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 September 3, 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 August 6, 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# 24-000052: 300 Wall St (AUTOMATION INDUSTRIES, LOT 1-3 REP & STREET, ACRES 18.7561, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC

B. 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

C. 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

D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000756: 2226 Henson St (A0187 SUR 82 JOHN JARMON, TRACT 187 SUR 82 W218 E434 LT 14, TAYLOR COUNTY, TEXAS), Owner: Williams Donald A

E. 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

F. 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

G. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-003128: 718 Elmwood St (ELM PLACE OF H WARD, LOT 4 & S/2 OF 3, TAYLOR COUNTY, TEXAS), Owner: SBT Solutions LLC

H. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-003834: 161 S Pioneer Dr #59 (WESTGATE MOBIL HOME PARK, ACRES 11.417 MOBILE HOME LABEL TEX0242319, TAYLOR COUNTY, TEXAS), Owner: Westgate Mobile Home Park LTD and Anderson James

I. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 25-003835: 161 S Pioneer Dr #61 (WESTGATE MOBIL HOME PARK, ACRES 11.417 MOBILE HOME LABEL TEX0507862, TAYLOR COUNTY, TEXAS), Owner: Westgate Mobile Home Park LTD and Davis Justin E

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 August, 2025, at 3:35 p.m.

_____

Kaitlin Richardson, Deputy City Secretary, TRMC

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/3/2025

TO:

FROM:

SUBJECT: **Public hearing and approval of August 6, 2025 Board of Building Standards meeting minutes.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Aug 6 2025 BOBS Minutes Aug 6 2025 BOBS Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
August 6, 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. Sean McNeill
Mr. Lloyd Turner
Mr. Will Dugger

Staff Present: 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. Ricky Wright Jr., Property Maintenance Inspector
Ms. Teri Dollar, Property Maintenance Inspector
Ms. Christi Jones, Administrative Assistant

Others Present: Ms. Denetra Johnson (750 Beech St)
Ms. Amy Gaines (1134 Elm St)
Mr. Bobby Gaines (1134 Elm St)
Mr. Jonny Cates (750 Beech St)
Mr. Blake Duncan (6118 S 7th 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, August 6, 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. Turner, Mr. Dugger, Mr. Beard

NAYS: None
ABSTAIN: Mr. McNeill,

AGENDA ITEMS & PUBLIC HEARINGS

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

Mr. Wright presented the case:

> 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

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. 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. McBrayer, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, 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. McBrayer, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard Beard
NAYS: None
ABSTAIN: None

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, JONES COUNTY, TEXAS), Owner: Wright Cecil

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)
- 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. Turner 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. Dugger, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Mr. Turner 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. Dugger, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 24-001202: 1358 Cypress St (KEYCITY SECOND SUB, BLOCK A, LOT 2, ACRES .38, TAYLOR COUNTY, TEXAS), Owner: KX Wealth Fund I 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)
- 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. McNeill 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. Turner, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Mr. McNeill 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. Turner, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard Beard
NAYS: None
ABSTAIN: None

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

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. Mr. Duncan stated that he was the owner. He stated that he wants to sell the property but would like the opportunity make the structure into a storage building. He stated that he understood that some structural work would need to be done as well. He requested time to fix the property. There being no additional 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. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

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

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. Mr. Gaines stated that he had a buyer for the property and would need time to get through the process to sell it. There being no additional speakers, Mr. Beard closed the public hearing and opened the floor for discussion or a motion.

Mr. Wyatt made a motion to table this property until the next Board hearing, it was seconded by Mr. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

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

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 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. 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. Wyatt, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

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

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

Mr. Turner 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. McNeill, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Mr. Turner 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. McNeill, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard Beard
NAYS: None
ABSTAIN: None

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

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:

Order: To uphold the condemnation of the property.

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. Ms. Johnson stated that she is the owner. She stated that she has done her best to keep the property secured. She stated that she has quotes to repair the property and that she may sell the property. She stated that she has an improvement loan. She stated that she can meet the requirements of a 30/60. There being no additional speakers, Mr. Beard closed the public hearing and opened the floor for discussion or a motion.

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

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. McNeill, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:34 a.m.

X

Approved, Chairman

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/3/2025

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), Owner: 300 Wall St 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.
July 2, 2025 - Board ordered 30 days to enter into compliance agreement and obtain permits.
July 10, 2025 - Decision of the Board that was sent by USPS certified mail was received/signed for by building owner.
August 14, 2025 - No contact from owner or his representatives. A compliance agreement has been drafted by the city and will be presented to the building owner. No permits have been applied for. No plans have been submitted.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $500 for each day of non-compliance. Period of non-compliance is July 3, 2025 through September 2, 2025. Total number of days of non-compliance is 63 days. Total civil penalties to be assessed is $31,500.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 3, 2025

ATTACHMENTS:

1. 20250903_24-000052_300 Wall St 20250903_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



