



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 October 1, 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 September 3, 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 #24-002800: 1201 Mesquite St (7 & 8 200 JOHNSTON OT 1-A ABL, TAYLOR COUNTY, TEXAS) Owner: Valentine Anna L c/o Tanya Jonnson
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-000375: 1749 N 12th St (REED SUB OF CANNON, LOT E66 LT 5, TAYLOR COUNTY, TEXAS) Owner: Rogers Bennie Bob Houston ET AL c/o Stewart Claudia & Alford
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-003826: 1710 S 17th St (MEMORIAL PARK, BLOCK 2 LOT 6, TAYLOR COUNTY, TEXAS) Owner: Dwelle, Timothy Jon

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-004195: 5120 Questa Dr (ALAMEDA ADDN SEC 6, BLOCK 4, LOT 22, REP OF 13-15, TAYLOR COUNTY, TEXAS) Owner: Ryan Kevin and Lloyd Linda

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 25th day of September, 2025, at 3:00 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
September 3, 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. Will Dugger

Staff Present: Mr. Van Watson, Building Official
Mr. Stanley Smith, City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Ricky Wright Jr., Property Maintenance Inspector
Ms. Teri Dollar, Property Maintenance Inspector
Ms. Heather Fears, Administrative Assistant

Others Present: Mr. Bobby Gaines (1134 Elm St)

CALL TO ORDER

Mr. Beard called the meeting to order at 8:31 a.m. Ms. Fears 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. McNeill, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN:

AGENDA ITEMS & PUBLIC HEARINGS

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/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:

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.

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 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 and was seconded by Mr. McNeill, motion passed.

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000054: 5502 N 1st St (ABILENE PLAZA SEC 1, BLOCK 12, LOT E250, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St 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:

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.

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. Dugger made a motion that the 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 and was seconded by Mr. McBrayer, motion passed.

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 24-000055: 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

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:

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.

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. Dugger made a motion that the 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 and was seconded by Mr. McBrayer, motion passed.

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

NAYS: None

ABSTAIN: None

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

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

Mr. McBrayer 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. Allred, motion passed.

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 25-001191: 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:

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

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

NAYS: None

ABSTAIN: None

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

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

NAYS: None

ABSTAIN: None

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 is the owner of the property. He stated that he is in contract to sell the property and asked for time to complete the sale. There being no additional speakers, Mr. Beard closed the public hearing and opened the floor for discussion or a motion.

Mr. Allred made a motion to untable the property for a vote to be taken and it was seconded by Mr. McBrayer.

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

NAYS: None

ABSTAIN: None

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. Dugger, motion passed.

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

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

NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 25-003835: 161 S Pioneer Dr #61 (LABEL# TEX0507862, 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. Dugger made a motion that the property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mr. McNeill, motion passed.

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

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

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

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:11 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date:10/1/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-002800: 1201 Mesquite St (7 & 8 200 JOHNSTON OT 1-A ABL, TAYLOR COUNTY, TEXAS) Owner: Valentine Anna L c/o Tanya Jonnson

GENERAL INFORMATION

Owner: Valentine Anna L c/o Tanya Jonnson
Sq Ft: 1,088
Structural: Poor
Foundation: Fair
Value: \$44,728
Total Value: \$53,783
Delinquent Tax: \$314.50

SPECIAL CONSIDERATIONS

June 18, 2024- Inspected property, found a large hole in the roof near the front door, and carport that has collapsed.
June 25, 2024- Executed a code inspection warrant.
July 2, 2024- Filed the affidavit of condemnation with the county clerk.
July 2, 2024- It was discovered that the listed owner passed away in 2013. Her daughter is listed as the care of and shows as living in Abilene. She said the goal was to tear down the existing house. We provided a list of demo contractors.
November 8, 2024- We have had no further contact with anyone regarding this property.
November 12, 2024 – Notice of December hearing posted on the structure and sent to property owner.
December 4, 2024 – Board ordered 30/60.
January 14, 2025 – Owner advised that she was trying to sell the house.

September 11, 2025 – Notice of Hearing posted on the structure and sent to property owner.

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 October 1, 2025.

ATTACHMENTS:

- 1. 24-002800_1201 Mesquite St 24-002800_1201 Mesquite St.pptx

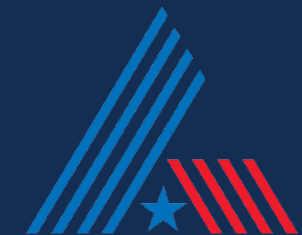
Case #24-002800

1201 Mesquite St.



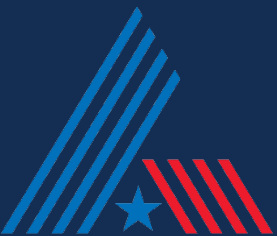
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Anna L. Valentine** as owner
- **TAYLOR COUNTY** – Does not show any deed history
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Aug 3, 2021
- Search reveals **Anna L. Valentine** to be the owner.



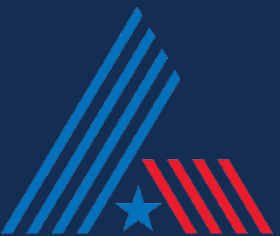
Public Notice

Network: Sep 11, 2025 at 1:46:59 PM CDT
Local: Sep 11, 2025 at 1:46:59 PM CDT

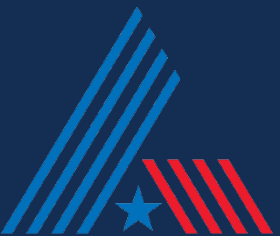


Front West Side

Network: Sep 10, 2025 at 1:36:00 PM CDT
Local: Sep 10, 2025 at 1:36:00 PM CDT

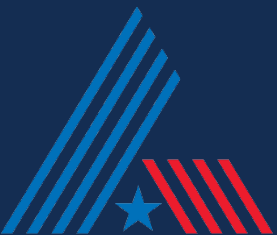


Rear East Side



North Side

Network: Sep 10, 2025 at 1:37:55 PM CDT
Local: Sep 10, 2025 at 1:37:55 PM CDT



South Side

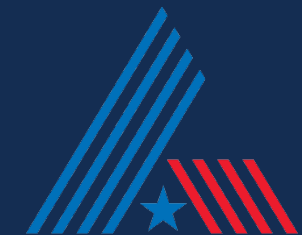
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Local: Sep 10, 2025 at 1:36:40 PM CDT



