall Street LLC/A Delaware 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 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)

Staff recommendations are as follows:

**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.

**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 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.and was seconded by Mr. Wyatt, motion passed.**

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

NAYS: None

ABSTAIN: None

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**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

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 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)

Staff recommendations are as follows:

**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.

**Public Hearing:** Mr. Beard opened the public hearing. Mr. Orduro stated that he is the listing agent for the property. He stated that they have secured the building. He stated that they have been keeping the property clean and mowed. He stated that \$15,000 has already been spent on architectural drawings. He requested more time to obtain funding. He stated that they are looking to enter into a joint venture. He stated it will cost 5 to 6 million dollars to renovate the building. He stated that he does not have a timeline for when everything will be ready for submitted. Being no other speakers, Mr. Beard closed the public hearing and opened the floor for discussion or a motion.

**Mr. Turner made a motion that 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, was seconded by Mr. McBrayer, motion passed.**

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

NAYS: None

ABSTAIN: None

**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

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. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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### ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:14 a.m.

**X**

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Approved, Chairman



**Board of Building Standards  
Agenda Memo**

**Meeting Date:8/6/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-000562: 2074 Kansas St (BIG ELM ADDN, BLOCK A, LOT 11 & W/2 OF 12, TAYLOR COUNTY, TEXAS) Owner: Cerda Juan**

**GENERAL INFORMATION**

**Owner:** Cerda Juan  
**Sq Ft:** 0  
**Structural:** N/A  
**Foundation:** Poor  
**Value:** \$760  
**Total Value:** \$4,810  
**Delinquent Tax:** \$0.00

**SPECIAL CONSIDERATIONS**

**March 23, 2023** – Affidavit of condemnation was recorded at the county clerk.

**March 31, 2023** – Condemnation notices were sent to the owner.

**April 13, 2023** – Owner came into city hall to let us know property is in process of being sold and provided contact info for buyer. Condemnation notices were sent to purchaser.

**May 22, 2023** – Contractor obtained demo permit.

**November 17, 2023** – Demo permit expired. Final demo inspection never completed.

Foundation, debris and dilapidated fence remain on property.

**September 25, 2024** – Property officially transferred to the current owner. Deed was recorded on Oct 28, 2024.

**June 20, 2024** – City requested contractor bids to complete demo with the intention of the demo contractors bond to be used to cover cost of demo.

**May 8, 2025** – Informed contractors bond not going to cover demo cost.

**May 16, 2025** – Opened a nuisance case for the issues that remain on the lot to see if the notices

of violation would prompt the owner to finish clearing the lot. Notices were sent to the property owner on May 16<sup>th</sup> and June 16<sup>th</sup> 2025.

**July 7, 2025** – Property remains in neglected condition, the structure foundations are still on the lot and the city has not been contacted by the owner. Property is scheduled to be mowed by the city.

**July 10, 2025** – Notice of August hearing posted at the property.

**July 11, 2025** – Notice of August hearing sent to property owner.

**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 August 6, 2025.

**ATTACHMENTS:**

- 1. 20250806\_Slides Intro 20250806\_Slides Intro.pptx
- 2. 20250806\_23-000562\_2074 Kansas St 20250806\_23-000562\_2074 Kansas St.pptx

**BOARD  
OF  
BUILDING  
STANDARDS**  
**August 6, 2025**



# PUBLIC NOTICE – August 6, 2025 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, August 6, 2025 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2074 Kansas St., 11026 W. Lake Rd., 1358 Cypress St., 6118 S. 7<sup>th</sup> St., 1134 Elm St., 2066 Belmont St., 2209 Fannin St., and 750 Beech 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 #23-000562**

**2074 Kansas St.**



# 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 **Juan Cerda** as owner.
- **TAYLOR COUNTY** – Shows **Juan Cerda** to be the owners.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since November 5, 2021
- Search reveals **Juan Cerda** to be the owner.



# Public Notice

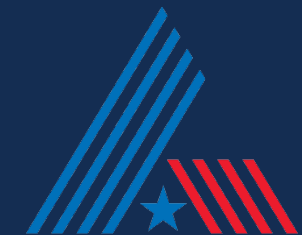
Network: Jul 10, 2025 at 11:02:53 AM CDT  
Local: Jul 10, 2025 at 11:02:53 AM CDT



# Front South Side

(Main Structure's Foundation)

July 7, 2025 at 1:40 PM



# East Side



# West Side



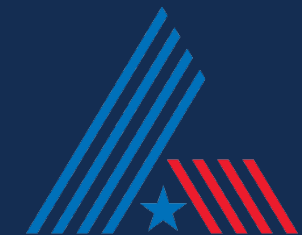
# Secondary Structure's Foundation



# Substandard Code Violations

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

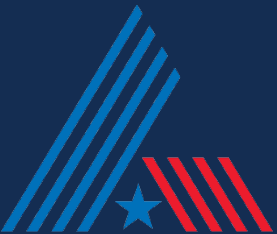
- Improper Demolition, Chapter 8, Sec 8-554 (13)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (2)(3)(12)
  - (2) Accumulation of debris
  - (3) Harborage conditions for vermin
  - (12) Deteriorated fence



# Main & Secondary Structure Foundations



# Dilapidated Fence & Metal Demo Debris



# Timeline of Events

- **March 23, 2023** – Affidavit of condemnation was recorded at the county clerk.
- **March 31, 2023** – Condemnation notices were sent to the owner.
- **April 13, 2023** – Owner came into city hall to let us know property is in process of being sold and provided contact info for buyer. Condemnation notices were sent to purchaser.
- **May 22, 2023** – Contractor obtained demo permit.
- **November 17, 2023** – Demo permit expired. Final demo inspection never completed. Foundation, debris and dilapidated fence remain on property.
- **September 25, 2024** – Property officially transferred to the current owner. Deed was recorded on Oct 28, 2024.
- **June 20, 2024** – City requested contractor bids to complete demo with the intention of the demo contractors bond to be used to cover cost of demo.
- **May 8, 2025** – Informed contractors bond not going to cover demo cost.
- **May 16, 2025** – Opened a nuisance case for the issues that remain on the lot to see if the notices of violation would prompt the owner to finish clearing the lot. Notices were sent to the property owner on May 16<sup>th</sup> and June 16<sup>th</sup> 2025.
- **July 7, 2025** – Property remains in neglected condition, the structure foundations are still on the lot and the city has not been contacted by the owner. Property is scheduled to be mowed by the city.
- **July 10, 2025** – Notice of August hearing posted at the property.
- **July 11, 2025** – Notice of August hearing sent to property owner.



# 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?



# End of 2074 Kansas St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:8/6/2025**

**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 (Deceased)  
**Sq Ft:** 1,465  
**Structural:** Poor  
**Foundation:** Poor  
**Value:** \$29,530  
**Total Value:** \$37,720  
**Delinquent Tax:** \$774.61

**SPECIAL CONSIDERATIONS**

**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 30, 2025** – Had email contact with the heir to the property. Found out she had some health issues and wasn't able to get all important items out of the house yet. Reassured her that whether

the house is ordered demolished or we do a consent to demo we would provide ample time to remove items.