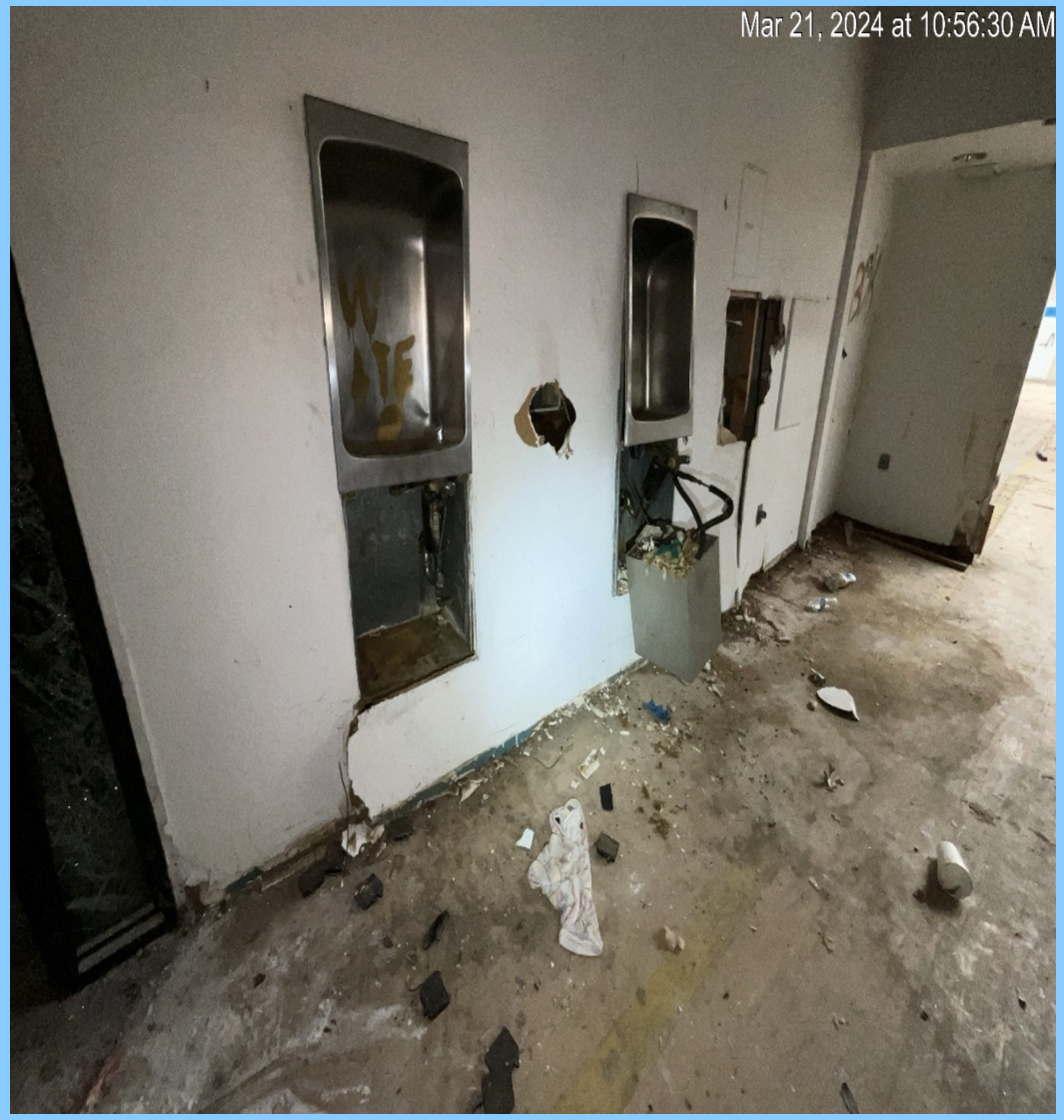


Current Condition of Main Area





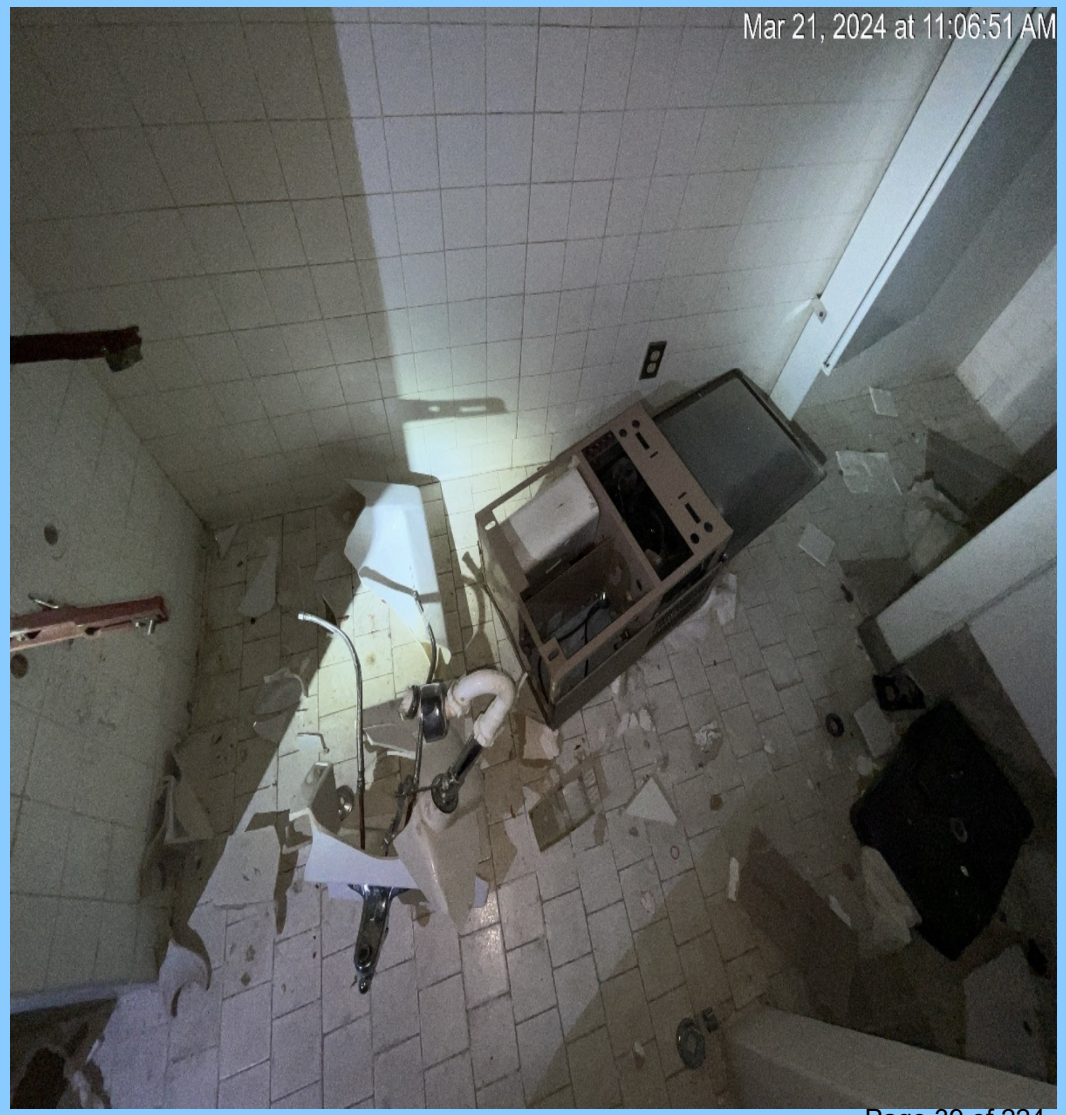
Inadequate Sanitation





Interior Vandalism





Interior Vandalism



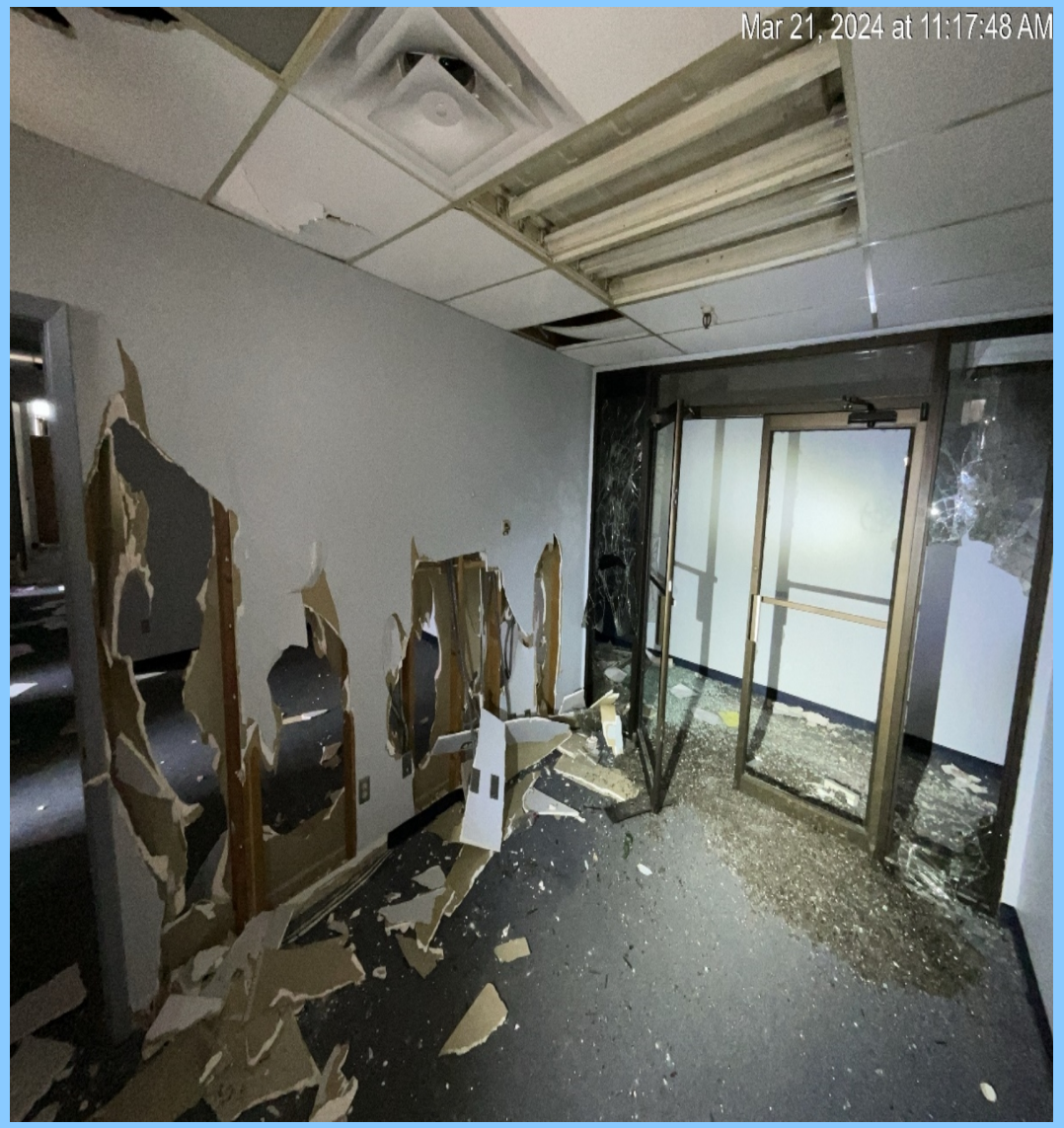


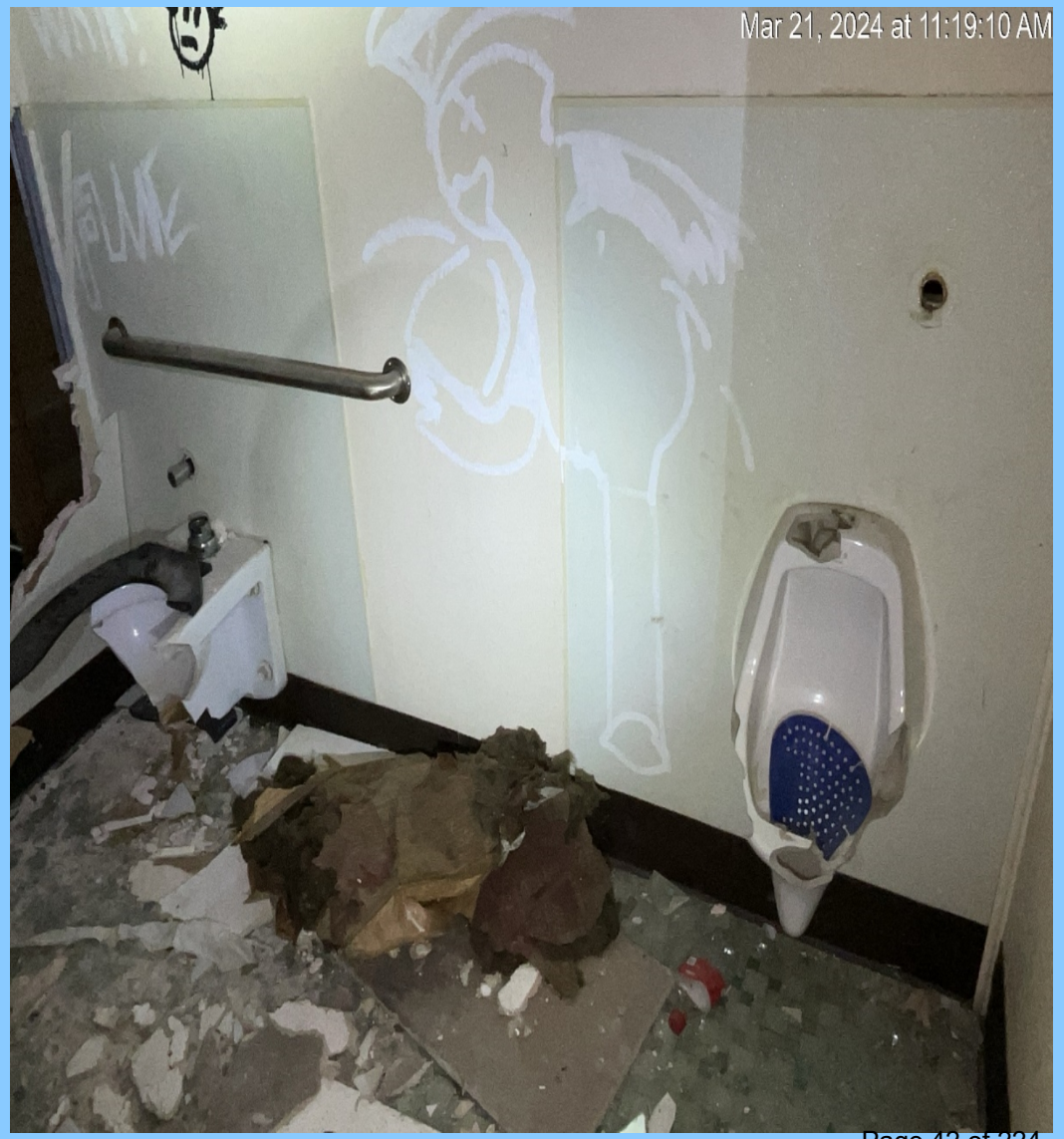
Interior Vandalism





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.

Timeline of Events

- **July 2, 2025 – Board ordered 30 days to enter into compliance agreement and obtain permits.**
- **July 10, 2025** – Decision of the Board that was sent by USPS certified mail was received/signed for by building owner.
- **August 14, 2025** – No contact from owner or his representatives. No permits have been applied for. No plans have been submitted.
- **August 15, 2025** – A compliance agreement that was drafted by the city has been sent to the property owner.
- **August 18, 2025** – Notice of September hearing was posted on structure and sent to owner.

Staff Recommendation:

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $500 for each day of non-compliance. Period of non-compliance is July 3, 2025 through September 2, 2025. Total number of days of non-compliance is 63 days. Total civil penalties to be assessed is $31,500.