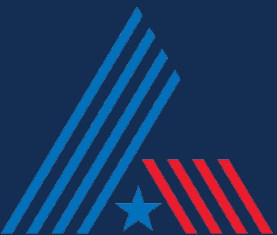
Substandard Code Violations

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

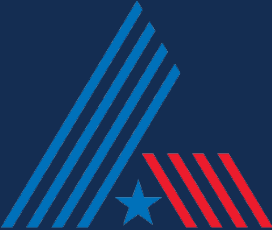
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec. 8-554 (5)
- Faulty Weather Protection, Chapter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



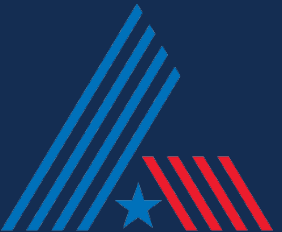
Exterior Dilapidation/Faulty Weather Protection



Exterior Dilapidation & Plumbing



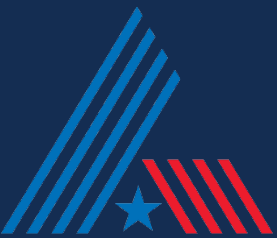
Exterior Dilapidation



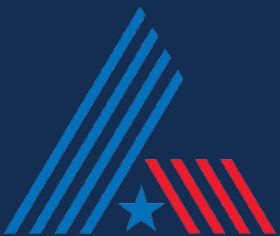
Exterior Dilapidation



Interior Dilapidation



Interior Dilapidation

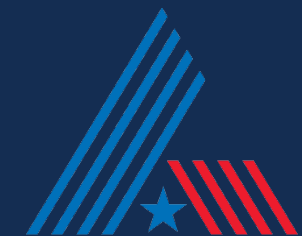


Inadequate Sanitation



Timeline of Events

- **June 18, 2024-** Inspected property, found a large hole in the roof near the front door, and carport that had collapsed.
- **June 25, 2024-** Executed a code inspection warrant.
- **July 2, 2024-** Filed the affidavit of condemnation with the county clerk.
- **July 2, 2024-** It was discovered that the listed owner passed away in 2013. Her daughter is listed as the care of and shows as living in Abilene. She said the goal was to tear down the existing house. We provided a list of demo contractors.
- **November 8, 2024-** We have had no further contact with anyone regarding this property.
- **November 12, 2024** – Notice of December hearing posted on the structure and sent to property owner.
- **December 4, 2024** – **Board ordered 30/60.**
- **January 14, 2025** – Owner advised that she was trying to sell the house.
- **September 11, 2025** – Notice of Hearing posted on the structure and 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.



End of 1201 Mesquite St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:10/1/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-000375: 1749 N 12th St (REED SUB OF CANNON, LOT E66 LT 5, TAYLOR COUNTY, TEXAS) Owner: Rogers Bennie Bob Houston ET AL c/o Stewart Claudia & Alford

GENERAL INFORMATION

Owner: Rogers Bennie Bob Houston ET AL c/o Stewart Claudia & Alford
Sq Ft: 1,333
Structural: Good
Foundation: Good
Value: \$72,326
Total Value: \$83,527
Delinquent Tax: \$2,617.32

SPECIAL CONSIDERATIONS

November 1, 2021 – Case was opened for an unmaintained/unsecured, vacant, dilapidated structure after received a call report from Abilene Police Department advising of unauthorized occupants and unsanitary conditions inside. Owner’s handyman secured property and made some minor repairs to the exterior.

January 13, 2025 – Received an email from Abilene Fire Department informing they responded to a structure fire at this address as well as another structure fire here one year ago, both caused by vagrants staying inside. They let us know there are homeless living on the property, and they have constructed a makeshift heater by cutting up a drum and adding a pipe to it.

January 13, 2025 – Inspected property and confirmed two vagrants and a dog were staying at the property and confirmed the presence of a makeshift heater.

January 23, 2025 – Received permission to enter structure from property owner. Owner signed a criminal trespass order giving APD authorization to arrest anyone found on property.

January 23, 2025 - Vagrants were again found on the property.
January 27, 2025 – City contractor secured property. Vagrants were not present, and they had removed all parts of the makeshift heater.
February 4, 2025 – Affidavit of condemnation recorded at county clerk.
February 12, 2025 – Condemnation notices sent to all parties with interest in property.
February 21, 2025 – Inspected property. Found front door lock had been damaged.
April 2, 2025 – Board ordered 30/60.
September 11, 2025 – Notice of Hearing posted on property and sent to owners. Rear of the home was found to be unsecure again.

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 October 1, 2025.

ATTACHMENTS:

- 1. 25-000375_1749 N. 12th St 25-000375_1749 N. 12th St.pptx

Case #25-000375

1749 N. 12th St.



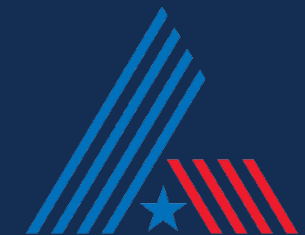
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Lillian B. Houston** as owner
- **TAYLOR COUNTY** – Shows **Rogers Bennie Bob Houston Et al** 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 August 7, 2021
- Search reveals **Rogers Bennie Bob Houston Et al** to be the owners.



