

**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 7<sup>th</sup> 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

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**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

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**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

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**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

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**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

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**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

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**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

NAYS: None

ABSTAIN: None

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**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

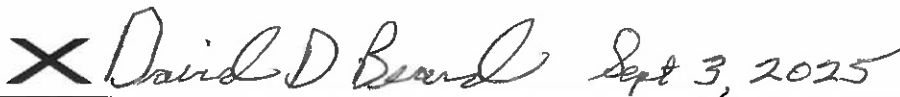
NAYS: None

ABSTAIN: None

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## ADJOURNMENT

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

 X David D Beard Sept 3, 2025

Approved, Chairman