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:9/3/2025

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.
July 2, 2025 - Board ordered 30 days to enter into compliance agreement and obtain permits.
July 10, 2025 - Decision of the Board that was sent by USPS certified mail was received/signed for by building owner.
August 14, 2025 - No contact from owner or his representatives. A compliance agreement has been drafted by the city and will be presented to the building owner. No permits have been applied for. No plans have been submitted.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $250 for each day of non-compliance. Period of non-compliance is July 3, 2025 through September 2, 2025. Total number of days of non-compliance is 63 days. Total civil penalties to be assessed is $15,750.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 3, 2025.

ATTACHMENTS:

1.	20250903_24-000054_5502_5512 N. 1st St (1)	20250903_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.

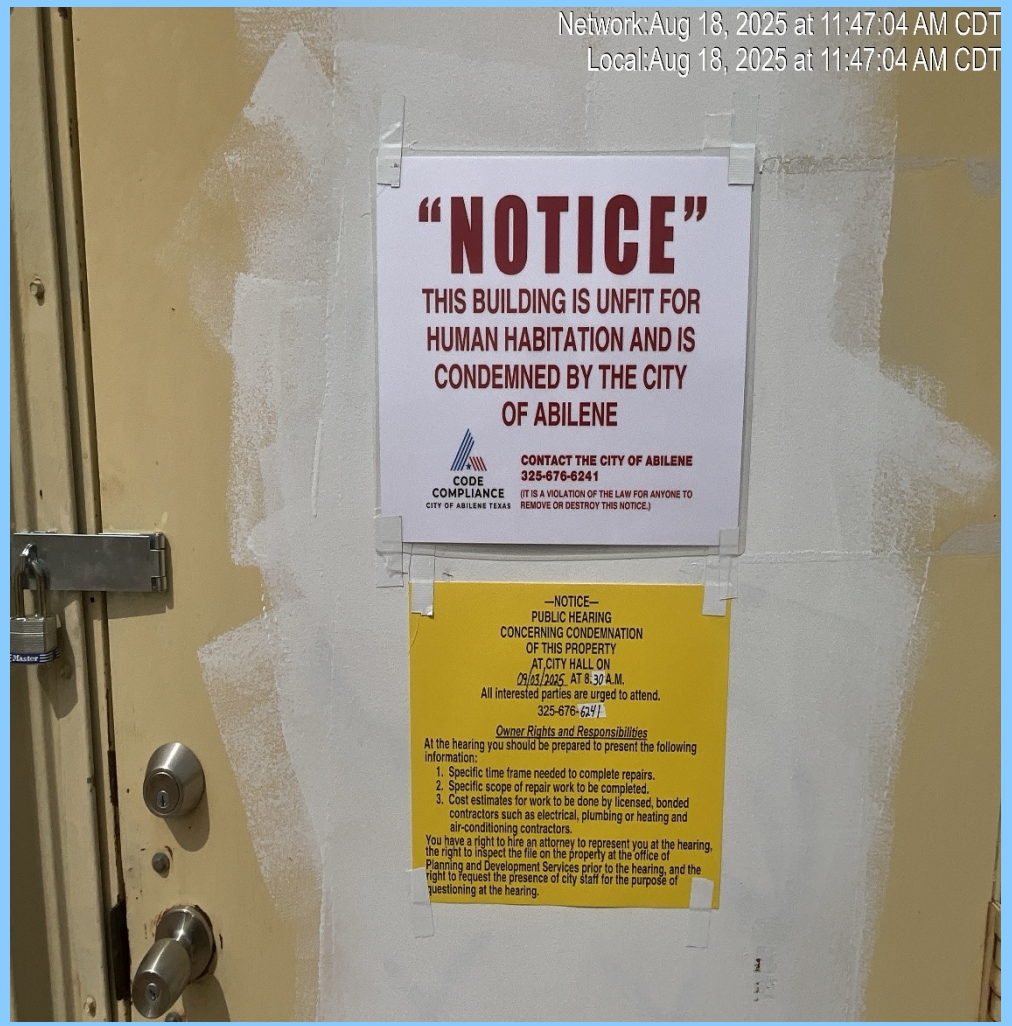
- **SECRETARY OF STATE** – LLC withdrawn May 9, 2011