Public Notice

Network: Sep 11, 2025 at 1:41:29 PM CDT
Local: Sep 11, 2025 at 1:41:29 PM CDT



Front North Side



Rear South Side

Network: Sep 10, 2025 at 1:30:05 PM CDT
Local: Sep 10, 2025 at 1:30:05 PM CDT



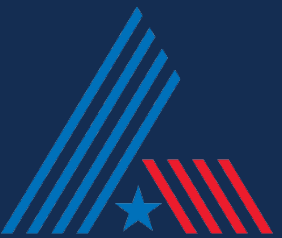
East Side

Network: Sep 10, 2025 at 1:28:49 PM CDT
Local: Sep 10, 2025 at 1:28:49 PM CDT



West Side

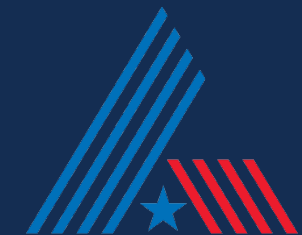
Network: Sep 10, 2025 at 1:28:16 PM CDT
Local: Sep 10, 2025 at 1:28:15 PM CDT



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 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)



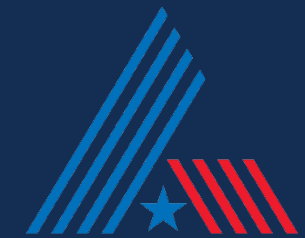
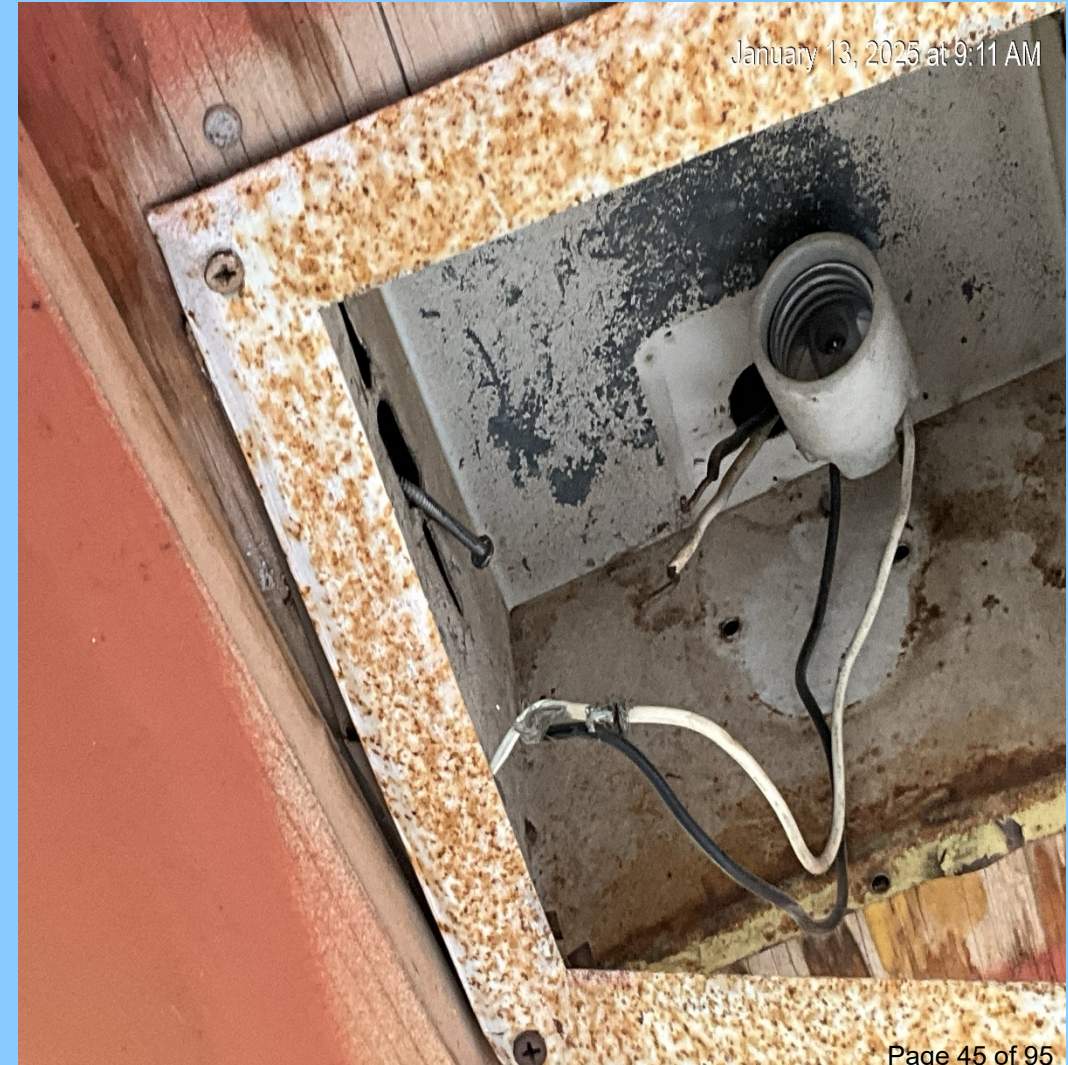
Fire Hazard/Vandalism