**July 10, 2025** – Notice of August hearing posted at property.

**July 11, 2025** – Notice of August hearing sent to address of record of property owner and to heir.

**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 August 6, 2025

**ATTACHMENTS:**

- 1. 20250806\_25-000871\_11026 W Lake Rd 20250806\_25-000871\_11026 W Lake Rd.pptx

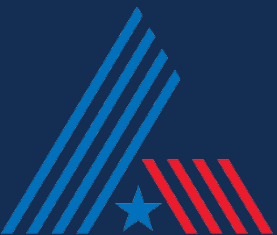
**Case #25-000871**

**11026 W. Lake Rd.**

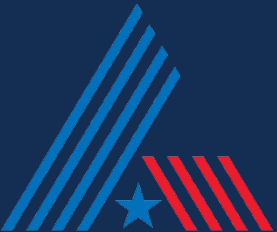


# CHECKLIST FOR RECORDS SEARCH

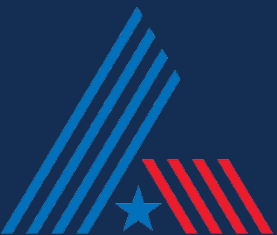
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **TAYLOR COUNTY RECORDS** – Shows Affidavit of Heirship. No deed listed.
- **JONES COUNTY RECORDS** – No deed listed.
- **TAYLOR COUNTY** – Shows **Cecil Wright** to be the owner.
- **JONES COUNTY** – 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



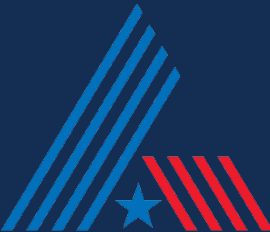
# Front East Side



# Rear West Side



February 24, 2025 at 9:04 AM



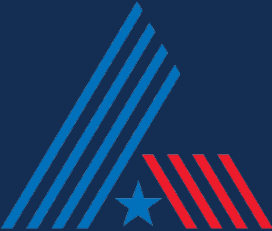
# North Side

February 24, 2025 at 9:06 AM



# South Side

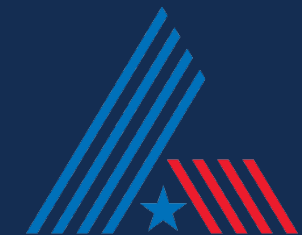
February 24, 2025 at 8:59 AM



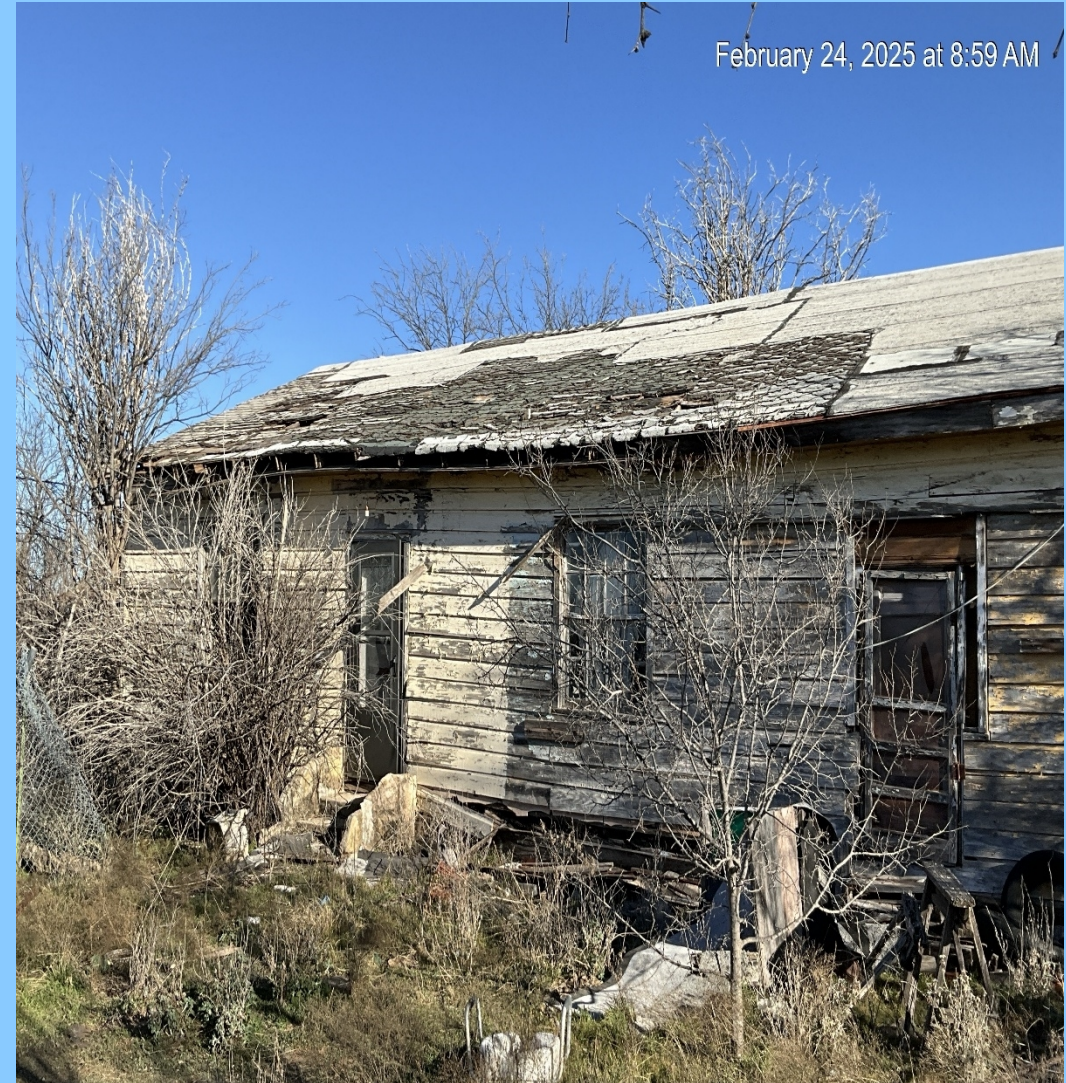
# Substandard Code Violations

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

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- 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

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# 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?



**End of  
11026 W. Lake Rd.  
presentation**





**Board of Building Standards  
Agenda Memo**

**Meeting Date:8/6/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001202: 1358 Cypress St (KEYCITY SECOND SUB, BLOCK A, LOT 2, ACRES .38, TAYLOR COUNTY, TEXAS) Owner: KX Wealth Fund I LLC**

**GENERAL INFORMATION**

**Owner:** KX Wealth Fund I LLC  
**Sq Ft:** 1,400  
**Structural:** Poor  
**Foundation:** OK  
**Value:** \$8,581  
**Total Value:** \$15,202  
**Delinquent Tax:** \$1,808.44

**SPECIAL CONSIDERATIONS**

**March 19, 2025** – Inspected property due to building having extensive sheet metal roof damage. Discovered property had a permit for demolition in July 2022 and was cancelled without demolition by the property owner.

**March 20, 2025** – City completed emergency abatement of loose sheet metal that had blown off roof onto the ground and into a tree, and had contractors secure loose Sheetmetal that was still partially attached to the roof.

**March 25, 2025** – Affidavit of condemnation recorded at county clerk.

**June 18, 2025** – Condemnation notices sent to property owner. Some time after notices were sent we had a discussion with the property manager. They let us know they have interest in demolishing the property.