- **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



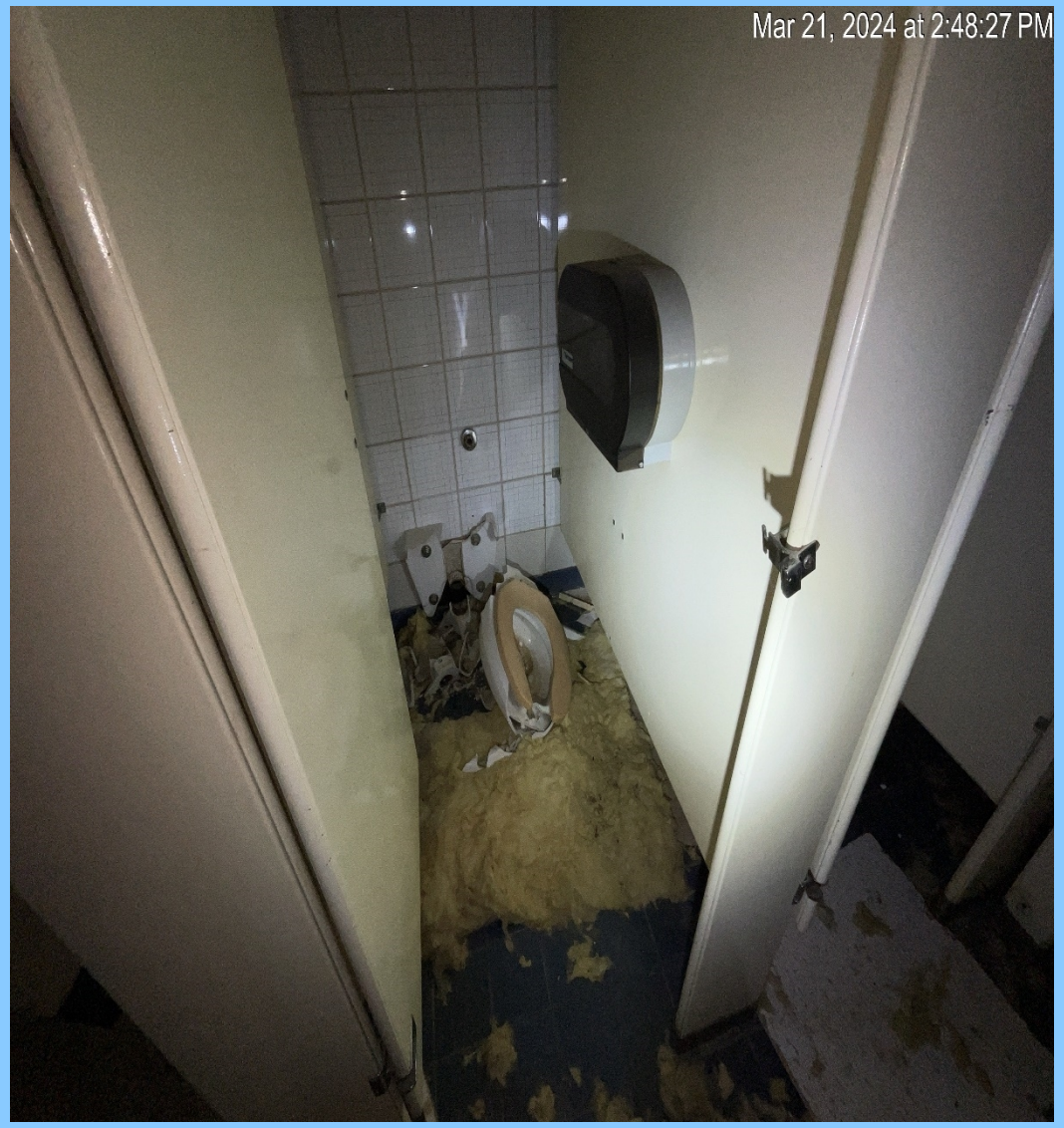


Nuisance/Interior Vandalism





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.
- **July 2, 2025** – **Board ordered 30 days to enter into compliance agreement and obtain permits.**
- **July 10, 2025** – Decision of the Board that was sent by USPS certified mail was received/signed for by building owner.
- **August 14, 2025** – No contact from owner or his representatives. No permits have been applied for. No plans have been submitted.
- **August 15, 2025** – A compliance agreement that was drafted by the city has been sent to the property owner.
- **August 18, 2025** – Notice of September hearing was posted on structure and sent to owner.

Staff Recommendation:

Case 24-000054: 5502 N. 1st St.: Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $250 for each day of non-compliance. Period of non-compliance is July 3, 2025 through September 2, 2025. Total number of days of non-compliance is 63 days. Total civil penalties to be assessed is $15,750.

Case 24-000055: 5512 N. 1st St.: Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $250 for each day of non-compliance. Period of non-compliance is July 3, 2025 through September 2, 2025. Total number of days of non-compliance is 63 days. Total civil penalties to be assessed is $15,750.

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:9/3/2025

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.
July 2, 2025 - Board ordered 30 days to enter into compliance agreement and obtain permits.
July 10, 2025 - Decision of the Board that was sent by USPS certified mail was received/signed for by building owner.
August 14, 2025 - No contact from owner or his representatives. A compliance agreement has been drafted by the city and will be presented to the building owner. No permits have been applied for. No plans have been submitted.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $250 for each day of non-compliance. Period of non-compliance is July 3, 2025 through September 2, 2025. Total number of days of non-compliance is 63 days. Total civil penalties to be assessed is $15,750.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 3, 2025.

ATTACHMENTS:

1.	20250903_24-000054_5502_5512 N. 1st St (1)	20250903_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.

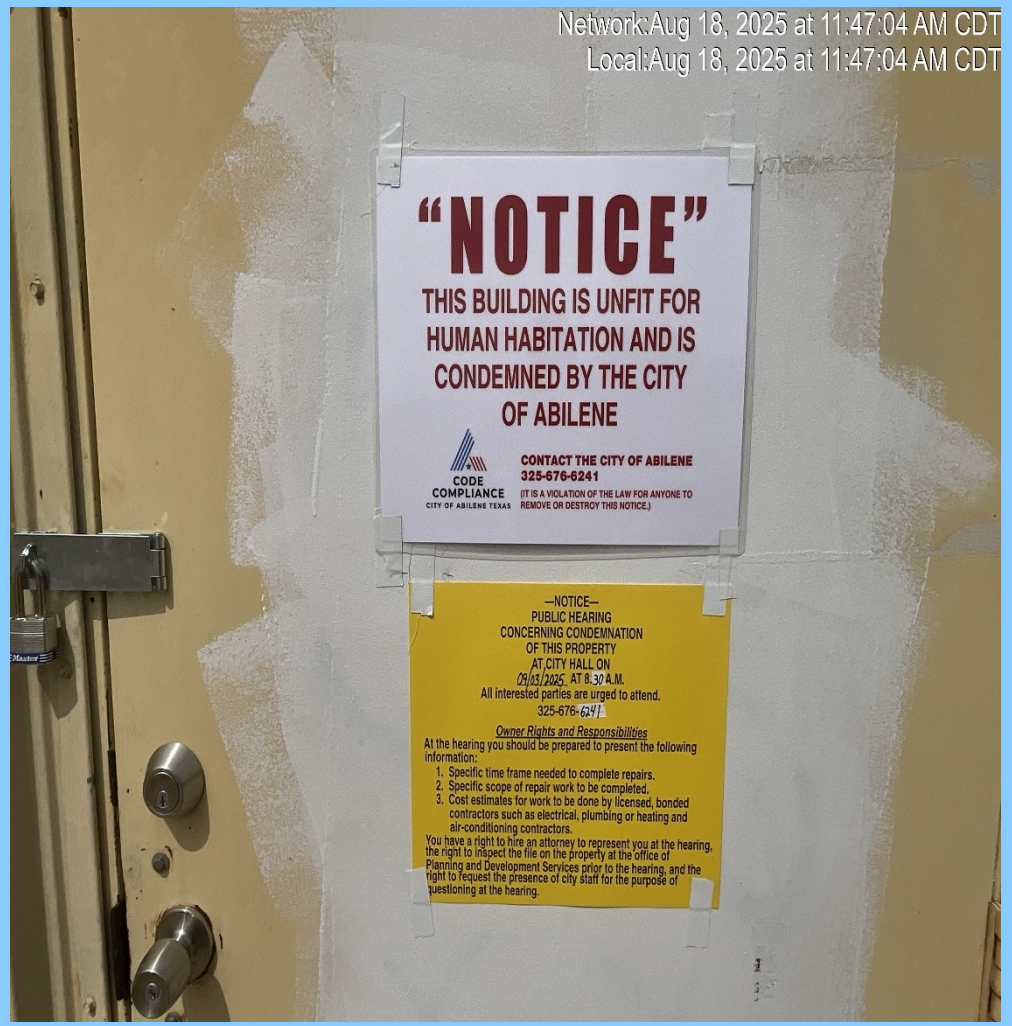
- **SECRETARY OF STATE** – LLC withdrawn May 9, 2011