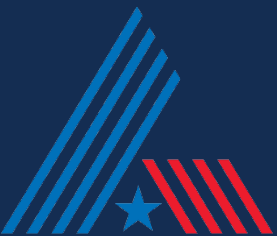
Exterior Dilapidation/Vagrant Activity



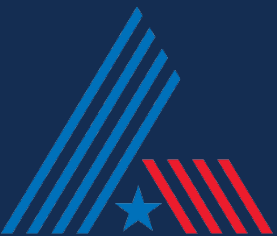
Hazardous Electrical



Inadequate Sanitation/Dilapidation



Inadequate Sanitation



Dilapidation/Inadequate Sanitation

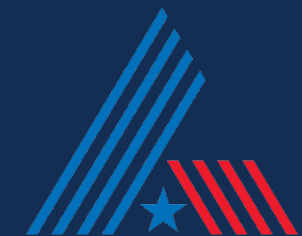


Mechanical Hazards



Timeline of Events

- **November 1, 2021** – Case was opened for an unmaintained/unsecured, vacant, dilapidated structure after received a call report from Abilene Police Department advising of unauthorized occupants and unsanitary conditions inside. Owner's handyman secured property and made some minor repairs to the exterior.
- **January 13, 2025** – Received an email from Abilene Fire Department informing they responded to a structure fire at this address as well as another structure fire here one year ago, both caused by vagrants staying inside. They let us know there are homeless living on the property, and they have constructed a makeshift heater by cutting up a drum and adding a pipe to it.
- **January 13, 2025** – Inspected property and confirmed two vagrants and a dog were staying at the property and confirmed the presence of a makeshift heater.
- **January 23, 2025** – Received permission to enter structure from property owner. Owner signed a criminal trespass order giving APD authorization to arrest anyone found on property.
- **January 23, 2025** - Vagrants were again found on the property.
- **January 27, 2025** – City contractor secured property. Vagrants were not present, and they had removed all parts of the makeshift heater.
- **February 4, 2025** – Affidavit of condemnation recorded at county clerk.
- **February 12, 2025** – Condemnation notices sent to all parties with interest in property.
- **February 21, 2025** – Inspected property. Found front door lock had been damaged.
- **April 2, 2025** – Board ordered 30/60.
- **September 11, 2025** – Notice of Hearing posted on property and sent to owners. Rear of the home was found to be unsecure again.



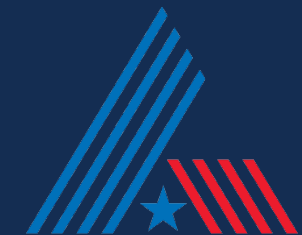
Staff Recommendation:

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.



End of 1749 N. 12th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:10/1/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-003826: 1710 S 17th St (MEMORIAL PARK, BLOCK 2 LOT 6, TAYLOR COUNTY, TEXAS) Owner: Dwelle, Timothy Jon

GENERAL INFORMATION

Owner: Dwelle Timothy Jon
Sq Ft: 1,648
Structural: Poor
Foundation: Poor
Value: \$57,877
Total Value: \$58,681
Delinquent Tax: \$5,662.06

SPECIAL CONSIDERATIONS

August 1, 2025 – Discovered that electric meter had been bypassed. Lines were then cut by AEP.

August 13, 2025 - Allowed access by the owner's Power of Attorney and found severe dilapidation. She stated that she is actively trying to sell the property. Affidavit of Condemnation was recorded at county clerk.

August 14, 2025 - Condemnation notices were sent to the property owner and owner's Power of Attorney.

August 26, 2025 – City abated hoard on the property, not including the contents of the structure.

September 10, 2025 – Notified by the Title company that they were unable to locate the owner's Power of Attorney. There is no closing date at this time.

September 11, 2025 – Notice of Hearing posted on the structure and mailed to the owner and his Power of Attorney.

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 October 1, 2025.

ATTACHMENTS:

- 1. 25-003826_1710 S 17th St 25-003826_1710 S 17th St.pptx

Case #25-003826

1710 S 17th 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 **Timothy J Dwelle** as owner
- **TAYLOR COUNTY** – Shows **Timothy J Dwelle** 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 August 6, 2024
- Search reveals **Timothy J Dwelle** to be the owner.



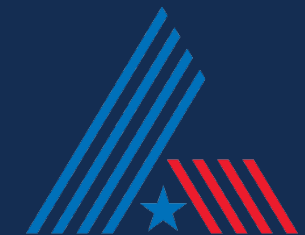
Public Notice

Network: Sep 11, 2025 at 11:33:33 AM CDT
Local: Sep 11, 2025 at 11:33:33 AM CDT



Front South Side

Aug 13, 2025 at 11:06:45 AM



Rear North Side



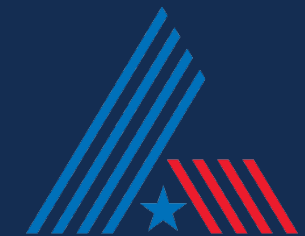
East Side

Aug 13, 2025 at 11:09:15 AM



West Side

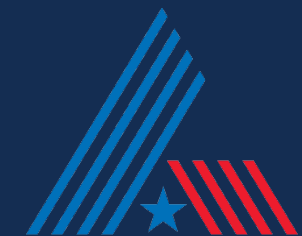
Aug 13, 2025 at 11:08:29 AM



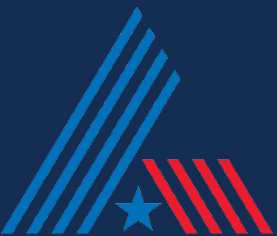
Substandard Code Violations

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

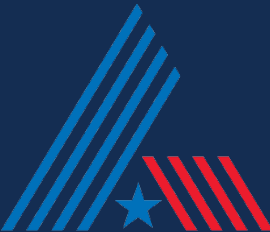
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