**July 10, 2025** – Notice of August hearing posted on structure.

**July 11, 2025** – Notice of August hearing sent to owner and registered agent.

**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 August 6, 2025

**ATTACHMENTS:**

- 1. 20250806\_25-001202\_1358 Cypress St 20250806\_25-001202\_1358 Cypress St.pptx

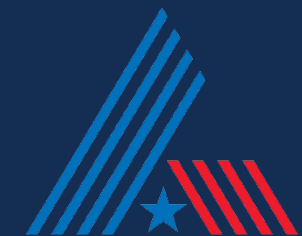
**Case #25-001202**

**1358 Cypress St.**



# CHECKLIST FOR RECORDS SEARCH

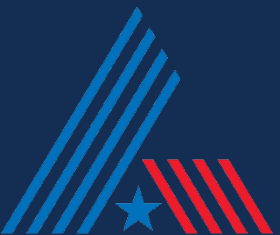
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **KX Wealth Fund I, LLC** as owner.
- **TAYLOR COUNTY** – Shows **KX Wealth Fund I, LLC** to be the owner.
- **SECRETARY OF STATE** – Lists Registered Agent to which notices were sent
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – No record of service to this structure
- Search reveals **KX Wealth Fund I, LLC** to be the owner.



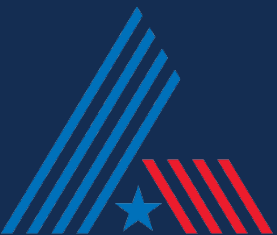
# Public Notice

Network: Jul 10, 2025 at 10:46:36 AM CDT

Local: Jul 10, 2025 at 10:46:36 AM CDT

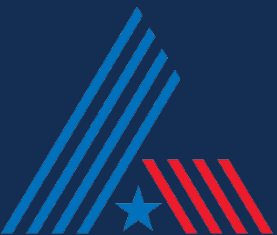


# Front East Side



# Rear West Side

July 14, 2025 at 10:39 AM

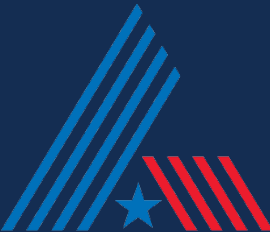


# North Side



# South Side

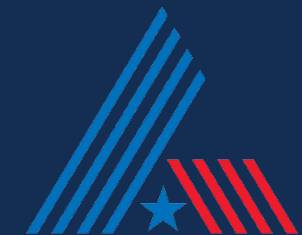
July 14, 2025 at 10:39 AM



# Substandard Code Violations

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

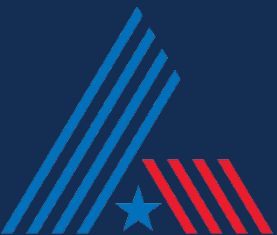
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter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



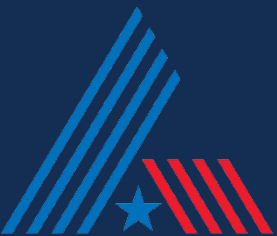
# Exterior Dilapidation



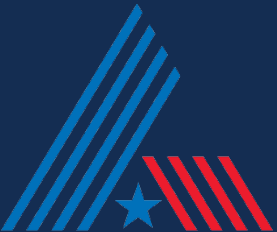
# Interior Dilapidation



# Interior Dilapidation

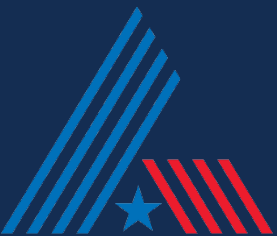


# Structure Fire Debris



# Timeline of Events

- **March 19, 2025** – Inspected property due to building having extensive sheet metal roof damage. Discovered property had a permit for demolition in July 2022 and was cancelled without demolition by the property owner.
- **March 20, 2025** – City completed emergency abatement of loose sheet metal that had blown off roof onto the ground and into a tree, and had contractors secure loose Sheetmetal that was still partially attached to the roof.
- **March 25, 2025** – Affidavit of condemnation recorded at county clerk.
- **June 18, 2025** – Condemnation notices sent to property owner. Some time after notices were sent we had a discussion with the property manager. They let us know they have interest in demolishing the property.
- **July 10, 2025** – Notice of August hearing posted on structure.
- **July 11, 2025** – Notice of August hearing sent to owner and registered agent.



# **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?



# End of 1358 Cypress St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:8/6/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001320: 6118 S 7th St (A0528 SUR 2 B S & F, BLOCK A, TRACT 1 MANKIN SUB, ACRES 0.85, TAYLOR COUNTY, TEXAS) Owner: Duncan Contracting Serv LLC**

**GENERAL INFORMATION**

**Owner:** Duncan Contracting Serv LLC  
**Sq Ft:** 600  
**Structural:** Fair  
**Foundation:** Unknown  
**Value:** \$7,883  
**Total Value:** \$18,713  
**Delinquent Tax:** \$0.00

**SPECIAL CONSIDERATIONS**

**May 29, 2025** – Affidavit of condemnation recorded at county clerk. Property owner was previously contacted several months ago about starting repair on the property. No Action was taken. Discovered there was an investigation in March 2024 conducted by the Building Inspections department for work without a permit. Upon inspection it appeared there was a major renovation project on this building that had been stopped for some time. No record of any permits in MyGov.

**June 18, 2025** – Condemnation notices sent to owner.

**July 10, 2025** – Notice of August hearing posted on structure.

**July 11, 2025** – Notice of August hearing sent to owner and Registered Agent.

**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 August 6, 2025.

**ATTACHMENTS:**

- 1. 20250806\_25-001320\_6118 S 7th St 20250806\_25-001320\_6118 S 7th St.pptx

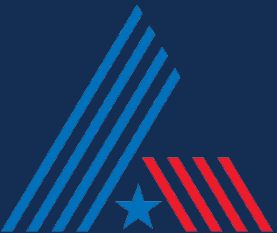
**Case #25-001320**

**6118 S. 7th St.**



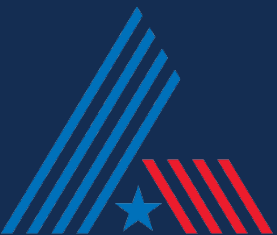
# CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Duncan Contracting Services, LLC** as owner.
- **TAYLOR COUNTY** – Shows **Duncan Contracting Services, LLC** to be the owner.
- **SECRETARY OF STATE** – Lists Registered Agent to which notices were sent.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since June 26, 2006
- Search reveals **Duncan Contracting Services, LLC** to be the owner.

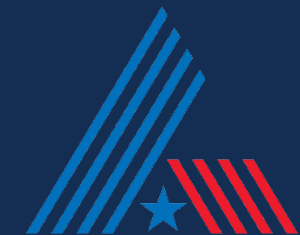


# Public Notice

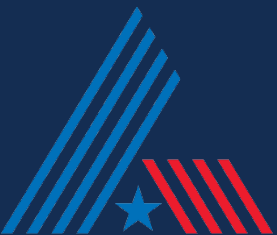
Network: Jul 10, 2025 at 10:15:04 AM CDT  
Local: Jul 10, 2025 at 10:15:04 AM CDT



# Front South Side



# East Side



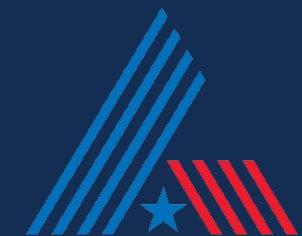
# West Side



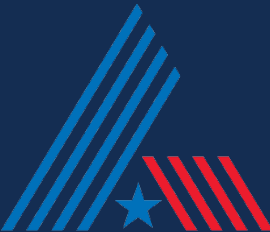
# Substandard Code Violations

**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)



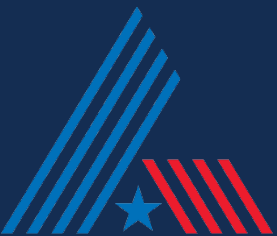
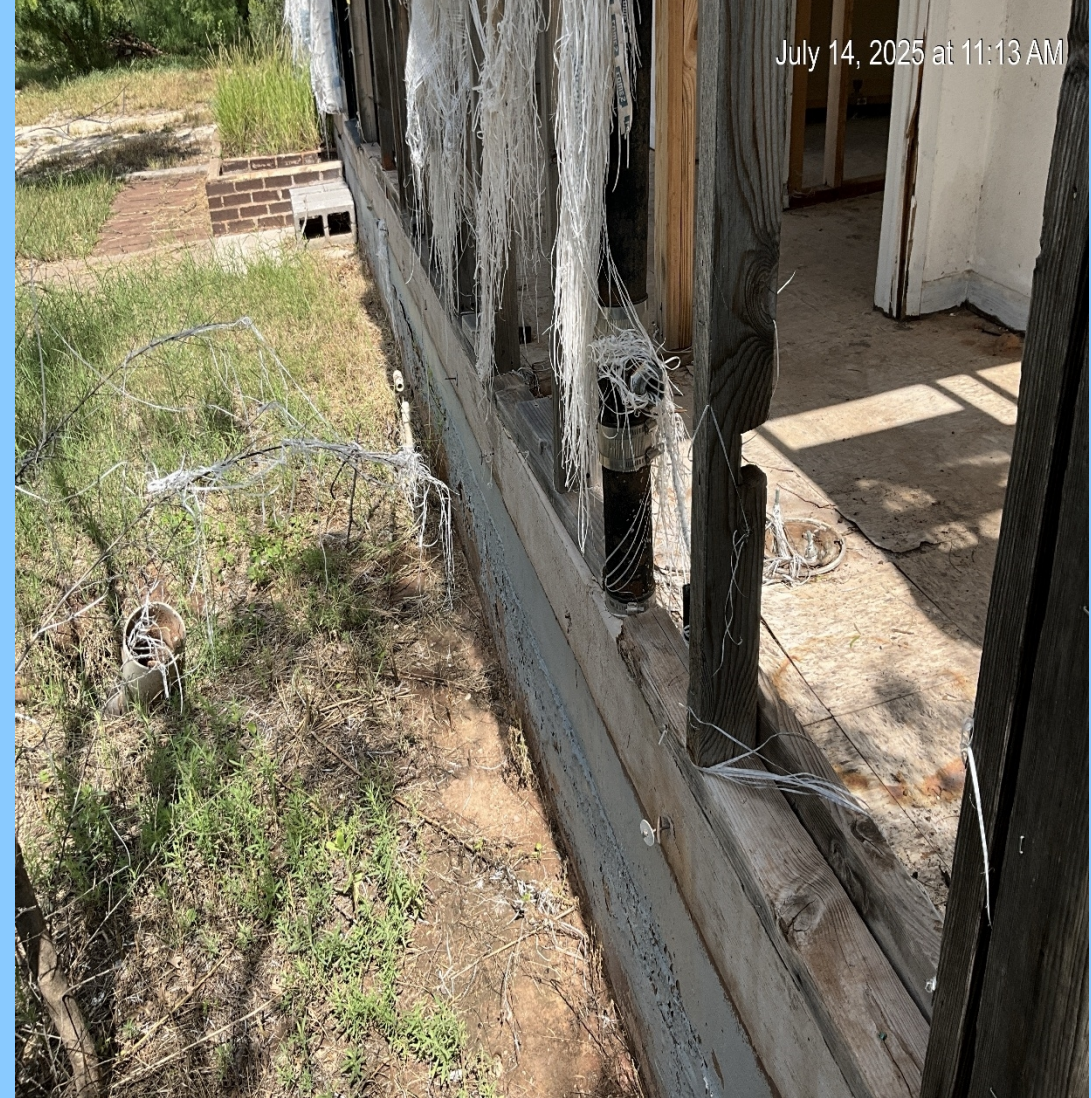
# Unpermitted and Incomplete Project



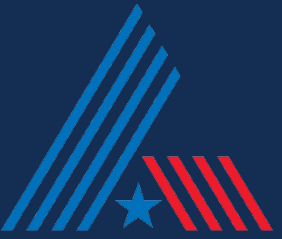
# Unpermitted and Incomplete Project



# Hazardous Structural and Plumbing



# Unpermitted and Incomplete Project



# Timeline of Events

- **May 29, 2025** – Affidavit of condemnation recorded at county clerk. Property owner was previously contacted several months ago about starting repair on the property. No Action was taken. Discovered there was an investigation in March 2024 conducted by the Building Inspections department for work without a permit. Upon inspection it appeared there was a major renovation project on this building that had been stopped for some time. No record of any permits applied for.
- **June 18, 2025** – Condemnation notices sent to owner and registered agent.
- **July 10, 2025** – Notice of August hearing posted on structure.
- **July 11, 2025** – Notice of August hearing sent to owner and Registered Agent.



# 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?



**End of  
6118 S. 7th St.  
presentation**





**Board of Building Standards  
Agenda Memo**

**Meeting Date:8/6/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002158: 1134 Elm St (J H DARNELL OF BELLEVUE OUTLOT 1, BLOCK 4, LOT 5, TAYLOR COUNTY, TEXAS) Owner: Gaines Bobbie Jean**

**GENERAL INFORMATION**

**Owner:** Gaines Bobbie Jean  
**Sq Ft:** 1,056  
**Structural:** Poor  
**Foundation:** Poor  
**Value:** \$34,260  
**Total Value:** \$40,644  
**Delinquent Tax:** \$0.00

**SPECIAL CONSIDERATIONS**

**May 29, 2025** – Affidavit of condemnation recorded at county clerk. Property was condemned due to conditions found upon execution of code inspection warrant. Property was occupied at the time of warrant. Occupant was able to be relocated with relative due to the hazardous conditions of the property. Condemnation notices were sent to address of record for property owner.

**July 10, 2025** – Notice of August hearing posted on structure.

**July 11, 2025** – Notice of August hearing sent to property owner.

**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 August 6, 2025.

**ATTACHMENTS:**

- 1. 20250806\_25-002158\_1134 Elm St 20250806\_25-002158\_1134 Elm St.pptx

**Case #25-002158**

**1134 Elm St.**



# CHECKLIST FOR RECORDS SEARCH

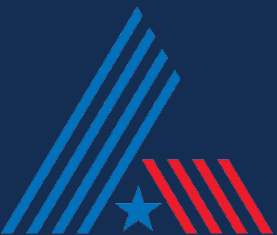
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Bobbie Jean Gaines** as owner.
- **TAYLOR COUNTY** – Shows **Bobbie Jean Gaines** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since June 17, 2025
- Search reveals **Bobbie Jean Gaines** to be the owner.