- **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



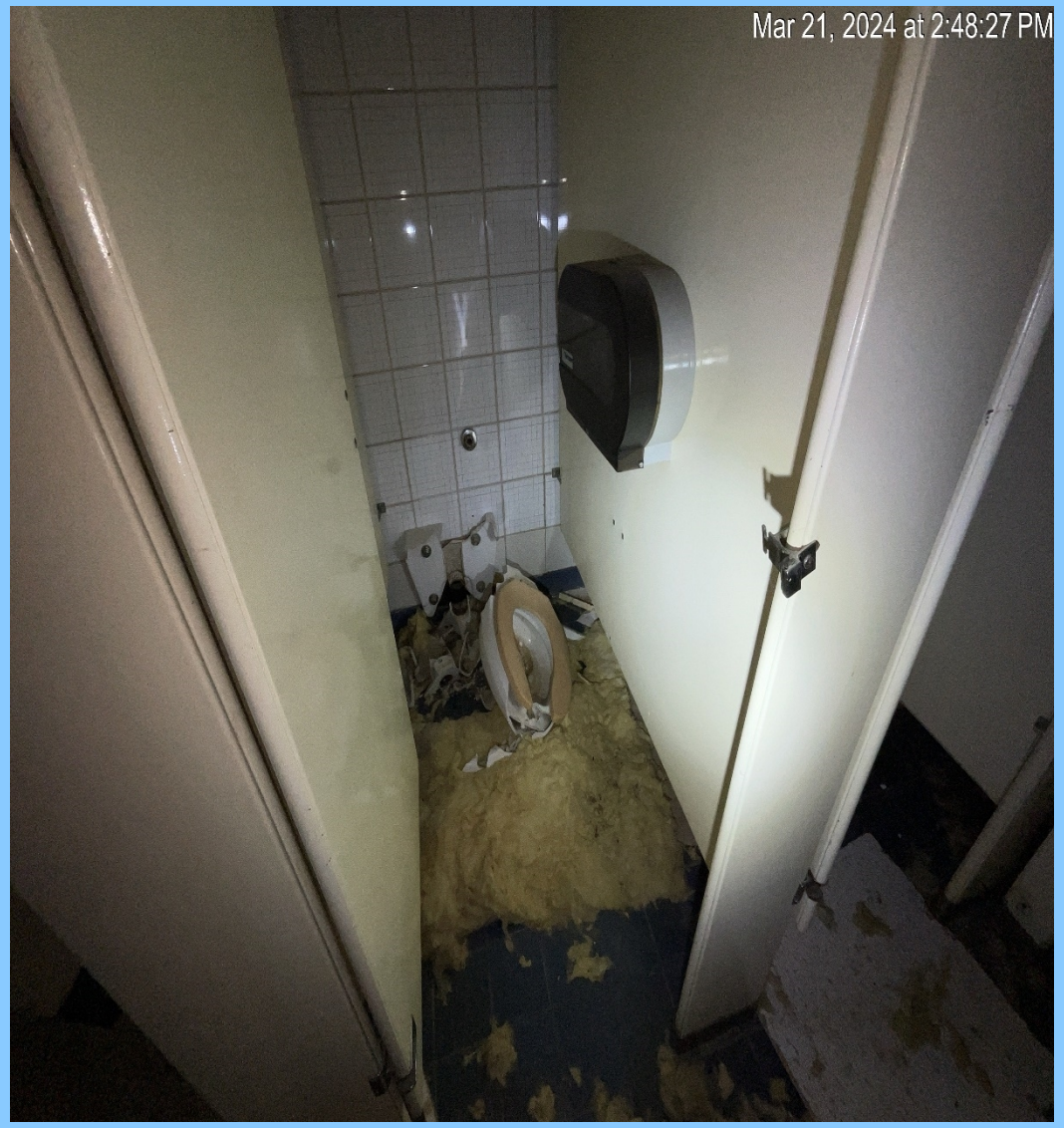


Nuisance/Interior Vandalism





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.
- **July 2, 2025** – **Board ordered 30 days to enter into compliance agreement and obtain permits.**
- **July 10, 2025** – Decision of the Board that was sent by USPS certified mail was received/signed for by building owner.
- **August 14, 2025** – No contact from owner or his representatives. No permits have been applied for. No plans have been submitted.
- **August 15, 2025** – A compliance agreement that was drafted by the city has been sent to the property owner.
- **August 18, 2025** – Notice of September hearing was posted on structure and sent to owner.

Staff Recommendation:

Case 24-000054: 5502 N. 1st St.: Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $250 for each day of non-compliance. Period of non-compliance is July 3, 2025 through September 2, 2025. Total number of days of non-compliance is 63 days. Total civil penalties to be assessed is $15,750.

Case 24-000055: 5512 N. 1st St.: Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $250 for each day of non-compliance. Period of non-compliance is July 3, 2025 through September 2, 2025. Total number of days of non-compliance is 63 days. Total civil penalties to be assessed is $15,750.

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:9/3/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000756: 2226 Henson St (A0187 SUR 82 JOHN JARMON, TRACT 187 SUR 82 W218 E434 LT 14, TAYLOR COUNTY, TEXAS), Owner: Williams Donald A**

GENERAL INFORMATION

Owner: Williams Donald A
Sq Ft: 1,220
Structural: Poor
Foundation: Poor
Value: $25,561
Total Value: $38,561
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

March 25, 2025 - Affidavit of condemnation recorded at •county clerk. Owner was contacted in May 2024 due to the extremely dilapidated condition of the house. The owner obtained a permit to renovate and started some work. The permit expired March 2025 with a large amount of work left to be completed and no further contact from owner.
August 18, 2025 – Notice of September hearing was posted on structure and sent to owner.

FUNDING/FISCAL IMPACT

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.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 3, 2025.

ATTACHMENTS:

1. 20250903_24-000756_2226 Henson St (1)20250903_24-000756_2226 Henson St (1).pptx

Case #24-000756

2226 Henson 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 Quit Claim Deed naming **Donald A. Williams** as owner

- **TAYLOR COUNTY** – Shows **Donald A. Williams** 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 Nov 4, 2022

- Search reveals **Donald A. Williams** to be the owner.

Public Notice



Front South Side



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

Hazardous Electrical/Windows Removed





Faulty Weather Protection/Incomplete Renovation





Interior Dilapidation





Nuisance Conditions





Nuisance Conditions



Timeline of Events

- **March 25, 2025 -** Affidavit of condemnation recorded at county clerk. Owner was contacted in May 2024 due to the extremely dilapidated condition of the house. The owner obtained a permit to renovate and started some work. The permit expired March 2025 with a large amount of work left to be completed and no further contact from owner.
- **August 18, 2025** – Notice of September hearing was posted on structure and sent to owner.

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 2226 Henson St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/3/2025

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: $1,691.38

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.
July 3, 2025 - Board ordered 30/60.

FUNDING/FISCAL IMPACT

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.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 3, 2025.

ATTACHMENTS:

1. 20250903_25-001191_218 Meander St 20250903_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.