Interior Dilapidation



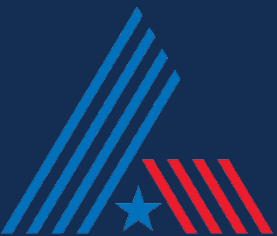
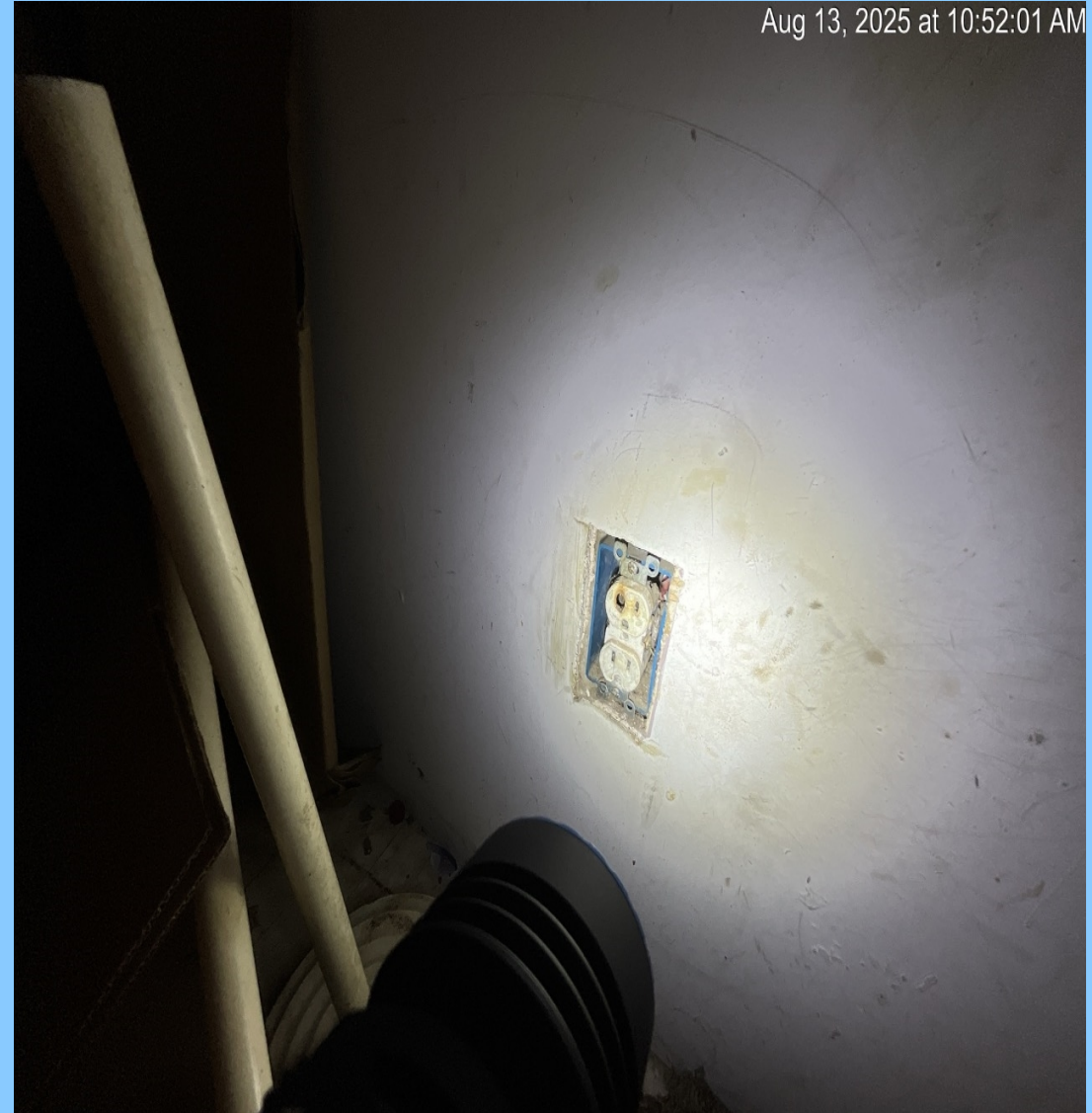
Interior Dilapidation



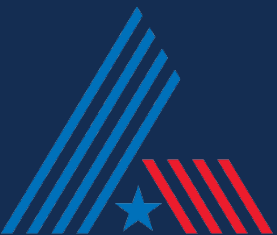
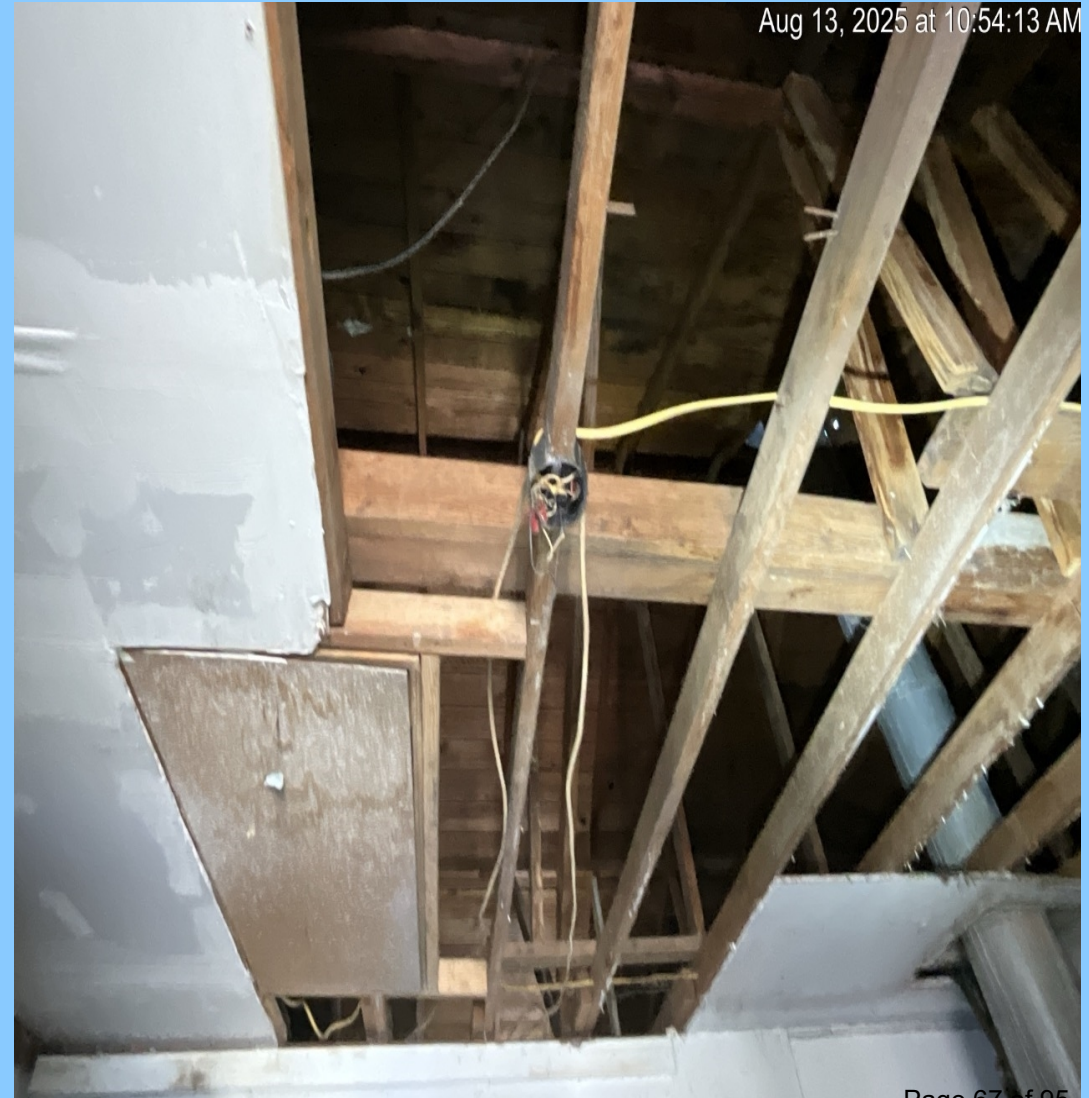
Interior Dilapidation



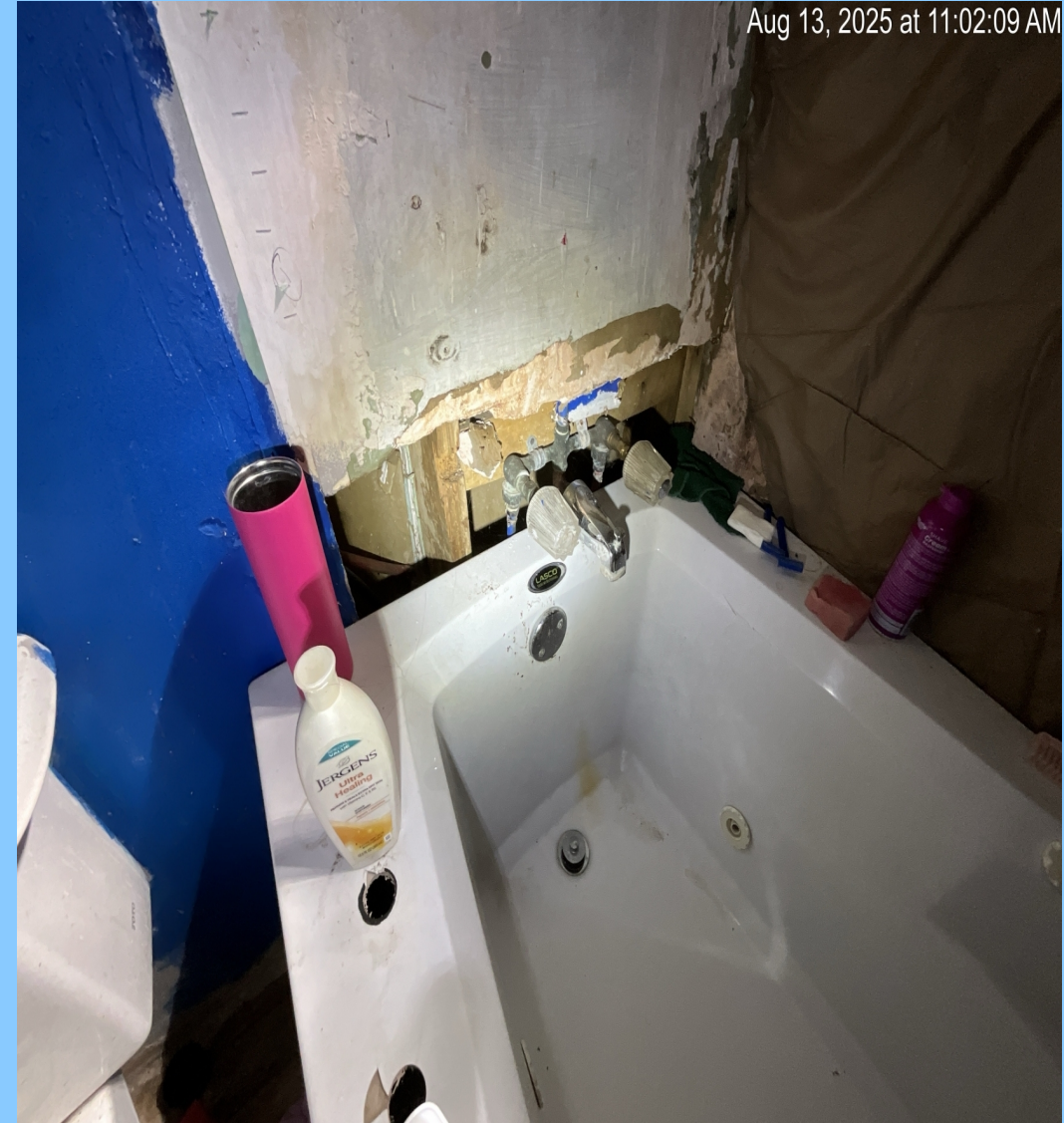
Inadequate Sanitation/Electrical



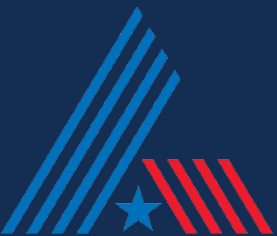
Hazardous Electrical



Inadequate Sanitation/Plumbing

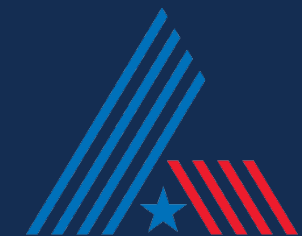


Structural/Mechanical Hazards



Timeline of Events

- **July 1, 2025** – Person holding Power of Attorney came to City Hall requesting to sign a consent to demo. She then decided against signing at that time. She stated that she was attempting to evict people living in the backyard based on advice from APD.
- **July 25, 2025** – PMI made multiple attempts to contact the person with Power of Attorney with no response.
- **August 1, 2025** – Discovered that electric meter had been bypassed. Lines were then cut by AEP. PMI issued Notice of Violations to the person living in the RV in the backyard.
- **August 5, 2025** – RV was no longer on the property.
- **August 13, 2025** - Allowed access by the owner's Power of Attorney and found severe dilapidation and dangerous repairs. Owner's Power of Attorney stated that she is attempting to sell the property. Affidavit of Condemnation was recorded at county clerk. Building Official advised PMI to seek demolition as no one can safely live in the structure, and it is likely not able to be restored.



Timeline of Events

- **August 14, 2025** - Condemnation notices were sent to the property owner and owner's Power of Attorney.
- **August 26, 2025** – City abated hoard on the property, not including the contents of the structure. Contractor advised PMI that multiple items of drug paraphernalia were located during the clean up.
- **September 10, 2025** – Notified by the Title company that they were unable to locate the owner's Power of Attorney. There is no closing date at this time.
- **September 11, 2025** – Notice of Hearing posted on the structure and mailed to the owner and his Power of Attorney.



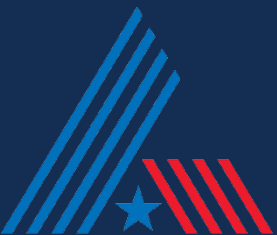
Staff Recommendation:

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.



**End of
1710 S. 17th St.
presentation**





**Board of Building Standards
Agenda Memo**

Meeting Date:10/1/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-004195: 5120 Questa Dr (ALAMEDA ADDN SEC 6, BLOCK 4, LOT 22, REP OF 13-15, TAYLOR COUNTY, TEXAS) Owner: Ryan Kevin and Lloyd Linda

GENERAL INFORMATION

Owner: Ryan Kevin and Lloyd Linda
Sq Ft: 1,196
Structural: Bad
Foundation: Good
Value: \$60,016
Total Value: \$64,345
Delinquent Tax: \$731.50

SPECIAL CONSIDERATIONS

August 12, 2025 – A complaint was received about the condition of this property. Upon inspection the roof was found to be in very poor condition with several areas that could be accessed by animals, and siding was falling from the house.

August 14, 2025 – I submitted a warrant to the court, to check the interior conditions of the house. The judge denied the warrant.

September 9, 2025 – Property was condemned. An affidavit of condemnation was recorded at the county clerk.

September 10, 2025 – Condemnation notices sent to all parties with interest in property. PMI sprayed the exterior of the home due to the extensive number of active wasp nests found there.

September 11, 2025 – Hearing notice posted on the structure and mailed to the owner. Ms. Lloyd is deceased.

September 15, 2025 – Owner consented to a search and house was found to have advance

dilapidation.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order:

30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits, and that this property should appear on the agenda for the November meeting for further consideration.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on October 1, 2025.

ATTACHMENTS:

1. 25-004195_5120 Questa Dr 25-004195_5120 Questa Dr.pptx

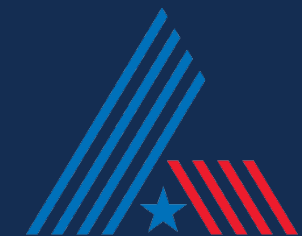
Case #25-004195

5120 Questa Dr.



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 **Kevin Ryan and Linda Lloyd** as owners
- **TAYLOR COUNTY** – Shows **Kevin Ryan and Linda Lloyd** 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 09/05/2020
- Search reveals **Kevin Ryan and Linda Lloyd** to be the owner.



Public Notice

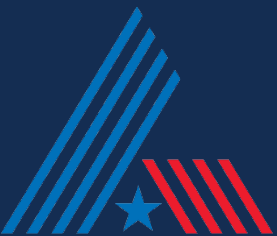
Network Sep 11, 2025 at 11:59:25 AM CDT
Local Sep 11, 2025 at 11:59:25 AM CDT



Front South Side

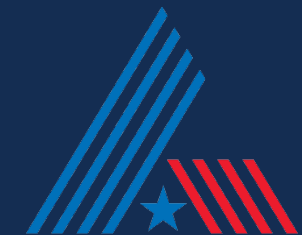


Rear North Side

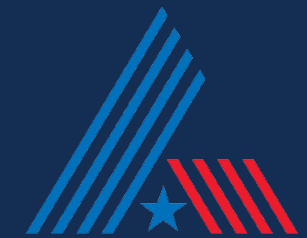


East Side

Sep 17, 2025 at 10:54:05 AM



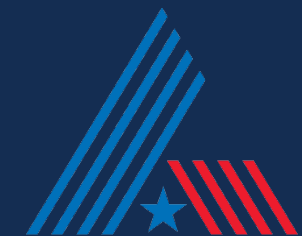
West Side



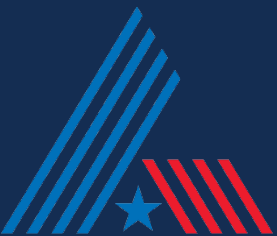
Substandard Code Violations

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

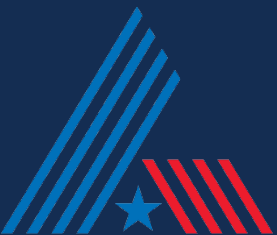
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



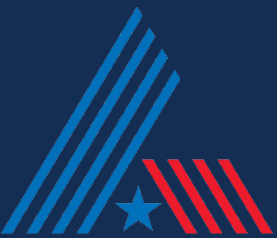
Interior Dilapidation



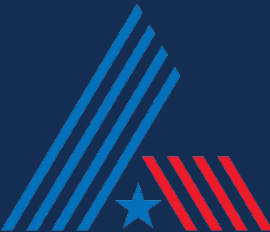
Interior Dilapidation



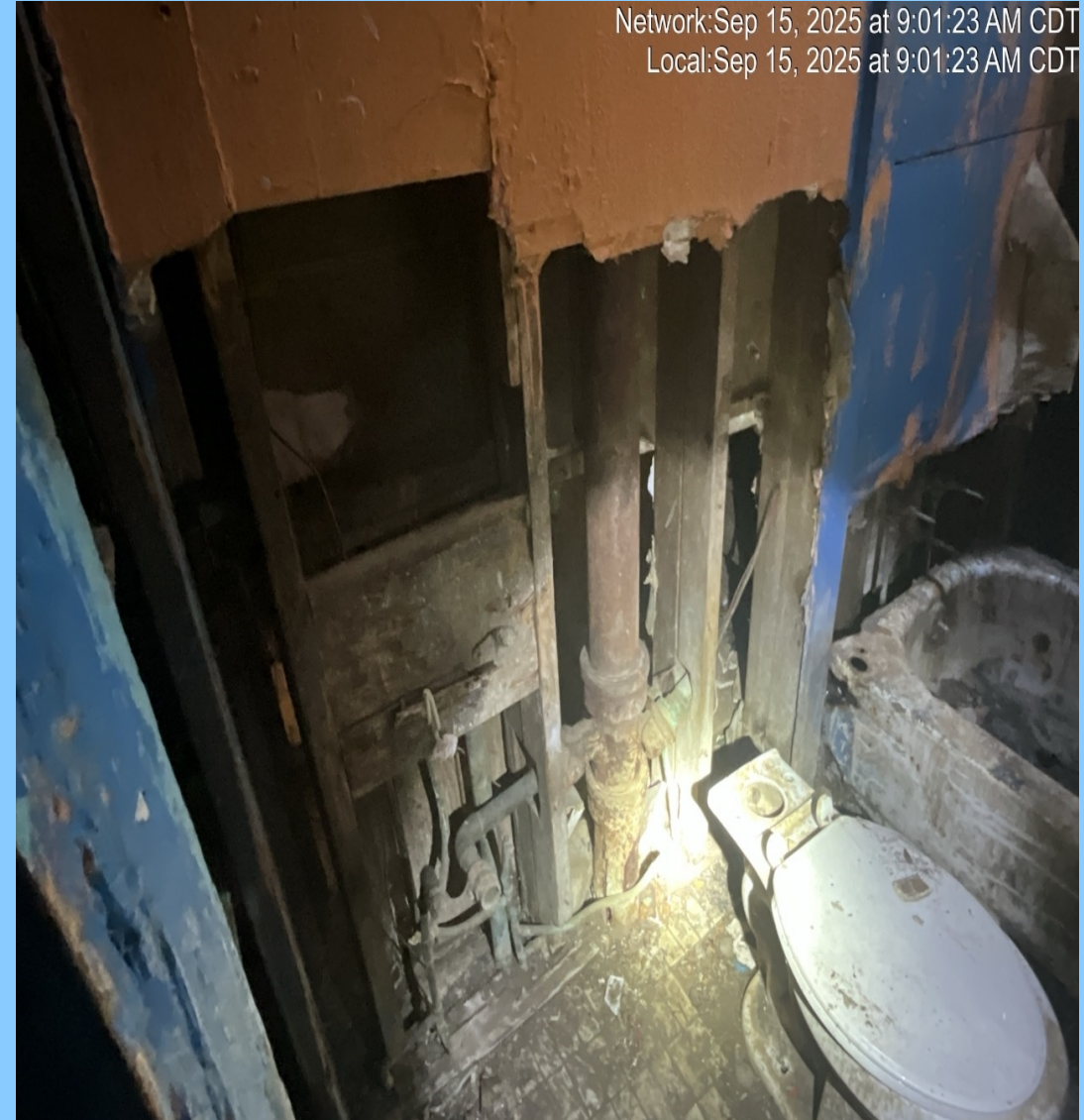
Interior Dilapidation



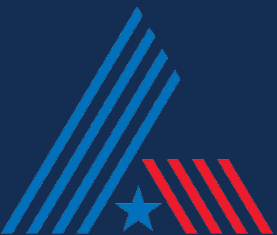
Interior Dilapidation/Hazardous Electrical



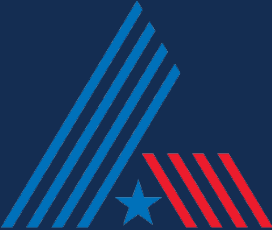
Inadequate Sanitation



Dilapidation/Inadequate Sanitation



Structural/Mechanical Hazards



Timeline of Events

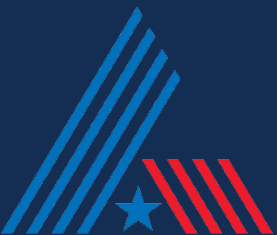
- **August 12, 2025** – A complaint was received about the condition of this property. Upon inspection the roof was found to be in very poor condition with several areas that could be accessed by animals, and siding was falling from the house.
- **August 14, 2025** – I submitted a warrant to the court, to check the interior conditions of the house. The judge denied the warrant.
- **September 9, 2025** – Property was condemned. An affidavit of condemnation was recorded at the county clerk.
- **September 10, 2025** – Condemnation notices sent to all parties with interest in property. PMI sprayed the exterior of the home due to the extensive number of active wasp nests found there.
- **September 11, 2025** – Hearing notice posted on the structure and mailed to the owner. Ms. Lloyd is deceased.
- **September 15, 2025** – Rather than submitting a more specific affidavit for a search warrant, the owner consented to a search. The house was found to have advance dilapidation.



Staff Recommendation:

Order:

30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits, and that this property should appear on the agenda for the November meeting for further consideration.



End of 5120 Questa Dr. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:10/1/2025

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