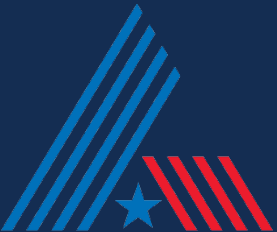
# Public Notice

Network: Jul 10, 2025 at 9:59:52 AM CDT

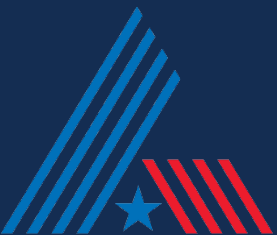
Local: Jul 10, 2025 at 9:59:52 AM CDT



# Front East Side



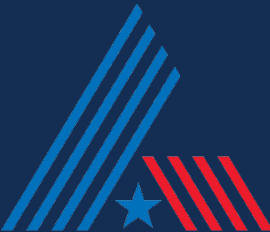
# Rear West Side



# North Side



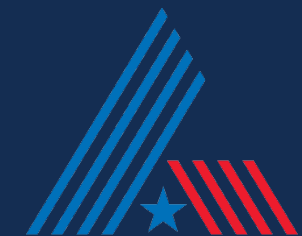
# South Side



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



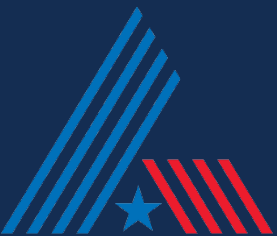
# Structural Hazard – Faulty Roof



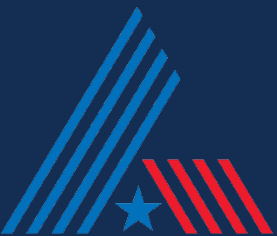
# Faulty Weather Protection/Structural Hazards



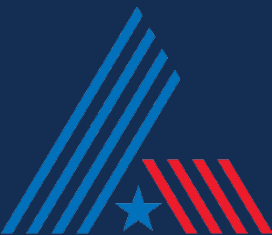
# Hazardous Electrical



# Structural Hazards



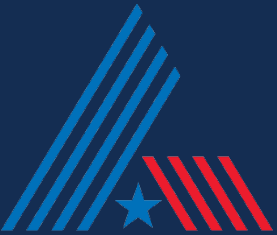
# Electrical Hazards



# Inadequate Sanitation/Electrical Hazards

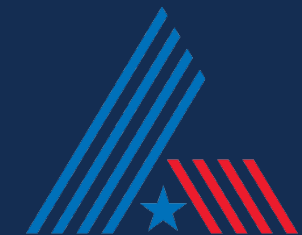


# Structural Hazards/Inadequate Sanitation



# Timeline of Events

- **May 29, 2025** – Affidavit of condemnation recorded at county clerk. Property was condemned due to conditions found upon execution of code inspection warrant. Property was occupied at the time of warrant. Occupant was able to be relocated with relative due to the hazardous conditions of the property. Condemnation notices were sent to address of record for property owner.
- **July 10, 2025** – Notice of August hearing posted on structure.
- **July 11, 2025** – Notice of August hearing sent to property owner.



# 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?



**End of  
1134 Elm St.  
presentation**





**Board of Building Standards  
Agenda Memo**

**Meeting Date:8/6/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002451: 2066 Belmont Blvd (BELMONT ADDN, BLOCK 23, LOT 9, CONT, TAYLOR COUNTY, TEXAS) Owner: Odis Zone E**

**GENERAL INFORMATION**

**Owner:** Odis Zone E  
**Sq Ft:** 1,404  
**Structural:** Poor  
**Foundation:** Poor  
**Value:** \$16,563  
**Total Value:** \$20,936  
**Delinquent Tax:** \$0.00

**SPECIAL CONSIDERATIONS**

**June 17, 2025** – Affidavit of condemnation recorded at county clerk after code inspection warrant executed on June 12, 2025 provided evidence to justify condemnation.

**June 30, 2025** – Spoke to property heir, He said the family is still discussing what to do with the house. He said they are most likely going to sell it, but the family can't agree on who will get the proceeds from the sale. He said his sister Beverly is the one I need to talk to. I asked him to give our contact info to Beverly and have her call us.

**June 30, 2025** - Beverly Gray, daughter of the deceased property owner, called back. She said to send all the correspondence to her, and she is the one who has been paying the property taxes. She said the family is looking to sell the house as is, but they are having difficulty getting the title transferred to their names. She will stay in contact with us on the progress of the transfer, and she is aware the house is condemned, and she needs to advise whoever buys the house that it is condemned.

**July 1, 2025** – Condemnation notices sent to address of record of property owner and heir.

**July 7, 2025** – Structure was secured by city contractor.  
**July 10, 2025** – Notice of August hearing posted on structure.  
**July 11, 2025** – Notice of August hearing sent to address of record of property owner and to heir.

**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 August 6, 2025.

**ATTACHMENTS:**

1. 20250806\_25-002451\_2066 Belmont 20250806\_25-002451\_2066 Belmont.pptx

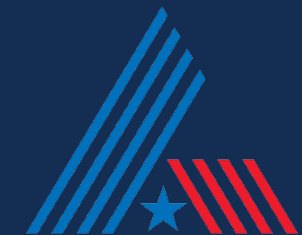
**Case #25-002451**

**2066 Belmont St.**



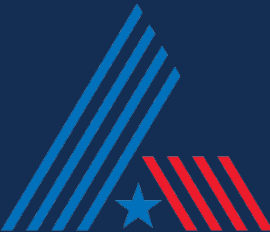
# CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Deed Without Warranty naming **Zona E. Odis** as owner.
- **TAYLOR COUNTY** – Shows **Zona E. Odis** 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 October 21, 2020
- Search reveals **Zona E. Odis** to be the owner.

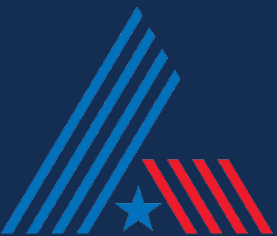


# Public Notice

Network: Jul 10, 2025 at 9:49:43 AM CDT  
Local: Jul 10, 2025 at 9:49:43 AM CDT



# Front East Side

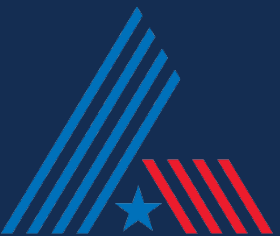


# Rear West Side

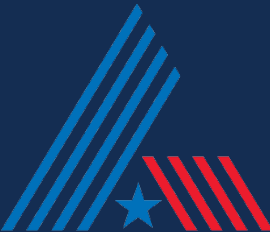


# North Side

June 12, 2025 at 9:00 AM



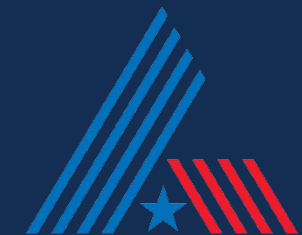
# South Side



# 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



# Exterior Dilapidation



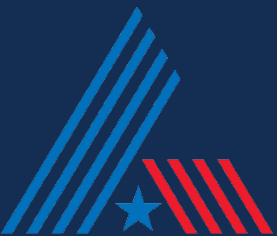
# Exterior Dilapidation



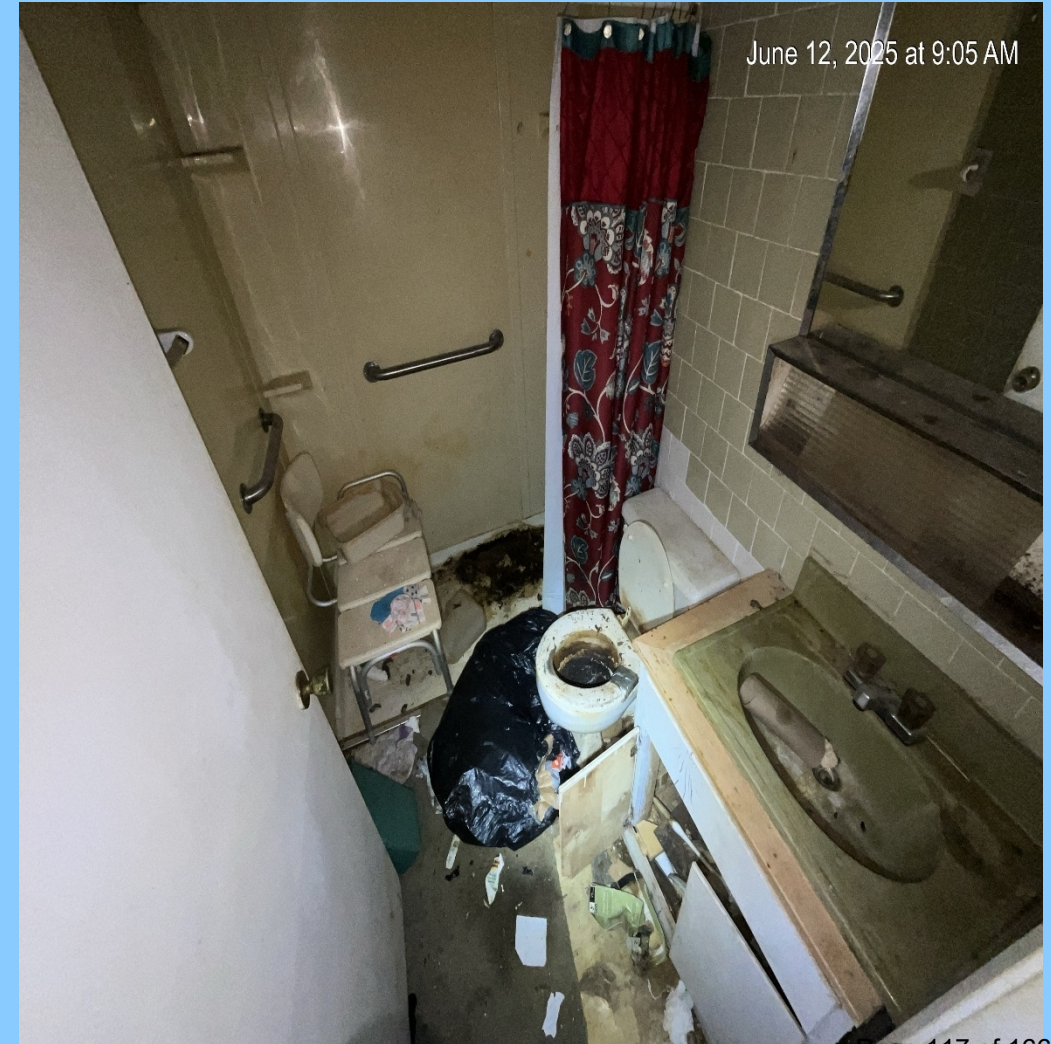
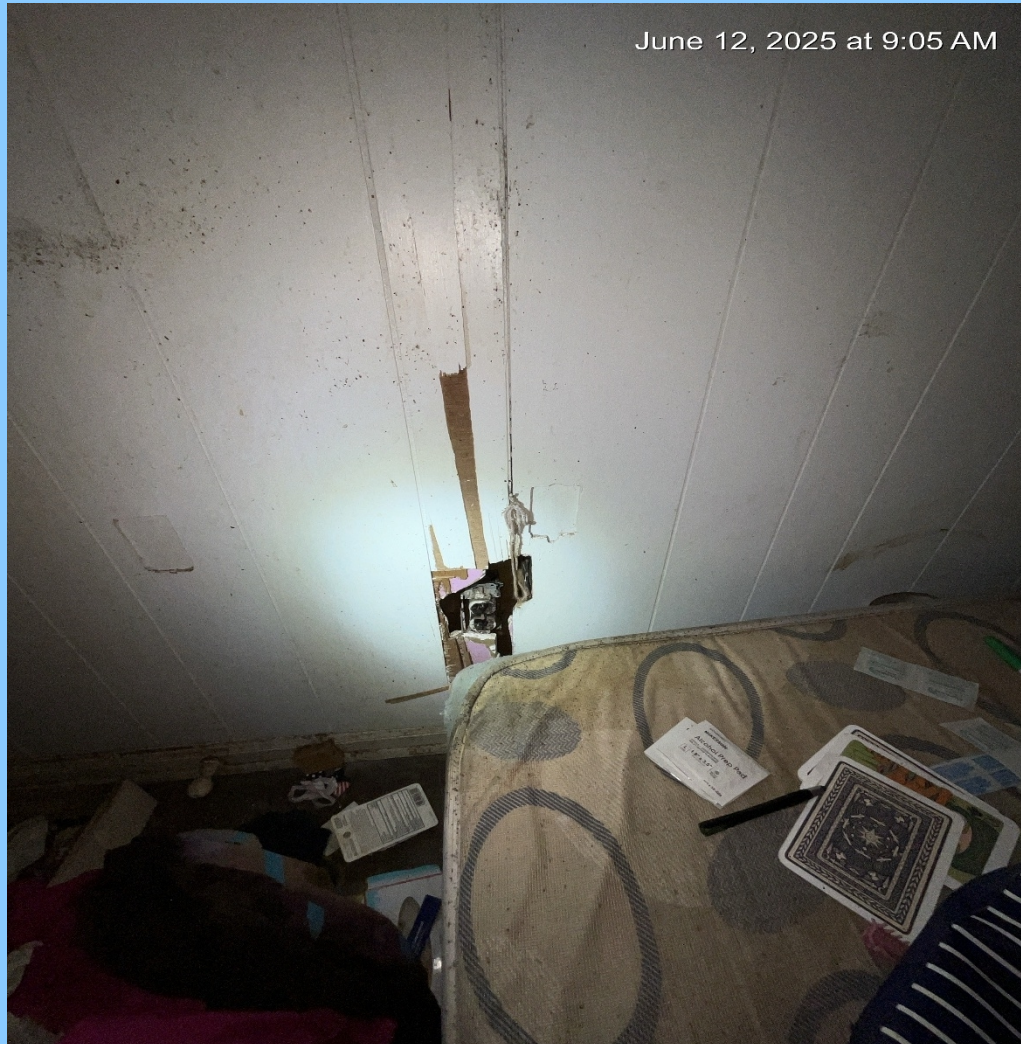
# Inadequate Sanitation



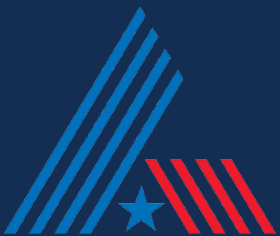
# Interior Dilapidation & Hazardous Mechanical/Electrical



# Hazardous Electrical/Inadequate Sanitation



# Inadequate Sanitation



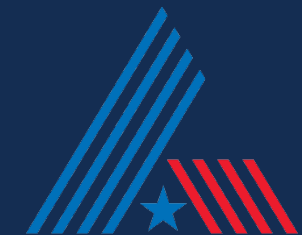
# Timeline of Events

- **June 17, 2025** – Affidavit of condemnation recorded at county clerk after code inspection warrant executed on June 12, 2025 provided evidence to justify condemnation.
- **June 30, 2025** – Spoke to property heir, He said the family is still discussing what to do with the house. He said they are most likely going to sell it, but the family can't agree on who will get the proceeds from the sale. He said his sister Beverly is the one I need to talk to. I asked him to give our contact info to Beverly and have her call us.
- **June 30, 2025** - Daughter of the deceased property owner, called back. She said to send all the correspondence to her, and she is the one who has been paying the property taxes. She said the family is looking to sell the house as is, but they are having difficulty getting the title transferred to their names. She will stay in contact with us on the progress of the transfer, and she is aware the house is condemned, and she needs to advise whoever buys the house that it is condemned.
- **July 1, 2025** – Condemnation notices sent to address of record of property owner and heir.
- **July 7, 2025** – Structure was secured by city contractor.
- **July 10, 2025** – Notice of August hearing posted on structure.
- **July 11, 2025** – Notice of August hearing sent to address of record of property owner and to heir.
- **July 16, 2025** – Daughter of owner called to let us know she is still working to get title transferred to her so she can sell the property.



# 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?



# End of 2066 Belmont St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:8/6/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002734: 2209 Fannin St (WOODLAND ADDN, BLOCK 4, LOT 2 LESS E5FT, TAYLOR COUNTY, TEXAS) Owner: Wilson Nannie**

**GENERAL INFORMATION**

**Owner:** Wilson Nannie  
**Sq Ft:** 774  
**Structural:** Poor  
**Foundation:** Poor  
**Value:** \$45,139  
**Total Value:** \$49,339  
**Delinquent Tax:** \$3,062.74

**SPECIAL CONSIDERATIONS**

**June 26, 2025** – Affidavit of condemnation recorded at county clerk. Structure condemned due to major structure fire on June 24, 2025. Fire department stated they did not think the house was inhabitable prior to the fire. There was not a floor in the structure, it had been removed prior to the fire. At the time of fire there were no utilities to the structure. There has been no power to the structure since March 2023, it hasn't had water since December 2022.

Discovered owner is deceased since 2011. Taylor CAD lists owner as Nannie Wilson, she did not reside at the property.

**July 3, 2025** – Condemnation notices sent to two daughters of deceased property owner.

**July 10, 2025** – Notice of August hearing posted on structure.

**July 11, 2025** – Notice of August hearing sent to address of record of property owner and heirs.

**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 August 6, 2025.

**ATTACHMENTS:**

- 1. 20250806\_25-002734\_2209 Fannin St 20250806\_25-002734\_2209 Fannin St.pptx

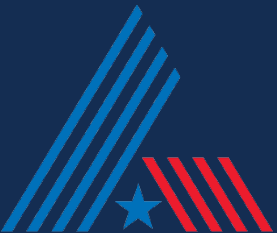
**Case #25-002734**

**2209 Fannin St.**



# 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 of Trust naming **Nannie Wilson** as owner.
- **TAYLOR COUNTY** – Shows **Nannie Wilson** 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 December 10, 2022
- Search reveals **Nannie Wilson** to be the owner.



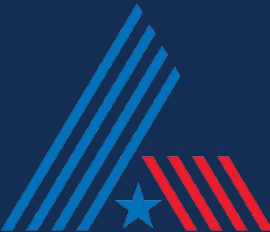
# Public Notice

Network: Jul 10, 2025 at 10:28:07 AM CDT  
Local: Jul 10, 2025 at 10:28:07 AM CDT



**“NOTICE”**  
THIS BUILDING IS UNFIT FOR  
HUMAN HABITATION AND IS  
CONDEMNED BY THE CITY  
OF ABILENE  
  
CONTACT CITY OF ABILENE 325-676-6241  
(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

—NOTICE—  
PUBLIC HEARING  
CONCERNING CONDEMNATION  
OF THIS PROPERTY  
AT CITY HALL ON  
August 2, 2025 AT 8:30am  
All interested parties are urged to attend.  
325-676-6241  
**Owner Rights and Responsibilities**  
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 a 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.



# Front West Side

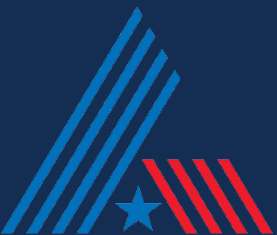


# Rear East Side



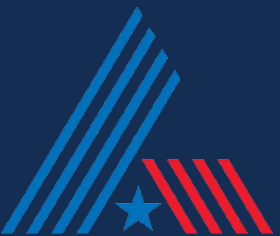
# North Side

June 25, 2025 at 1:53 PM



# South Side

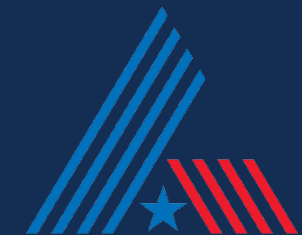
June 25, 2025 at 1:55 PM



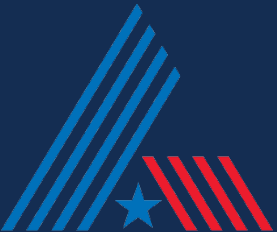
# Substandard Code Violations

**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



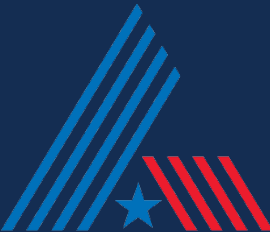
# Exterior/Interior Dilapidation



# Interior Dilapidation

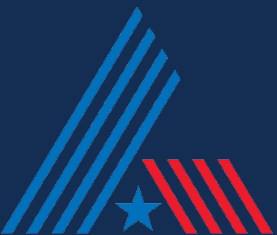


# Vagrant Activity



# Timeline of Events

- **June 26, 2025** – Affidavit of condemnation recorded at county clerk. Structure condemned due to major structure fire on June 24, 2025. Fire department stated they did not think the house was inhabitable prior to the fire. There was not a floor in the structure, it had been removed prior to the fire. At the time of fire there were no utilities to the structure. There has been no power to the structure since March 2023, it hasn't had water since December 2022.
- Discovered owner is deceased since 2011. Taylor CAD lists owner as Nannie Wilson, she did not reside at the property.
- **July 3, 2025** – Condemnation notices sent to two daughters of deceased property owner.
- **July 10, 2025** – Notice of August hearing posted on structure.
- **July 11, 2025** – Notice of August hearing sent to address of record of property owner and heirs.
- **July 11, 2025** – Discovered through phone call from the owner's daughter, that the house was intended to go to her brother, Charles Wilson. They city has sent notice to Mr. Wilson. She also said all of the other heirs are deceased.



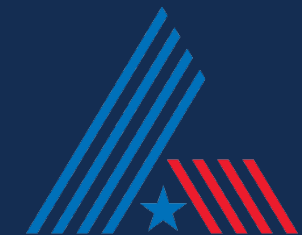
# Staff Recommendation:

## 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?



# End of 2209 Fannin St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:8/6/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002748: 750 Beech St (SE76 X 140 149 2 C PARRAMORE ABL OT, TAYLOR COUNTY, TEXAS) Owner: Johnson Denetra**

**GENERAL INFORMATION**

**Owner:** Johnson Denetra  
**Sq Ft:** 2,408  
**Structural:** Fair  
**Foundation:** Fair  
**Value:** \$51,100  
**Total Value:** \$69,720  
**Delinquent Tax:** \$871.22

**SPECIAL CONSIDERATIONS**

**June 26, 2025** – Affidavit of condemnation recorded at county clerk. It was determined that the condition of the building’s exterior had now become hazardous and warranted the property maintenance case that was opened on July 9, 2024 be elevated to a condemnation case. Violation notices for the property maintenance case were sent to the previous owner starting in July 2024 and then sent again to the current owner in September 2024 and May 2025.

**June 27, 2025** – Spoke to owner by phone and explained what we are seeing at the property. Let her know we needed to condemn the structure and requested she put a construction fence around the house. She let me know she doesn’t have the means to repair and wants to sell the property. Current ownership began September 4, 2024.

**July 3, 2025** – Received appeal of condemnation via email. Reason for the appeal is owner believes the condemnation will devalue house while it is for sale.

**July 8, 2025** – Did a walk through of property with property owner. She said she is going to have a foundation person provide estimate for exterior repair.

**July 10, 2025** – Notice of August hearing posted on structure.  
**July 11, 2025** – Notice of August hearing sent to property owner and lienholder.

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

Uphold Condemnation  
or  
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 August 6, 2025.

**ATTACHMENTS:**

- 1. 20250806\_25-002748\_750 Beech St 20250806\_25-002748\_750 Beech St.pptx

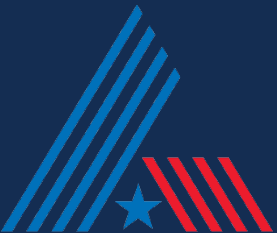
**Case #25-002748**

**750 Beech St.**  
**(Appeal of Condemnation)**



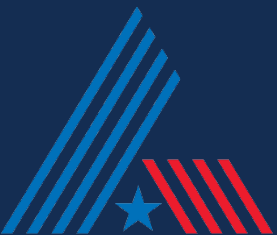
# CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Quit Claim Deed naming **Denetra Johnson** as owner.
- **TAYLOR COUNTY** – Shows **Denetra Johnson** 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 October 1, 2024
- Search reveals **Denetra Johnson** to be the owner.

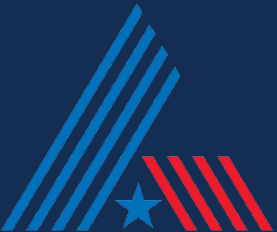


# Public Notice

Network: Jul 10, 2025 at 10:37:03 AM CDT  
Local: Jul 10, 2025 at 10:37:03 AM CDT



# Front East Side



# Rear West Side

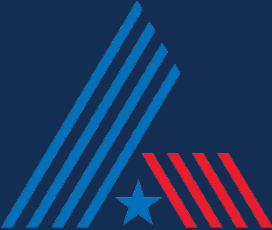


# North Side



# South Side

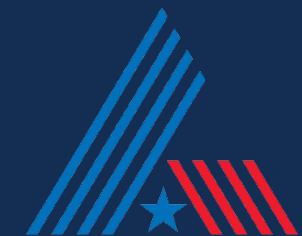
July 10, 2025 at 10:17 AM



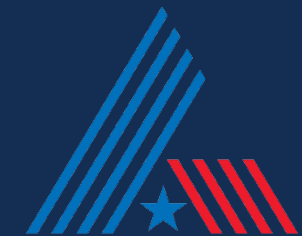
# Substandard Code Violations

**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/Structural Hazards



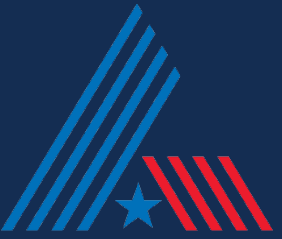
# Faulty Weather Protection/Structural Hazard



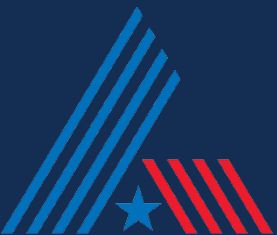
# Faulty Weather Protection/Structural Hazard



# Dilapidation/Structural Hazard



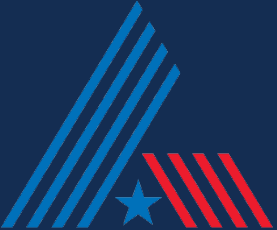
# Dilapidation/Foundation Issue



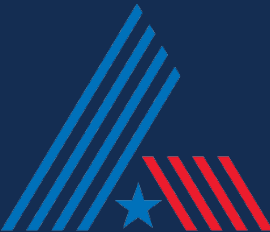
# Faulty Weather Protection/Structural Hazard



# Detached Garage



# Electrical Hazards in Garage



# Faulty Weather Protection



# Timeline of Events

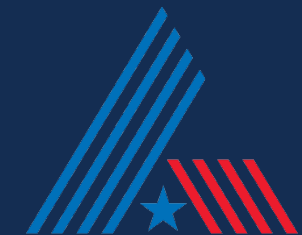
- **June 26, 2025** – Affidavit of condemnation recorded at county clerk. It was determined that the condition of the building's exterior had now become hazardous and warranted the property maintenance case that was opened on July 9, 2024 be elevated to a condemnation case. Violation notices for the property maintenance case were sent to the previous owner starting in July 2024 and then sent again to the current owner in September 2024 and May 2025.
- **June 27, 2025** – Spoke to owner by phone and explained what we are seeing at the property. Let her know we needed to condemn the structure and requested she put a construction fence around the house. She let me know she doesn't have the means to repair and wants to sell the property. Current ownership began September 4, 2024.
- **July 3, 2025** – Received appeal of condemnation via email. Reason for the appeal is owner believes the condemnation will devalue house while it is for sale.
- **July 8, 2025** – Did a walk through of property with property owner. She said she is going to have a foundation person provide estimate for exterior repair.
- **July 10, 2025** – Notice of August hearing posted on structure.
- **July 11, 2025** – Notice of August hearing sent to property owner and lienholder.



# Staff Recommendation:

## Findings:

The buildings or portions thereof are deemed substandard or dilapidated, and adjudged unfit for human occupancy, and are therefore condemned due to the following condition or conditions that exist to an extent that they are a hazard to the public health, safety, and welfare, being faulty weather protection, structural hazards, and nuisance conditions.



# Staff Recommendation:

If condemnation is upheld:

- 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?



# End of 750 Beech St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:8/6/2025**

**TO:**

**FROM:**

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

**GENERAL INFORMATION**

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

**BOARD OR COMMISSION RECOMMENDATION**

**ATTACHMENTS:**