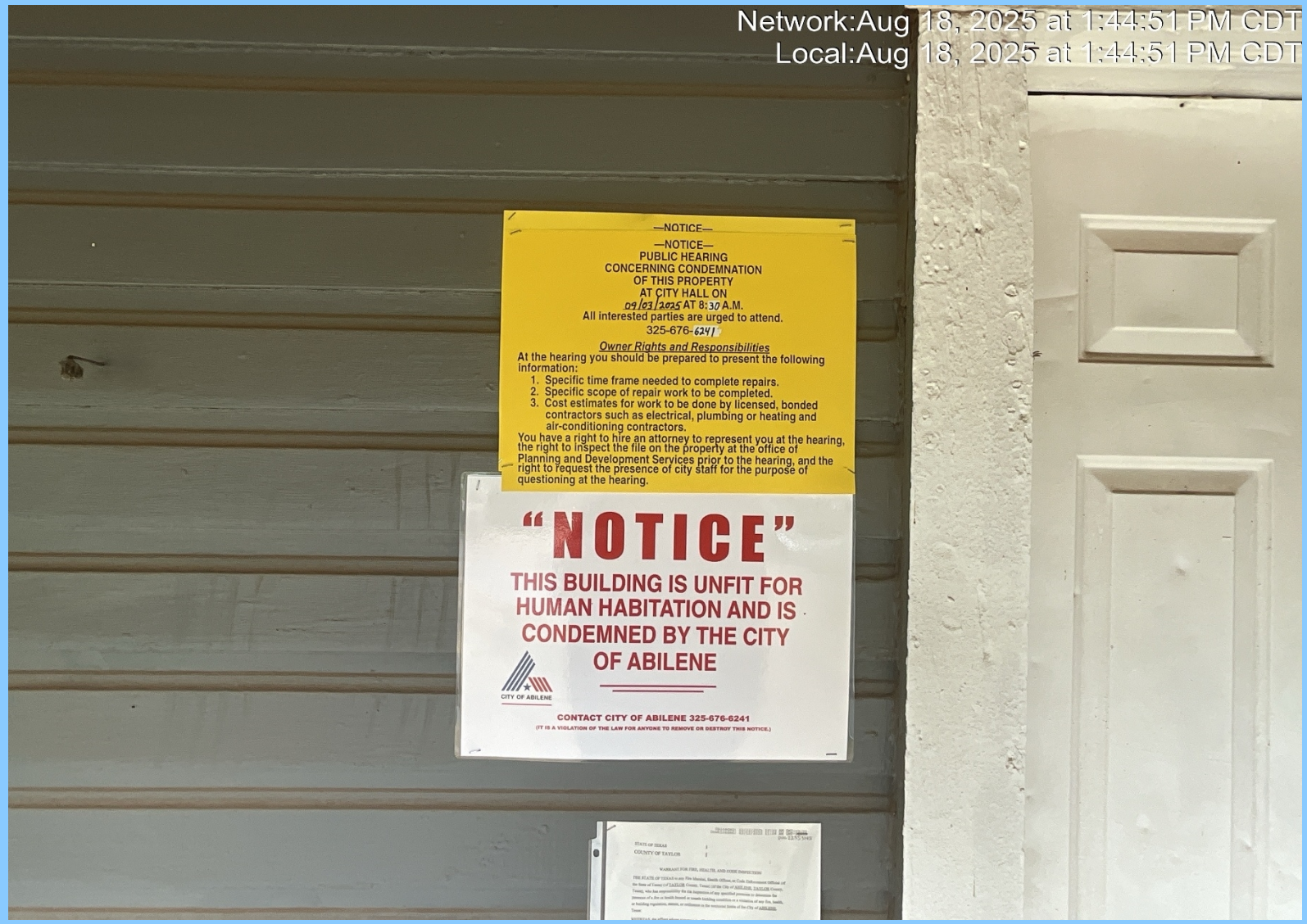
- **SECRETARY OF STATE** – Shows no entity under this name.

- **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





Inadequate Sanitation





Electrical / Structural Hazards





Securement





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.
- **July 3, 2025 – Board ordered 30/60.**
- **August 18, 2025** – Notice of September hearing was posted on structure and sent to 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?

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:9/3/2025

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.
August 6, 2025 - Board tabled the case due to sale that was in progress.

FUNDING/FISCAL IMPACT

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.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 3, 2025.

ATTACHMENTS:

1. 20250903_25-002158_1134 Elm St 20250903_25-002158_1134 Elm St.pptx

Case #25-002158

1134 Elm St.

(Tabled at previous hearing)

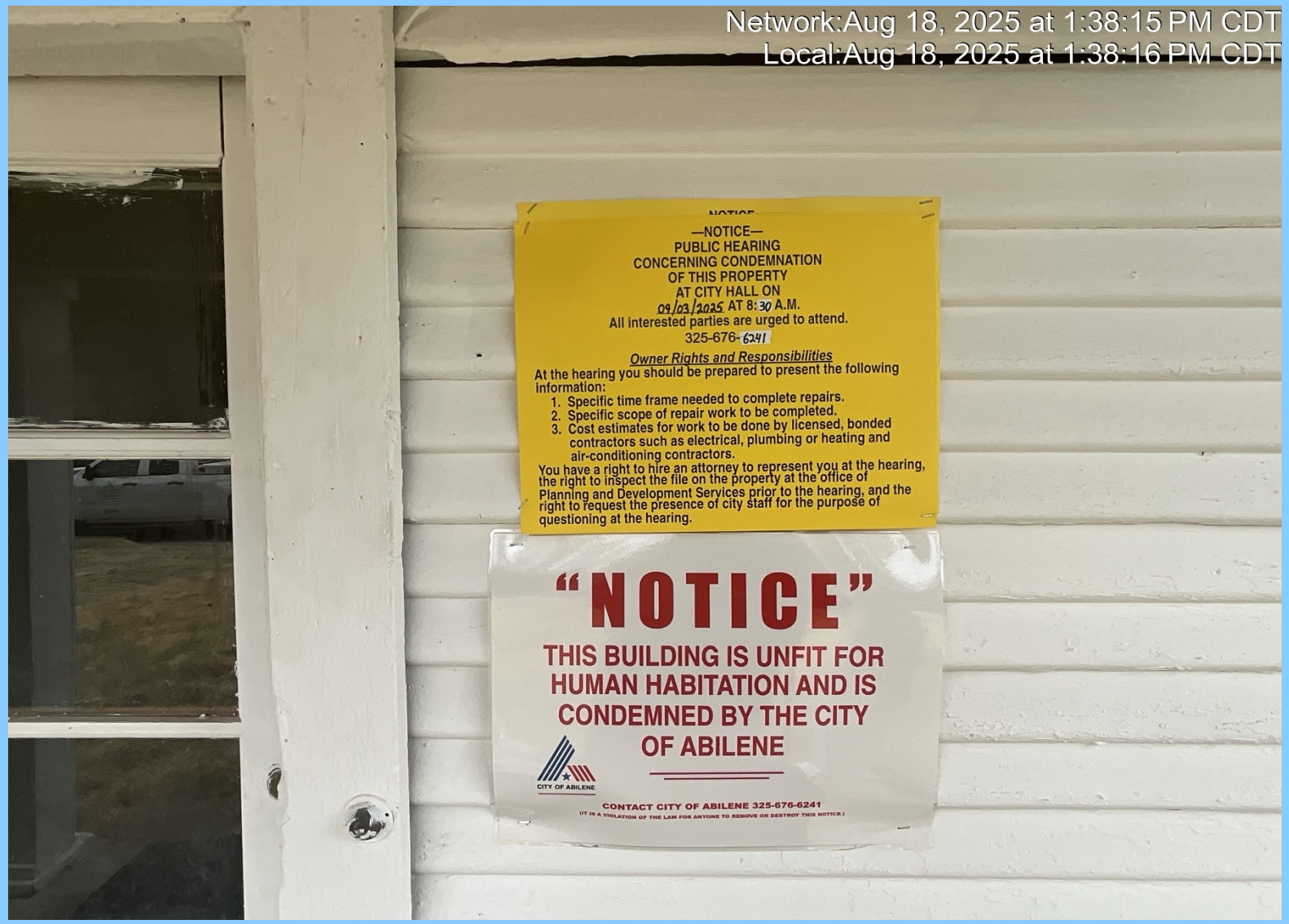
CITY OF ABILENE TEXAS

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 **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



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.
- **August 6, 2025 – Board tabled the case due to sale that is in progress.**
- **August 18, 2025** – Notice of September hearing was posted on structure and sent to 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?

CITY OF ABILENE TEXAS

End of 1134 Elm St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/3/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-003128: 718 Elmwood St (ELM PLACE OF H WARD, LOT 4 & S/2 OF 3, TAYLOR COUNTY, TEXAS), Owner: SBT Solutions LLC**

GENERAL INFORMATION

Owner: SBT Solutions LLC
Sq Ft: 2,470
Structural: Unknown
Foundation: OK
Value: $150,245
Total Value: $183,320
Delinquent Tax: $5,691.24

SPECIAL CONSIDERATIONS

July 15, 2025 - Affidavit of condemnation filed at county clerk. On August 8, 2024, a stop work order was posted for renovation with an permits on file. Owner has told us that he would pull required permits and has also stated he is trying to sell the property and it should be sold by the end of 2024. No indication property is for sale.

FUNDING/FISCAL IMPACT

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.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 3, 2025.

ATTACHMENTS:

1. 20250903_25-003128_718 Elmwood St 20250903_25-003128_718 Elmwood St.pptx

Case #25-003128

718 Elmwood 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 w/Vendor's Lien naming **SBT Solutions, LLC** as owner

- **TAYLOR COUNTY** – Shows **SBT Solutions, LLC** to be the owner.

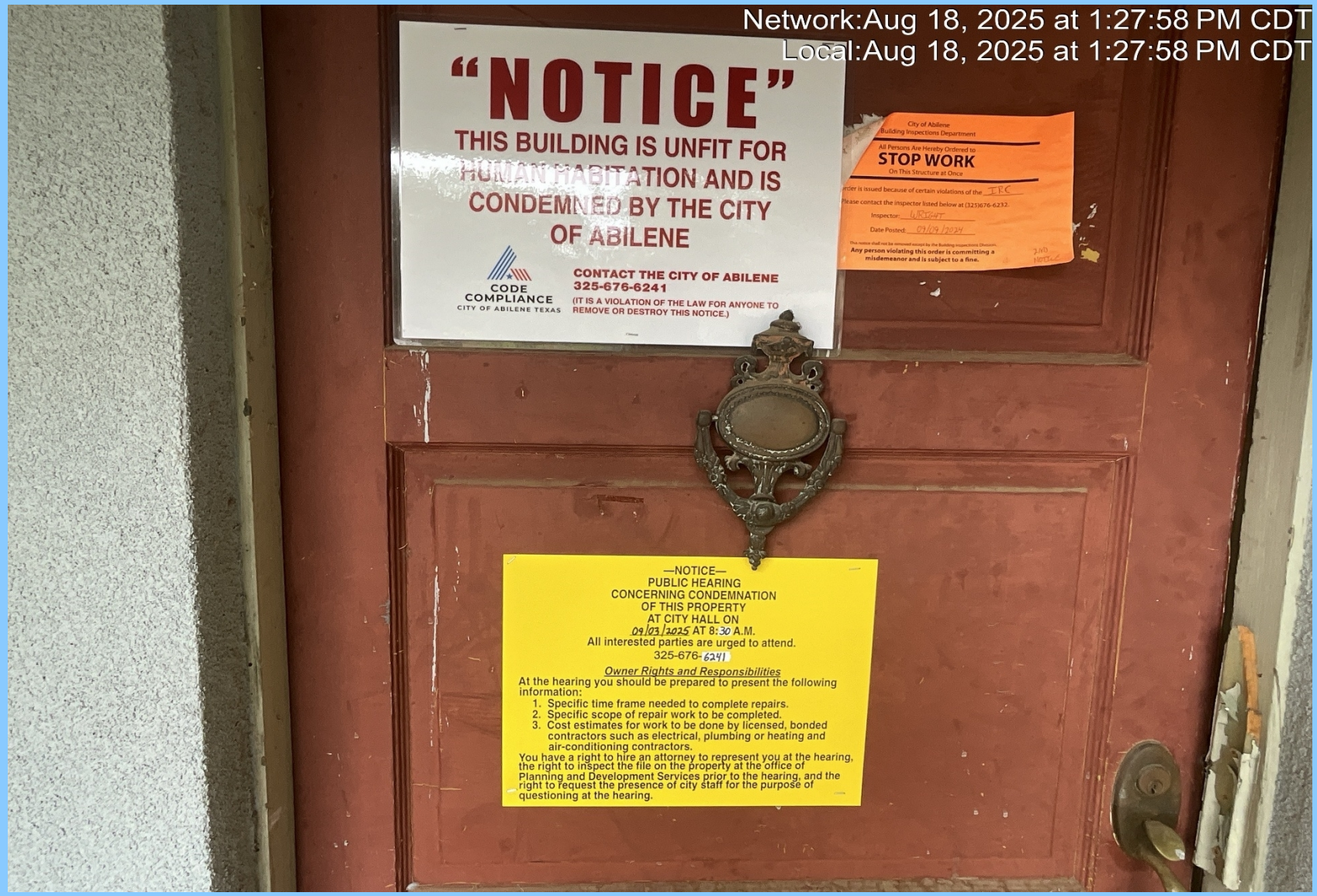
- **SECRETARY OF STATE** – Lists registered agent to which notices were sent.

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Oct 28, 2024

- Search reveals **SBT Solutions, LLC** to be the owner.

Public Notice



Front East Side



Rear West Side



North Side


Network:Aug 19, 2025 at 12:02:46 PM CDT
Local:Aug 19, 2025 at 12:02:46 PM CDT

South Side



South Side



Substandard Code Violations

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

- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4) Structure unfit for human habitation. Contractor started renovation without first applying for appropriate permit(s). Project has ceased more than one year ago after stop work order was posted to prompt contractor to obtain permit(s).
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)

Incomplete Mechanical/Electrical





Exterior Structural Hazard/Incomplete Interior Electrical





Incomplete Interior Electrical





Timeline of Events

- **July 15, 2025 –** Affidavit of condemnation filed at county clerk. On Aug 8, 2024 a stop work order was posted for renovation without any permits on file. Owner has told us that he would pull required permits and has also stated he is trying to sell property and it should be sold by the end of 2024. No indication property is for sale and no permits were ever applied for.
- **July 23, 2025** – Inspected property and met with neighbor. The neighbor was concerned with major termite infestation that he said has severely affected the interior of the structure, however, the walls are closed and we are unable to verify this.
- **August 18, 2025** – Notice of September hearing was posted on structure and sent to owner.

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 718 Elmwood St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/3/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-003834: 161 S Pioneer Dr #59 (WESTGATE MOBIL HOME PARK, ACRES 11.417 MOBILE HOME LABEL TEX0242319, TAYLOR COUNTY, TEXAS), Owner: Westgate Mobile Home Park LTD and Anderson James**

GENERAL INFORMATION

Owner: Anderson James G
Sq Ft: 896
Structural:
Foundation:
Value: $12,436
Total Value: $12,436
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

August 15, 2025 - Affidavit of condemnation recorded at county clerk. Mobile home was determined to be abandoned by mobile home park manager as well as company that is going to take ownership of the mobile home park on August 21st. We attempted to make contact with the listed owner of the mobile home. He does not have a listed phone number. We went to his home and left a notice on the door to call.

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 September 3, 2025.

ATTACHMENTS:

1. 20250903_25-003834_161 S Pioneer #59 20250903_25-003834_161 S Pioneer #59.pptx

Case #25-003834

161 S. Pioneer Dr. Lot #59

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 **Westgate Mobile Home Park LTD** as land owner

- **TAYLOR COUNTY** – Shows **Westgate Mobile Home Park LTD** to be the land owner and shows **James G. Anderson** to be the mobile home owner
- **TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS - S**hows **James G. Anderson** to be the registered mobile home owner.

- **SECRETARY OF STATE** – Lists registered agent for the mobile home park to which notices have been sent.

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Unable to determine date of last service

- Search reveals **Westgate MHP LTD** to be the land owner and **James G. Anderson** to be the mobile home owner.

Public Notice



Front North Side



Rear South Side



East Side


Network:Aug 12, 2025 at 10:49:12 AM CD
Local:Aug 12, 2025 at 10:49:12 AM CD

West Side


Network: Aug 12, 2025 at 10:49:35 AM CDT
Local: Aug 12, 2025 at 10:49:34 AM CDT

Substandard Code Violations

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

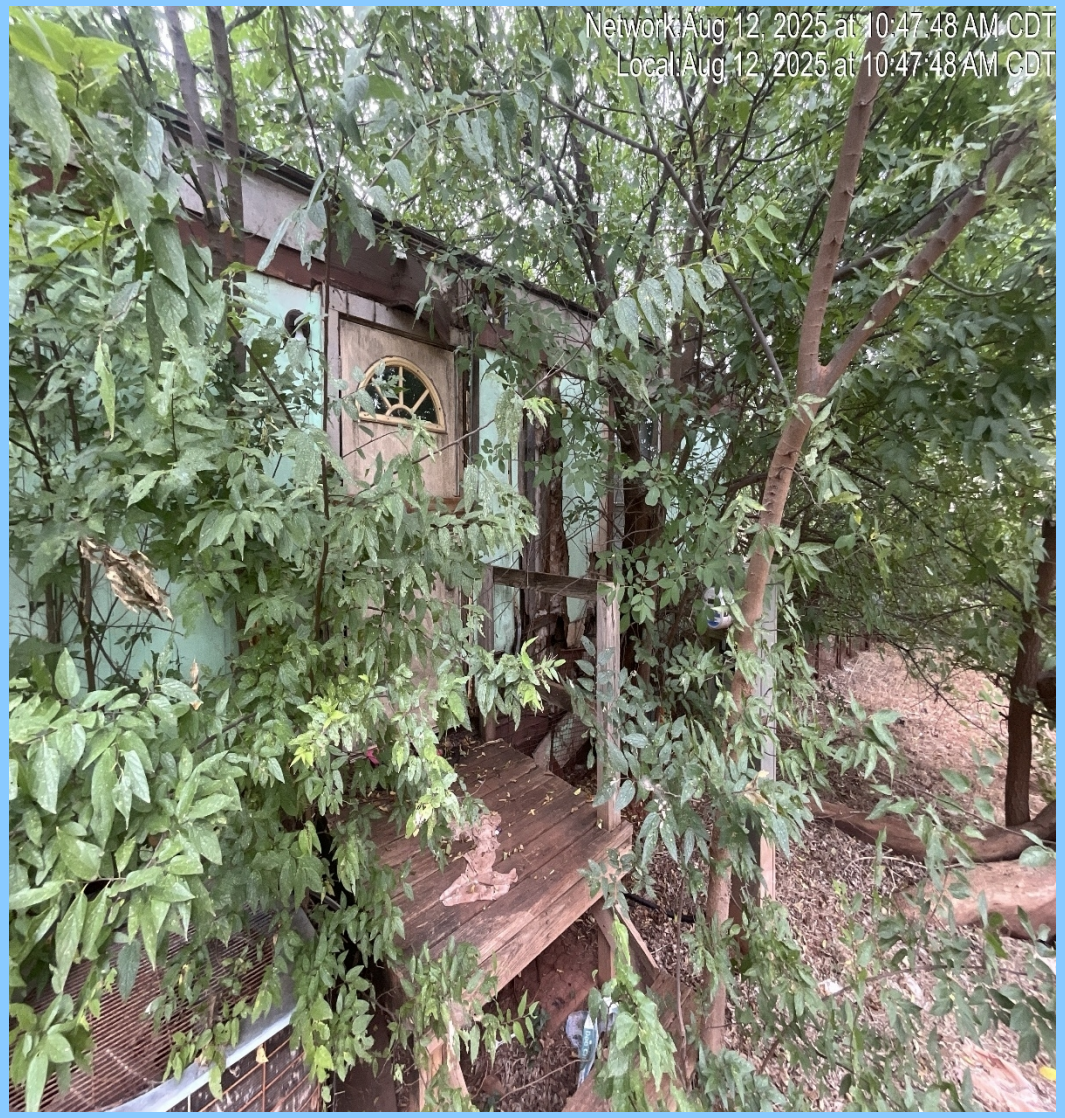
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection,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

Exterior Dilapidation





Exterior Dilapidation





Exterior Dilapidation





Timeline of Events

- **August 15, 2025** – Affidavit of condemnation recorded at county clerk. Mobile home was determined to be abandoned by mobile home park manager as well as company that is going to take ownership of the mobile home park on August 21st. We attempted to make contact with the listed owner of the mobile home. He does not have a listed phone number. We went to his home and left a notice on the door to call.

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
161 S. Pioneer Dr. Lot #59 presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/3/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 25-003835: 161 S Pioneer Dr #61 (WESTGATE MOBIL HOME PARK, ACRES 11.417 MOBILE HOME LABEL TEX0507862, TAYLOR COUNTY, TEXAS), Owner: Westgate Mobile Home Park LTD and Davis Justin E**

-

GENERAL INFORMATION

Owner: Davis Justin E
Sq Ft: 1,216
Structural:
Foundation:
Value: $10,725
Total Value: $10,725
Delinquent Tax: $1612.80

SPECIAL CONSIDERATIONS

August 15, 2025 – Affidavit of condemnation recorded at county clerk. Mobile home was determined to be abandoned by mobile home park manager as well as company that is going to take ownership of the mobile home park on August 21st. We made multiple attempts by phone to reach the listed owner of the mobile home. The listed MH owner lives out of state.

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 September 3, 2025.

ATTACHMENTS:

1. 20250903_25-003835_161 S Pioneer #61 20250903_25-003835_161 S Pioneer #61.pptx

Case #25-003835

161 S. Pioneer Dr. Lot #61

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 **Westgate Mobile Home Park LTD** as land owner

- **TAYLOR COUNTY** – Shows **Westgate Mobile Home Park LTD** to be the land owner and shows **Justin E. Davis** to be the mobile home owner
- **TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS - S**hows **Justin E. Davis** to be the registered mobile home owner.

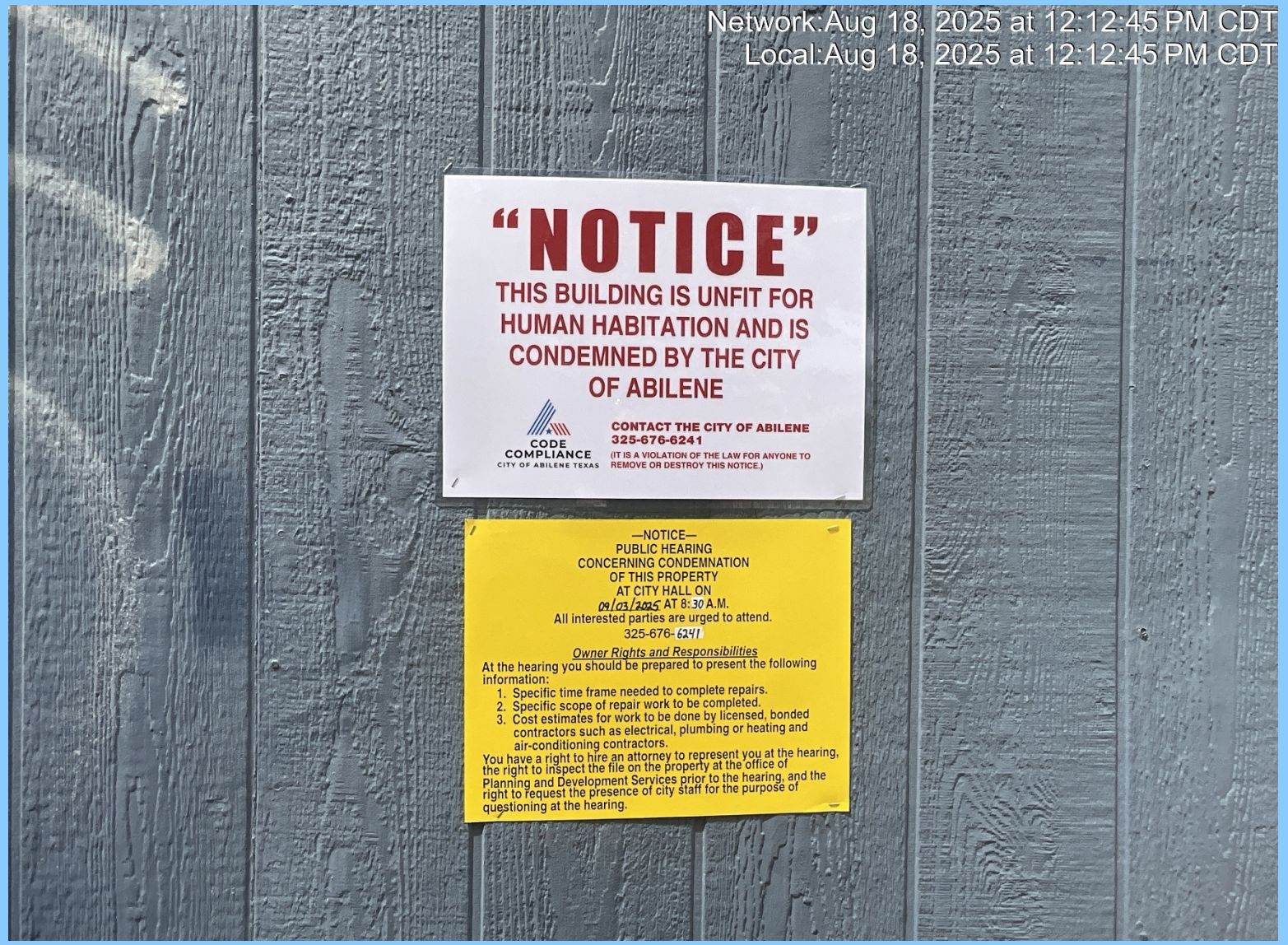
- **SECRETARY OF STATE** – Lists registered agent for the mobile home park to which notices have been sent.

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Unable to determine date of last service

- Search reveals **Westgate MHP LTD** to be the land owner and **Justin E. Davis** to be the mobile home owner.

Public Notice



Front North Side



Rear South Side



East Side


Network:Aug 12, 2025 at 10:33:06 AM CDT
Local:Aug 12, 2025 at 10:33:06 AM CDT

West Side


Network:Aug 18, 2025 at 12:12:36 PM CDT
Local:Aug 18, 2025 at 12:12:36 PM CDT
SRG
"NOTICE"

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





Hazardous Electrical/Mechanical





Inadequate Sanitation/Structural Hazards





Inadequate Sanitation/Faulty Weather Protection





Inadequate Sanitation





Timeline of Events

- **August 15, 2025** – Affidavit of condemnation recorded at county clerk. Mobile home was determined to be abandoned by mobile home park manager as well as company that is going to take ownership of the mobile home park on August 21st. We made multiple attempts by phone to reach the listed owner of the mobile home. The listed MH owner lives out of state.
- **August 18, 2025** – Notice of September hearing was posted on structure and sent to 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?

CITY OF ABILENE TEXAS

End of
161 S. Pioneer Dr. Lot #61
presentation

CITY OF
ABILENE
TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/3/2025

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: