



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 November 5, 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 October 1, 2025 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 #24-000756: 2226 Henson St (A0187 SUR 82 JOHN JARMON, TRACT 187 SUR 82 W218 E434 LT 14, TAYLOR COUNTY, TEXAS), Owner: Williams, Donald A.
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-004628 & 24-005247: 3317 S. 1st St (SCOTT HIGHWAY PLACE, BLOCK 19, LOT 5 & 6, TAYLOR COUNTY, TEXAS), Owner: RD Unity Properties, LLC
- C. 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 Services, LLC
- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case # 25-002554: 833 Nelson

Dr. (MEADOWBROOK ADDN, BLOCK 2, LOT 32, TAYLOR COUNTY, TEXAS),
Owner: Mathews, James T.

E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002556: 825 Nelson Dr. (MEADOWBROOK ADDN, BLOCK 2, LOT 33, TAYLOR COUNTY, TEXAS),
Owner: Maston, Lewis

F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-003826: 1710 S. 17th St (MEMORIAL PARK, BLOCK 2, LOT 6, TAYLOR COUNTY, TEXAS), Owner:
Overby Properties, LLC

G. 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 & 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 30th day of October, 2025, at 12:50 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
October 1, 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

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Kelley Messer, City Attorney
Mr. Tim Littlejohn, Director of Planning and Development
Mr. Van Watson, Building Official
Mr. Clay Door, Code Compliance Division Manager
Mr. Stephen Garrison, Code Compliance Manager
Ms. Leticia Reeves, Neighborhood Services Division Manager
Mr. Ricky Wright Jr., Property Maintenance Inspector
Ms. Heather Fears, Administrative Assistant

Others Present: None

CALL TO ORDER

Mr. Beard called the meeting to order at 8:35 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, September 3, 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. Beard

NAYS: None

ABSTAIN: Mr. Turner

AGENDA ITEMS & PUBLIC HEARINGS

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

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)
- 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. 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. 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. Beard

Beard

NAYS: None

ABSTAIN: None

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

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. 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. 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. Beard

Beard

NAYS: None

ABSTAIN: None

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 & Lloyd Linda

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. Turner 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. 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 8:57 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 11/5/2025

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: 1,120
Structural: Poor
Foundation: Poor
Value: \$25,561
Total Value: \$38,521
Delinquent Tax: \$873.04

SPECIAL CONSIDERATIONS

March 25, 2024 – Affidavit of condemnation recorded at the 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.

September 3, 2025 – BoBS ordered 30/60.

September 17, 2025 – Owner sent in a short note stating the repairs would be \$35,000 and would take 3 years to complete. PMI left a message requesting a callback and there has been no response.

October 9, 2025 - Notice of November hearing sent to property owner and posted on structure.

FUNDING/FISCAL IMPACT

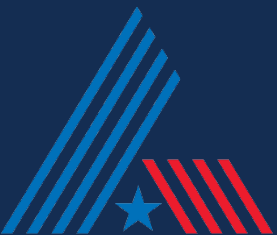
BOARD OF BUILDING STANDARDS

November 5, 2025



PUBLIC NOTICE – November 5, 2025 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, November 5, 2025 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2226 Henson St, 3317 S 1st St, 6118 S 7th St, 833 Nelson Dr, 825 Nelson Dr, , 1710 S 17th St, and 5120 Questa Dr. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



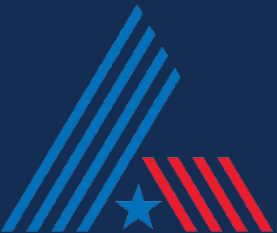
Case #24-000756

2226 Henson St.



CHECKLIST FOR RECORDS SEARCH

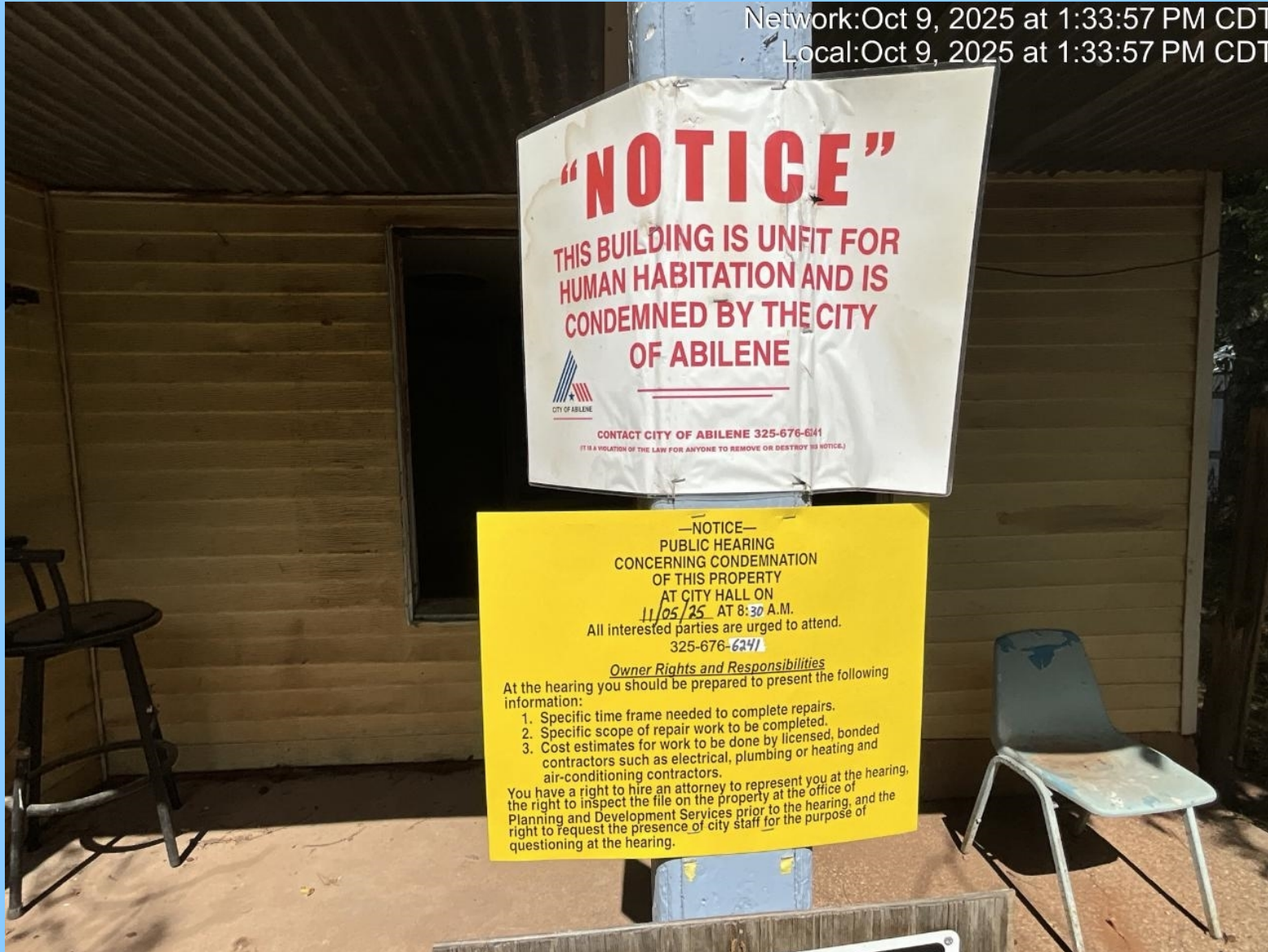
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Quit Claim Deed naming **Donald A. Williams** as owner
- **TAYLOR COUNTY** – Shows **Donald A. Williams** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under 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

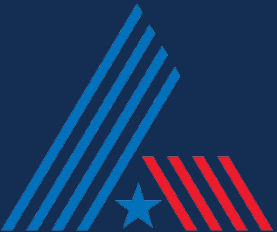
Network: Oct 9, 2025 at 1:33:57 PM CDT

Local: Oct 9, 2025 at 1:33:57 PM CDT



Front South Side

Network: Oct 8, 2025 at 10:35:52 AM CDT
Local: Oct 8, 2025 at 10:35:52 AM CDT



Rear North Side

July 23, 2025 at 9:38 AM



East Side



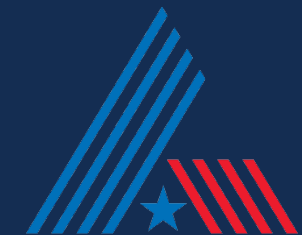
West Side



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)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



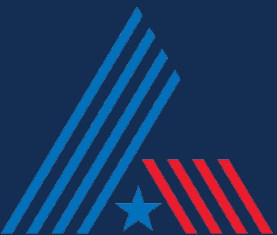
Hazardous Electrical/Windows Removed



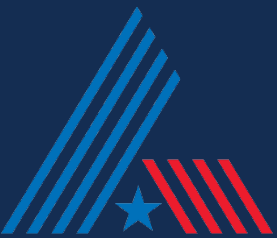
Faulty Weather Protection/Incomplete Renovation



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.
- **September 3, 2025 – Board ordered 30/60.**
- **September 17, 2025 –** Property owner mailed us a handwritten note with cost estimates and wrote he will need 3 years to comply with building codes. Since receiving this mail we have attempted to contact the property owner by leaving voicemails for him to get in touch with us, but he has not.
- **October 9, 2025 –** Notice of November hearing sent to property owner and posted on structure.



Staff Recommendation:

Findings:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Order:

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



Questions?



End of 2226 Henson St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 11/5/2025

TO:

FROM:

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

GENERAL INFORMATION

Owner: RD Unity Properties, LLC
Sq Ft: 10,800
Structural: Poor
Foundation: Unknown
Value: \$43,750
Total Value: \$76,126
Delinquent Tax: \$1,725.32

SPECIAL CONSIDERATIONS

September 19, 2024 - Executed code inspection warrant. Building contained a business with no certificate of occupancy. Tenant expressed concern for lack of maintenance of building and which is causing her to have to move her business. Structure has a homeless encampment in the rear.

September 19, 2024 - Condemned all units of the building except for the one occupied by the business.

September 20, 2024 - Condemnation notices sent to owner. Spoke to owner, he expressed interest in demolishing the building.

October 1, 2024 - Property transferred to RD Unity Properties.

October 14, 2024 - Business moved out of structure. Last unit was condemned. Condemnation notice sent to owner for this unit.

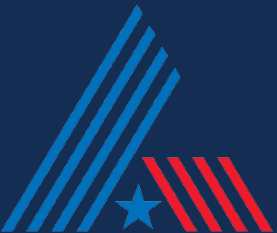
October 23, 2024 - Owners came into city hall to discuss condemnation.

**Case #24-004628 &
Case #24-005247
3317 S. 1st 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 **RD Unity Properties, LLC** as owner
- **TAYLOR COUNTY** – Shows **RD Unity Properties, LLC** 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 Dec 31, 2024
- Search reveals **RD Unity Properties, LLC** to be the owner.



Public Notice

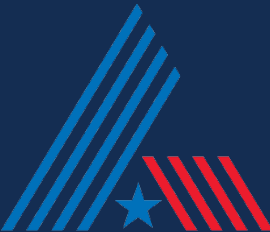
Network: Oct 9, 2025 at 2:42:17 PM CDT

Local: Oct 9, 2025 at 2:42:16 PM CDT



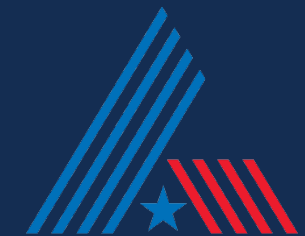
—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
11/05/25 AT 9:30 A.M.
All interested parties are urged to attend.
325-676-6241

Owner Rights and Responsibilities
At the hearing you should be prepared to present the following information:
1. Specific time frame needed to complete repairs.
2. Specific scope of repair work to be completed.
3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.
You have a right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.



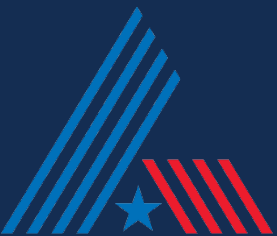
Front North Side

Oct 8, 2025 at 10:18:32 AM



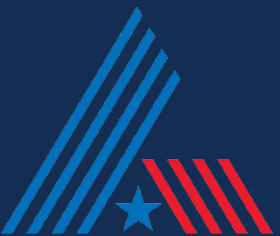
Rear South Side

Oct 8, 2025 at 10:22:47 AM



East Side

Oct 8, 2025 at 10:22:18 AM



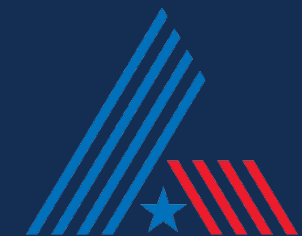
West Side



Substandard Code Violations

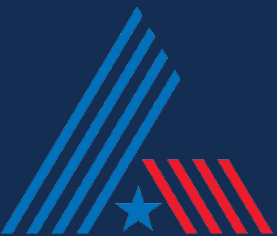
**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15
THE FOLLOWING CONDITIONS EXIST:**

- 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)

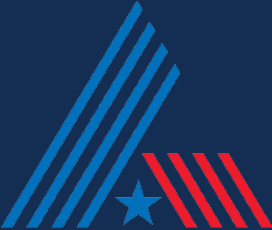


Incomplete Demolition

Oct 8, 2025 at 10:19:42 AM



Exterior Dilapidation



Structural Hazard/Faulty Weather Protection



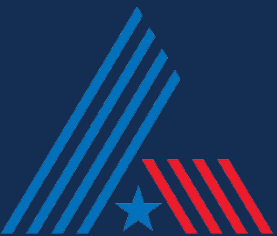
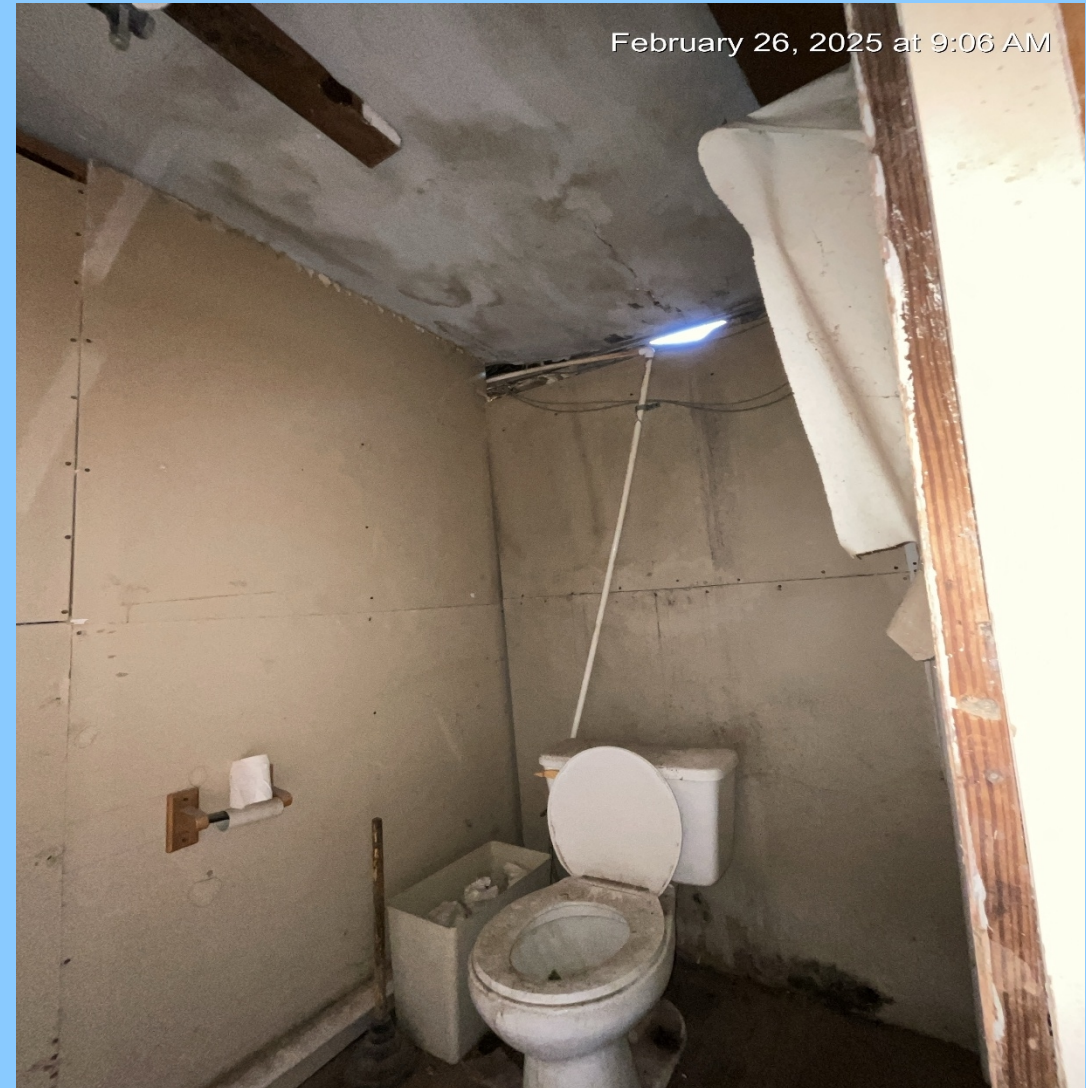
Exterior Dilapidation



Electrical Issues/Vagrant Activity



Interior Conditions



Interior Conditions



Interior Conditions



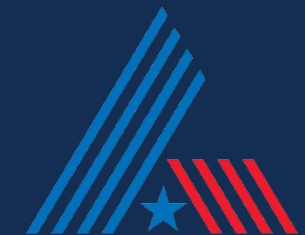
Timeline of Events

- **September 19, 2024** - Executed code inspection warrant. Building contained a business with no certificate of occupancy. Tenant expressed concern for lack of maintenance which is causing her to have to move. Structure has a homeless encampment in the rear.
- **September 19, 2024** - Condemned all units of the building except for the one occupied by the business.
- **September 20, 2024** - Condemnation notices sent to owner. Spoke to owner, he expressed interest in demolishing the building.
- **October 1, 2024** - Property transferred to RD Unity Properties.
- **October 14, 2024** - Business moved out of structure. Last unit was condemned. Condemnation notice sent to owner for this unit.
- **October 23, 2024** - Owners came into city hall to discuss condemnation.
- **November 12, 2024** - Contacted by PD to inform us the building had been broken into.
- **November 15, 2024** - Owner let us know he still plans to demolish building.
- **November 19, 2024** - Property was secured by the city.
- **February 14, 2025** - Building unsecured again. Owner stated he plans to demolish in June. There is still a homeless person taking residence in and in the rear of the property.



Timeline of Events

- **June 4, 2025** – Board ordered 30/60.
- **August 20, 2025** – Asbestos survey submitted and demo permit issued to property owner's demo contractor.
- **August 29, 2025** – Owner's demo contractor took down a substantial portion of the east side of the building and was then ordered to stop work by the Texas Department of State Health Services for failure to comply with state asbestos abatement regulations.
- **October 9, 2025** – Notice of November hearing sent to property owner and posted at property.



Staff Recommendation:

Findings:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Order:

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



Questions?



**End of
3317 S. 1st St.
presentation**





**Board of Building Standards
Agenda Memo**

Meeting Date: 11/5/2025

TO:

FROM:

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

GENERAL INFORMATION

Owner: Duncan Contracting Services, LLC
Sq Ft: 600
Structural: Poor
Foundation: Unknown
Value: \$25,561
Total Value: \$38,521
Delinquent Tax: \$873.04

SPECIAL CONSIDERATIONS

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

June 18, 2025 – Condemnation notices sent to owner and registered agent.

August 6, 2025 – Board ordered 30/60.

October 9, 2025 – Notice of November hearing sent to property owner and posted on structure.

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 November 5, 2025.

ATTACHMENTS:

- 1. 3 25-001320_6118 S 7th St 3 25-001320_6118 S 7th St.pptx

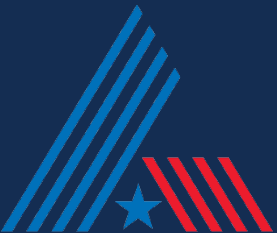
Case #25-001320

6118 S. 7th St.



CHECKLIST FOR RECORDS SEARCH

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



Public Notice

Network: Oct 9, 2025 at 2:27:35 PM CDT
Local: Oct 9, 2025 at 2:27:35 PM CDT



“NOTICE”
THIS BUILDING IS UNFIT FOR
HUMAN HABITATION AND IS
CONDEMNED BY THE CITY
OF ABILENE



CONTACT CITY OF ABILENE 325-676-6241
IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
11/05/25 AT 8:30 A.M.
All interested parties are urged to attend.
325-676-6241

Owner Rights and Responsibilities
At the hearing you should be prepared to present the following information:

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

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



Front South Side

Network: Oct 8, 2025 at 9:59:14 AM CDT
Local: Oct 8, 2025 at 9:59:14 AM CDT



East Side



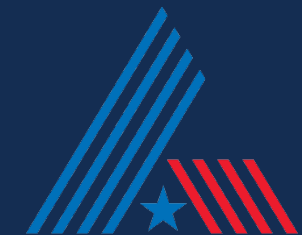
West Side



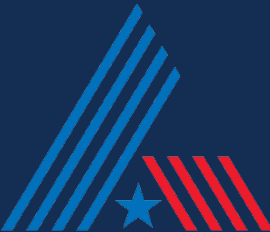
Substandard Code Violations

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

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



Unpermitted and Incomplete Project



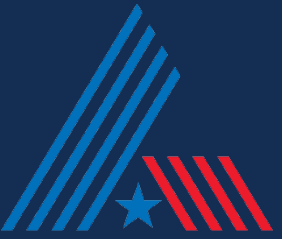
Unpermitted and Incomplete Project



Hazardous Structural and Plumbing



Unpermitted and Incomplete Project



Timeline of Events

- **May 29, 2025** – Affidavit of condemnation recorded at county clerk. Property owner was previously contacted several months ago about starting repair on the property. No Action was taken. Discovered there was an investigation in March 2024 conducted by the Building Inspections department for work without a permit. Upon inspection it appeared there was a major renovation project on this building that had been stopped for some time. No record of any permits applied for.
- **June 18, 2025** – Condemnation notices sent to owner and registered agent.
- **August 6, 2025** – Board ordered 30/60.
- **October 9, 2025** – Notice of November hearing sent to property owner and posted on structure.



Staff Recommendation:

Findings:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Order:

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



Questions?



End of 6118 S. 7th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:11/5/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case # 25-002554: 833 Nelson Dr. (MEADOWBROOK ADDN, BLOCK 2, LOT 32, TAYLOR COUNTY, TEXAS), Owner: Mathews, James T.

GENERAL INFORMATION

Owner: Mathews, James T.
Sq Ft: 550
Structural: Poor
Foundation: Poor
Value: \$22,609
Total Value: \$28,051
Delinquent Tax: \$2,152.20

SPECIAL CONSIDERATIONS

June 26, 2025 – Affidavit of Condemnation filed with the county clerk. Discovered owner had passed away in 2022.

July 8, 2025 – Condemnation notice and Plan of Action sent to owner’s care of which is the widow of the property owner. Heir to property secured the structure and stated she was working on getting quotes for repair.

October 9, 2025 – Notice of November hearing sent to care of listed in TCAD and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 5, 2025.

ATTACHMENTS:

- 1. 4 25-002554_833 Nelson Dr 4 25-002554_833 Nelson Dr.pptx

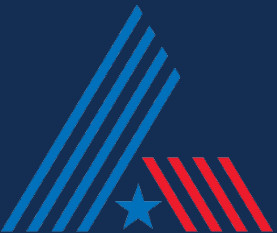
Case #25-002554

833 Nelson Dr.



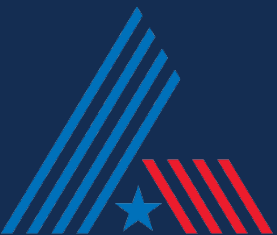
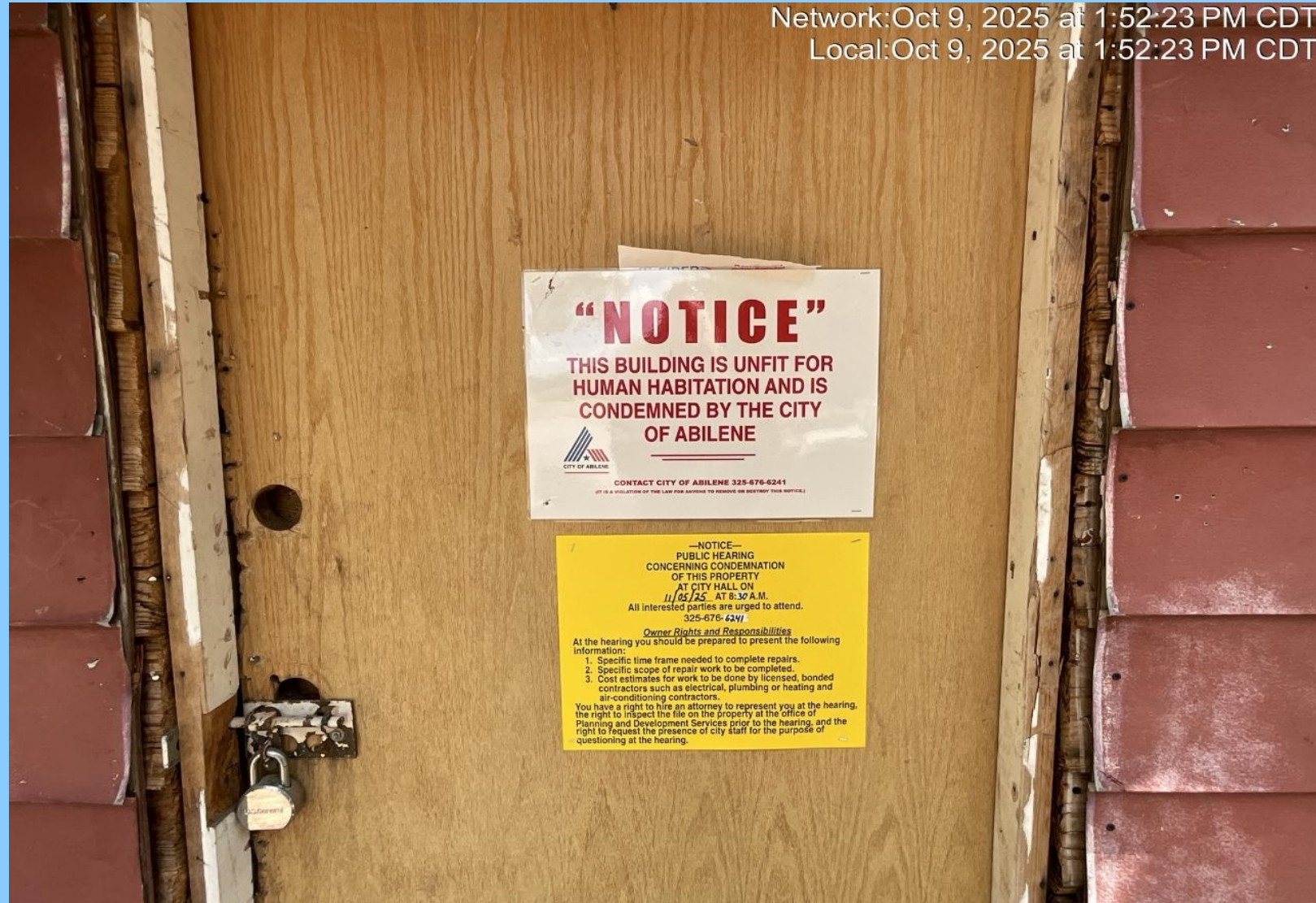
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed w/Vendor's Lien naming **James Mathews** as owner
- **TAYLOR COUNTY** – Shows **James Mathews** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since May 1, 2021
- Search reveals **James Mathews** to be the owner.



Public Notice

Network: Oct 9, 2025 at 1:52:23 PM CDT
Local: Oct 9, 2025 at 1:52:23 PM CDT



Front West Side

Network: Oct 8, 2025 at 10:23:24 AM CDT
Local: Oct 8, 2025 at 10:23:24 AM CDT



Rear East Side

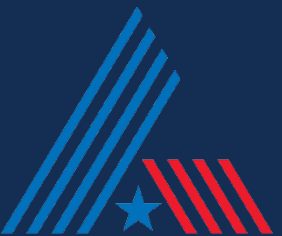


North Side

Network: Oct 8, 2025 at 10:23:42 AM CDT
Local: Oct 8, 2025 at 10:23:42 AM CDT



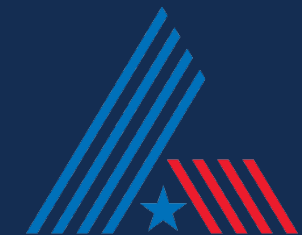
South Side



Substandard Code Violations

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

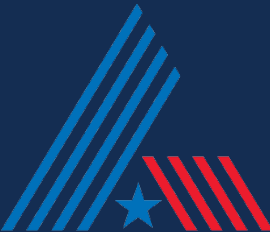
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



Faulty Weather Protection



Interior Dilapidation



Interior Dilapidation

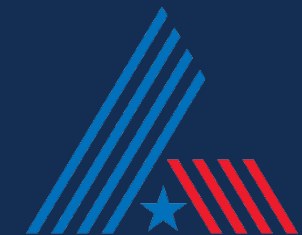


Network: Jun 17, 2025 at 10:38:07 AM CDT
Local: Jun 17, 2025 at 10:38:07 AM CDT



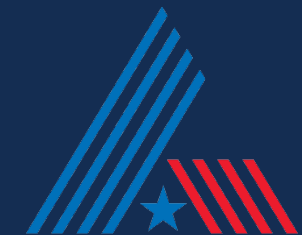
Timeline of Events

- **June 26, 2025** – Affidavit of Condemnation filed with the county clerk.
- **July 7, 2025** – Discovered property owner is deceased. His wife is listed as the care of in Taylor CAD. Spoke to wife of owner by phone and she let us know she secured and cleaned up the property and she would get quotes for repair.
- **July 8, 2025** – Condemnation notice and Plan of Action sent to spouse of owner.
- **October 9, 2025** – Notice of November hearing sent to owner's spouse and posted on structure.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS



Questions?



End of 833 Nelson Dr. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 11/5/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002556: 825 Nelson Dr. (MEADOWBROOK ADDN, BLOCK 2, LOT 33, TAYLOR COUNTY, TEXAS), Owner: Maston, Lewis

GENERAL INFORMATION

Owner: Maston, Lewis

Sq Ft: 550

Structural: Poor

Foundation: Poor

Value: \$29,305

Total Value: \$34,747

Delinquent Tax: \$2,868.16

SPECIAL CONSIDERATIONS

- **June 30, 2025** – Affidavit of Condemnation filed with the county. Spoke with brother of owner. Discovered owner is deceased. He said she would discuss the property with the family and decide who would be the point of contact for the condemnation
- **July 8, 2025** – Spoke with step-daughter of owner. She said she would be the point of contact for the family. Condemnation notice and Plan of Action sent to her. She informed us she would try to get the property put into her name.
- **July 24, 2025** – Spoke to individual that said her daughter is the heir to the property and she would file an affidavit of heirship with the county that lists the owners 3 daughters as the heirs.
- **October 9, 2025** – Notice of November hearing sent to family point of contact and posted on structure.
- **October 24, 2025** – Affidavit of heirship filed.

- **October 27, 2025** – Awaiting good addresses for heirs listed on affidavit so contact can be made regarding the condemnation and notices can be sent.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 5, 2025.

ATTACHMENTS:

1. 5 25-002556_825 Nelson Dr 5 25-002556_825 Nelson Dr.pptx

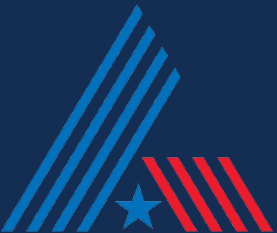
Case #25-002556

825 Nelson Dr.



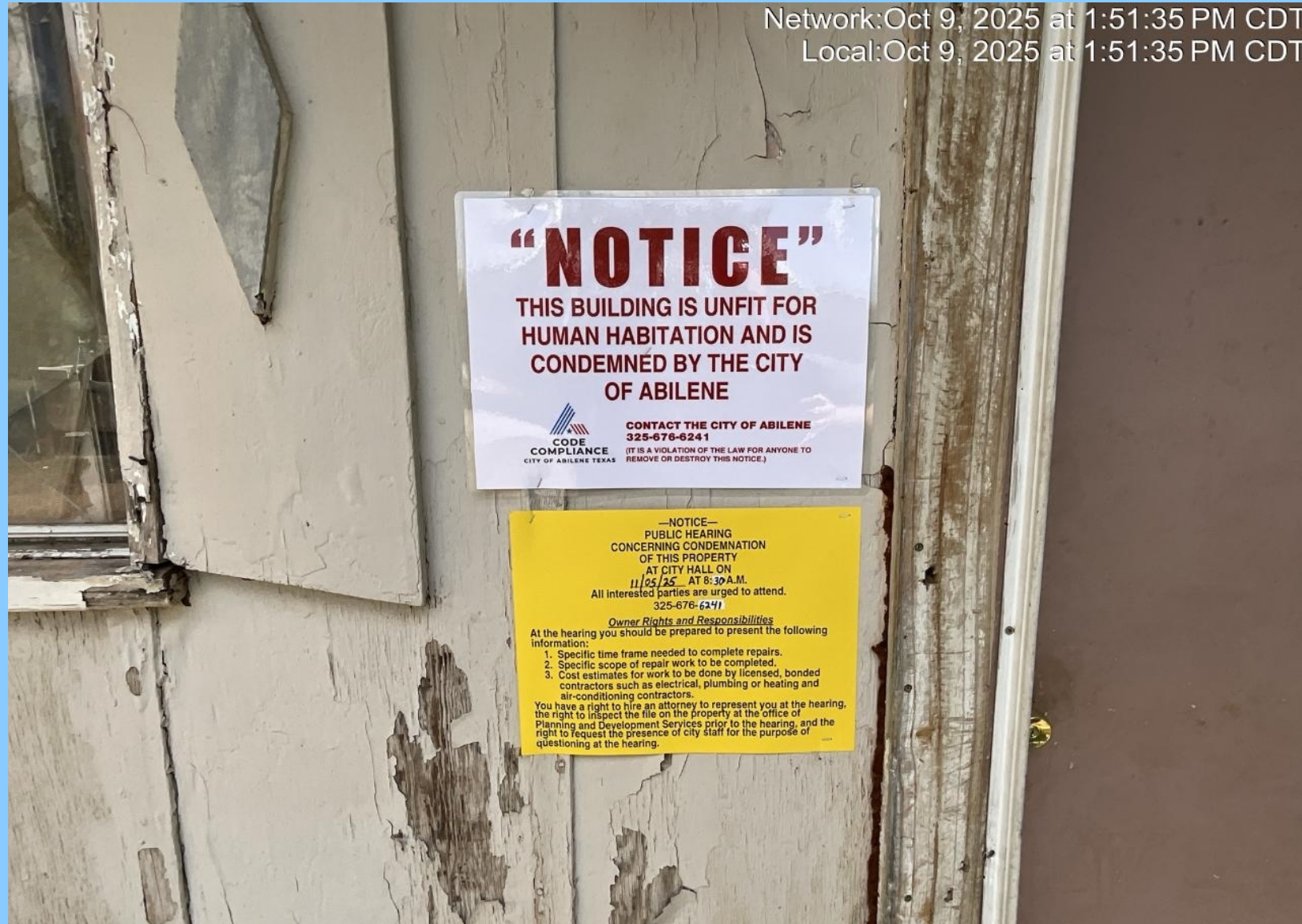
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed w/Vendor’s Lien naming **Lewis Maston** as owner
- **TAYLOR COUNTY** – Shows **Lewis Maston** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since October 3, 2024
- Search reveals **Lewis Maston** to be the owner.



Public Notice

Network: Oct 9, 2025 at 1:51:35 PM CDT
Local: Oct 9, 2025 at 1:51:35 PM CDT



Front West Side



Rear East Side

Network: Oct 8, 2025 at 10:22:26 AM CDT
Local: Oct 8, 2025 at 10:22:25 AM CDT



North Side

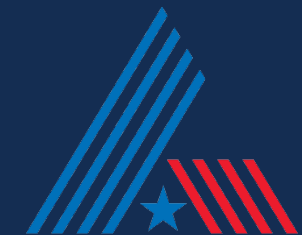
Network: Oct 8, 2025 at 10:22:03 AM CDT
Local: Oct 8, 2025 at 10:22:03 AM CDT



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 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



Interior Dilapidation

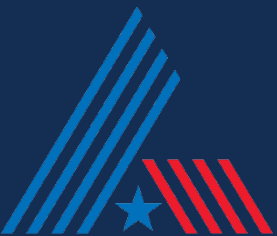


Interior Dilapidation/Inadequate Sanitation



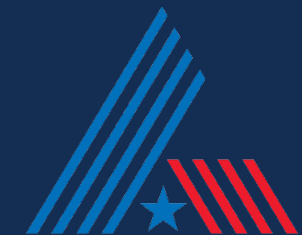
Timeline of Events

- **June 30, 2025** – Affidavit of Condemnation filed with the county clerk. Spoke with brother of owner. Discovered owner is deceased. He said she would discuss the property with the family and decide who would be the point of contact for the condemnation.
- **July 8, 2025** – Spoke with step-daughter of owner. She said she would be the point of contact for the family. Condemnation notice and Plan of Action sent to her. She informed us she would try to get the property put into her name.
- **July 24, 2025** – Spoke to individual that said her daughter is the heir to the property and she would file an affidavit of heirship with the county that lists the owner's 3 daughters as the heirs.
- **October 9, 2025** – Notice of November hearing sent to family point of contact and posted on structure.
- **October 24, 2025** – Affidavit of heirship filed with county clerk.
- **October 29, 2025** – Received addresses for owner's 3 daughters listed on affidavit of heirship. Notices sent to heirs.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS



Questions?



End of 825 Nelson Dr. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 11/5/2025

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: Overby Properties, LLC

GENERAL INFORMATION

Owner: Overby Properties, LLC
Sq Ft: 1,648
Structural: Poor
Foundation: Poor
Value: \$57,877
Total Value: \$58,681
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

August 13, 2025 – Affidavit of condemnation recorded at county clerk. Property was condemned after a thorough inspection with permission from incarcerated owner’s associate that has power of attorney. We were previously working a property maintenance inspection case here while the property was occupied for a faulty roof, hazardous electrical, and inadequate sanitation.

August 14, 2025 – Condemnation notices sent to incarcerated owner, and individual with power of attorney.

September 24, 2025 – Received a phone call from property purchaser as well as the realtor to inform us that they would close on the property soon.

October 1, 2025 – New deed recorded at county clerk.

October 9, 2025 – Notice of November hearing sent to property owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 5, 2025.

ATTACHMENTS:

1. 6 25-003826_1710 S 17th St 6 25-003826_1710 S 17th St.pptx

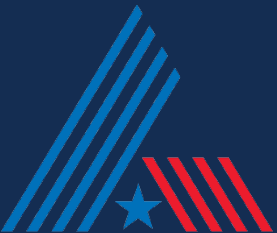
Case #25-003826

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 **Overby Properties, LLC** as owner
- **TAYLOR COUNTY** – Shows previous owner **Timothy J Dwelle** as 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 August 6, 2024
- Search reveals **Overby Properties, LLC** to be the owner.



Public Notice

Network: Oct 9, 2025 at 2:03:02 PM CDT

Local: Oct 9, 2025 at 2:03:02 PM CDT



“NOTICE”
THIS BUILDING IS UNFIT FOR HUMAN HABITATION AND IS CONDEMNED BY THE CITY OF ABILENE


CITY OF ABILENE

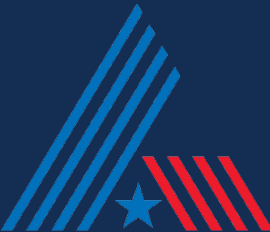
CONTACT CITY OF ABILENE 325-676-6241
(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

—NOTICE—
—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
11/05/25 AT 8:30 A.M.
All interested parties are urged to attend.
325-676-6241

Owner Rights and Responsibilities
At the hearing you should be prepared to present the following information:

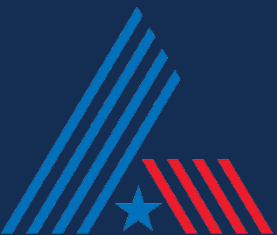
1. Specific time frame needed to complete repairs.
2. Specific scope of repair work to be completed.
3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.

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



Front South Side

October 24, 2025 at 9:57 AM



Rear North Side

October 24, 2025 at 9:59 AM



East Side



West Side

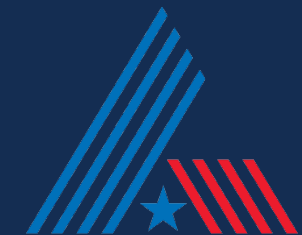
October 24, 2025 at 9:58 AM



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



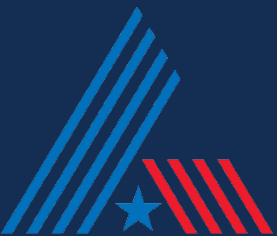
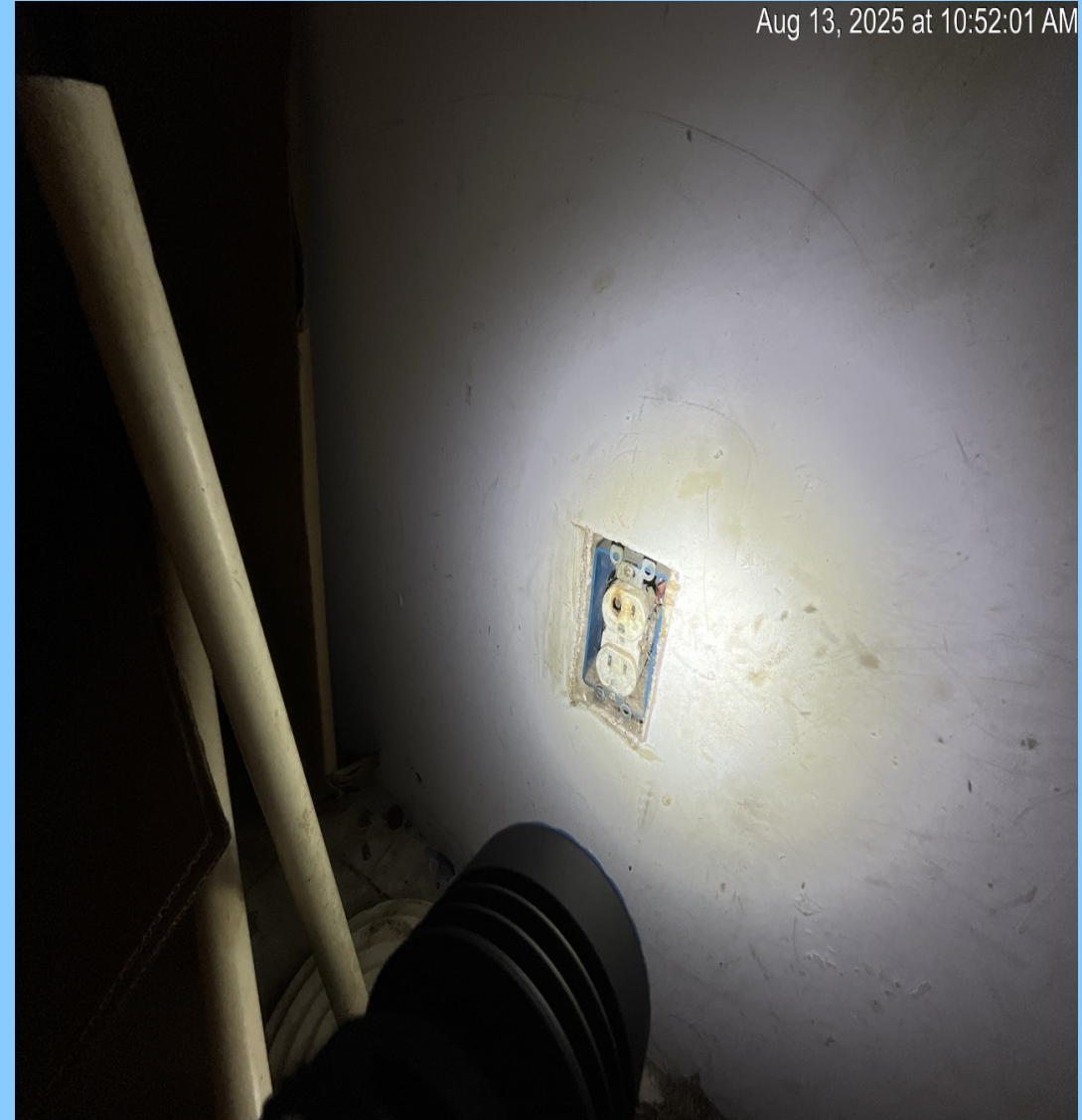
Interior Dilapidation



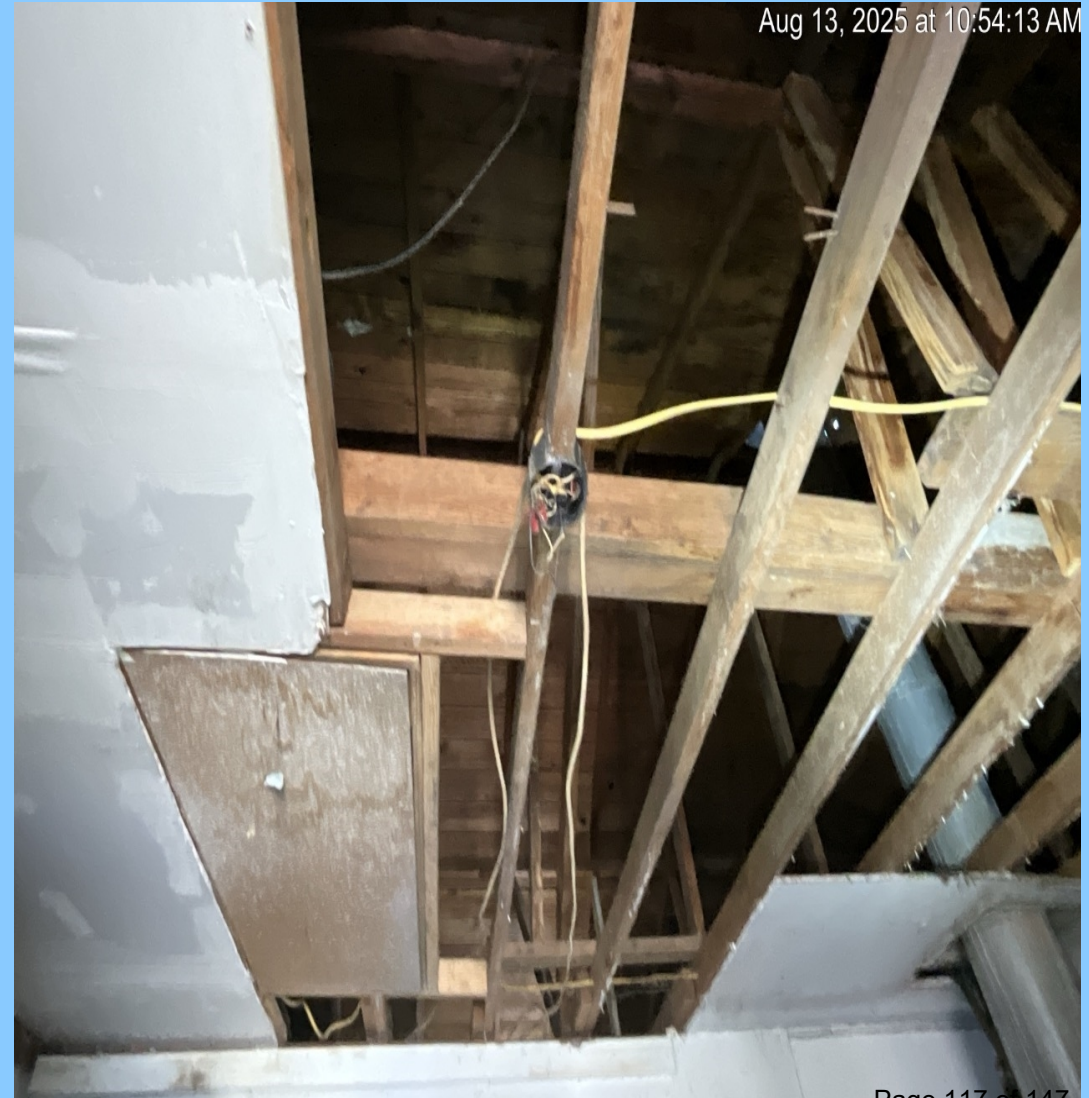
Interior Dilapidation



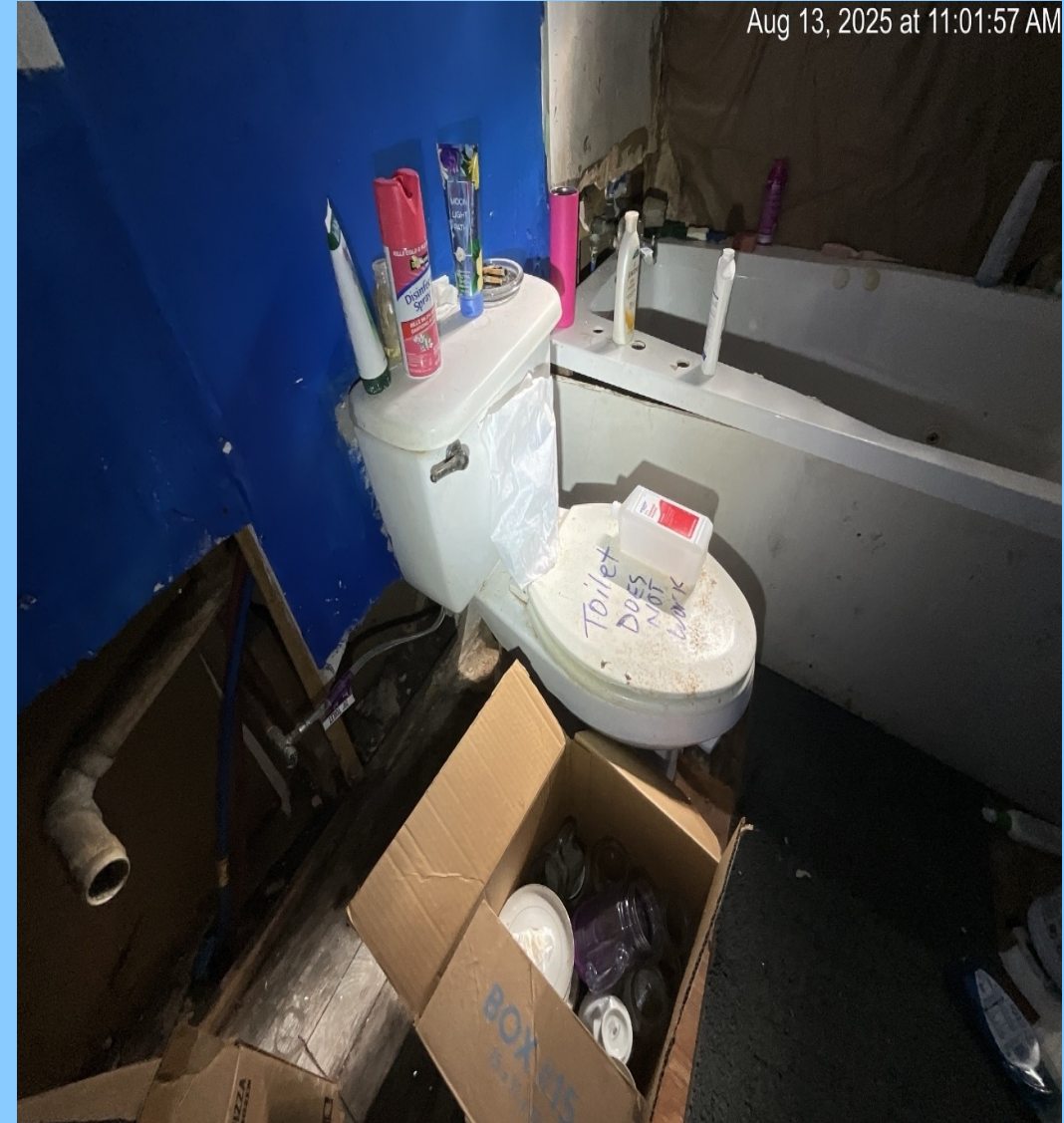
Inadequate Sanitation/Electrical



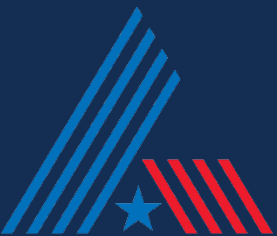
Hazardous Electrical



Inadequate Sanitation/Plumbing



Structural/Mechanical Hazards



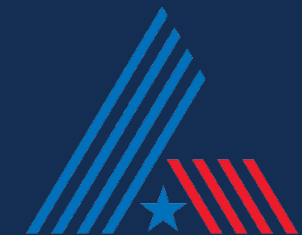
Timeline of Events

- **August 13, 2025** – Affidavit of condemnation recorded at county clerk. Property was condemned after a thorough inspection with permission from incarcerated owner's associate that has power of attorney. We were previously working a property maintenance inspection case here while the property was occupied for a faulty roof, hazardous electrical, and inadequate sanitation.
- **August 14, 2025** – Condemnation notices sent to incarcerated owner, and individual with power of attorney.
- **September 24, 2025** – Received a phone call from property purchaser as well as the realtor to inform us that they would close on the property soon.
- **October 1, 2025** – New deed recorded at county clerk.
- **October 9, 2025** – Notice of November hearing sent to property owner and posted on structure.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS



Questions?



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





**Board of Building Standards
Agenda Memo**

Meeting Date:11/5/2025

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 & Lloyd, Linda

GENERAL INFORMATION

Owner: Ryan, Kevin & Lloyd, Linda
Sq Ft: 1,196
Structural: Poor
Foundation: OK
Value: \$60,016
Total Value: \$64,345
Delinquent Tax: \$737.61

SPECIAL CONSIDERATIONS

September 9, 2025 – Affidavit of condemnation was recorded at county clerk.
September 15, 2025 – Met with owner at the property and completed a full inspection of the interior. He informed us that he plans to clean the house and sell it as is.
October 1, 2025 – Board ordered 30/60 and ordered the property presented at the November hearing for an update.
October 9, 2025 – Notice of November hearing sent to property owner and posted at property.
October 24, 2025 – Verified with purchaser that the property is under contract for sale. Informed purchaser of the November hearing.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 5, 2025.

ATTACHMENTS:

- 1. 7 25-004195_5120 Questa Dr 7 25-004195_5120 Questa Dr.pptx

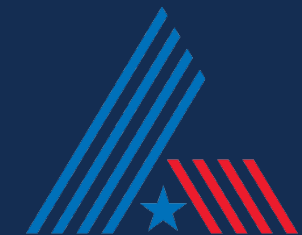
Case #25-004195

5120 Questa Dr.



CHECKLIST FOR RECORDS SEARCH

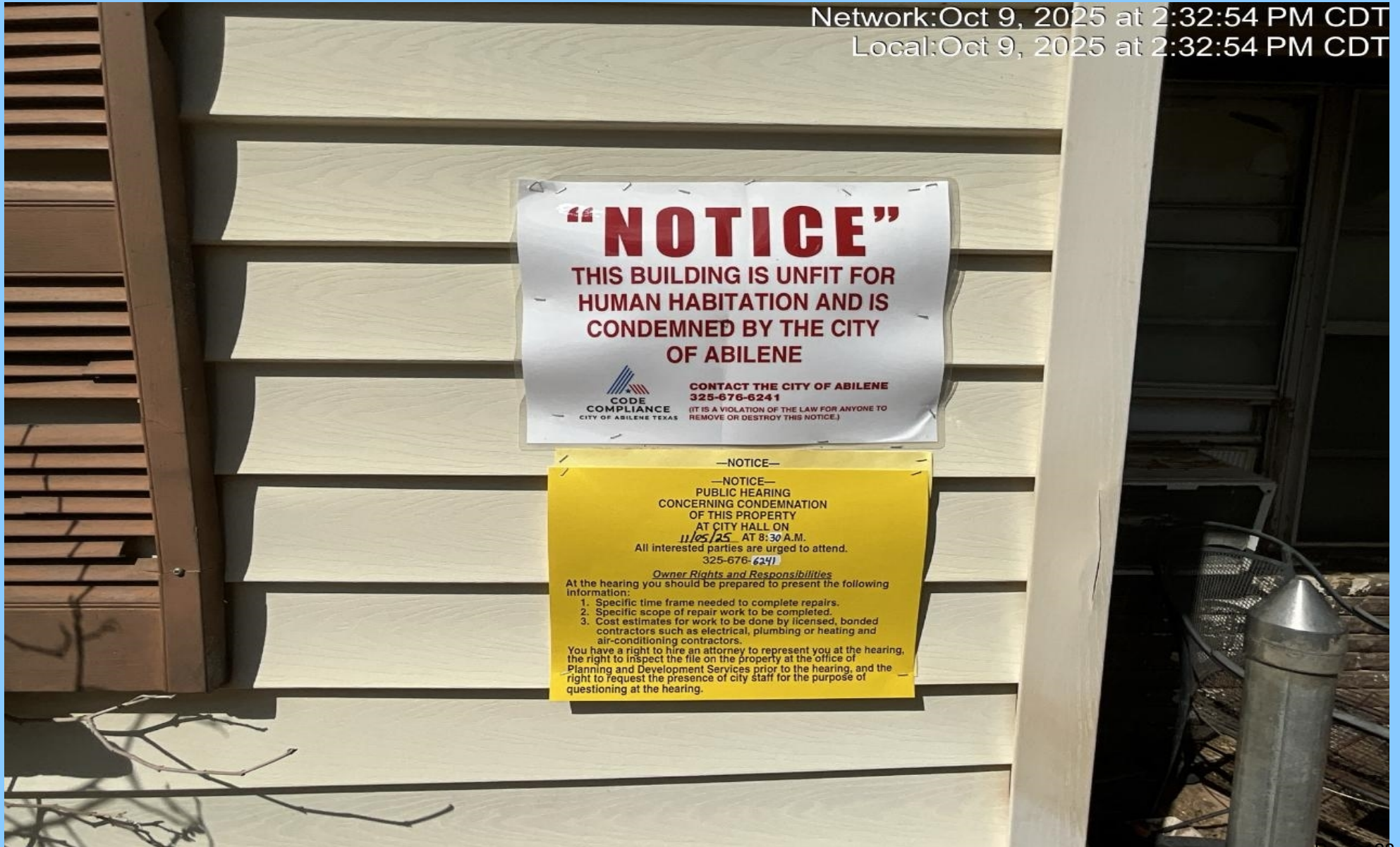
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Kevin Ryan and Linda Lloyd** as owners
- **TAYLOR COUNTY** – Shows **Kevin Ryan and Linda Lloyd** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since September 5, 2020
- Search reveals **Kevin Ryan and Linda Lloyd** to be the owner.



Public Notice

Network: Oct 9, 2025 at 2:32:54 PM CDT

Local: Oct 9, 2025 at 2:32:54 PM CDT



“NOTICE”

THIS BUILDING IS UNFIT FOR
HUMAN HABITATION AND IS
CONDEMNED BY THE CITY
OF ABILENE



CONTACT THE CITY OF ABILENE
325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO
REMOVE OR DESTROY THIS NOTICE.)

—NOTICE—

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON

11/05/25 AT 8:30 A.M.

All interested parties are urged to attend.

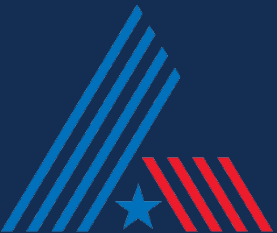
325-676-6241

Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

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

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



Front South Side

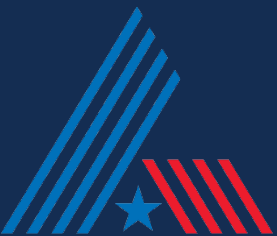
October 24, 2025 at 10:23 AM



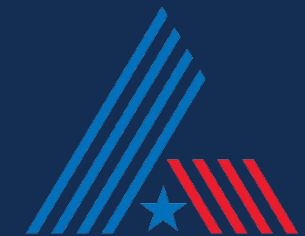
Rear North Side



East Side



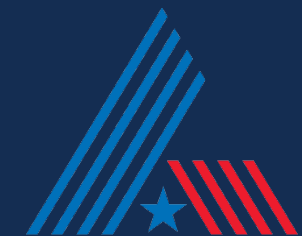
West Side



Substandard Code Violations

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

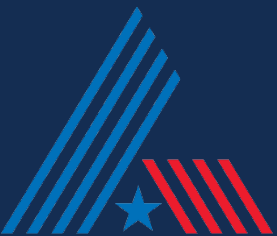
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



Faulty Weather Protection



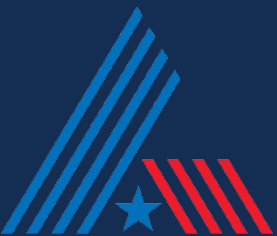
Interior Dilapidation



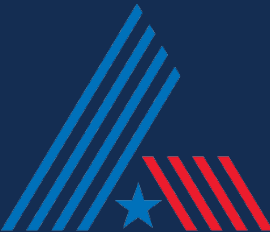
Interior Dilapidation



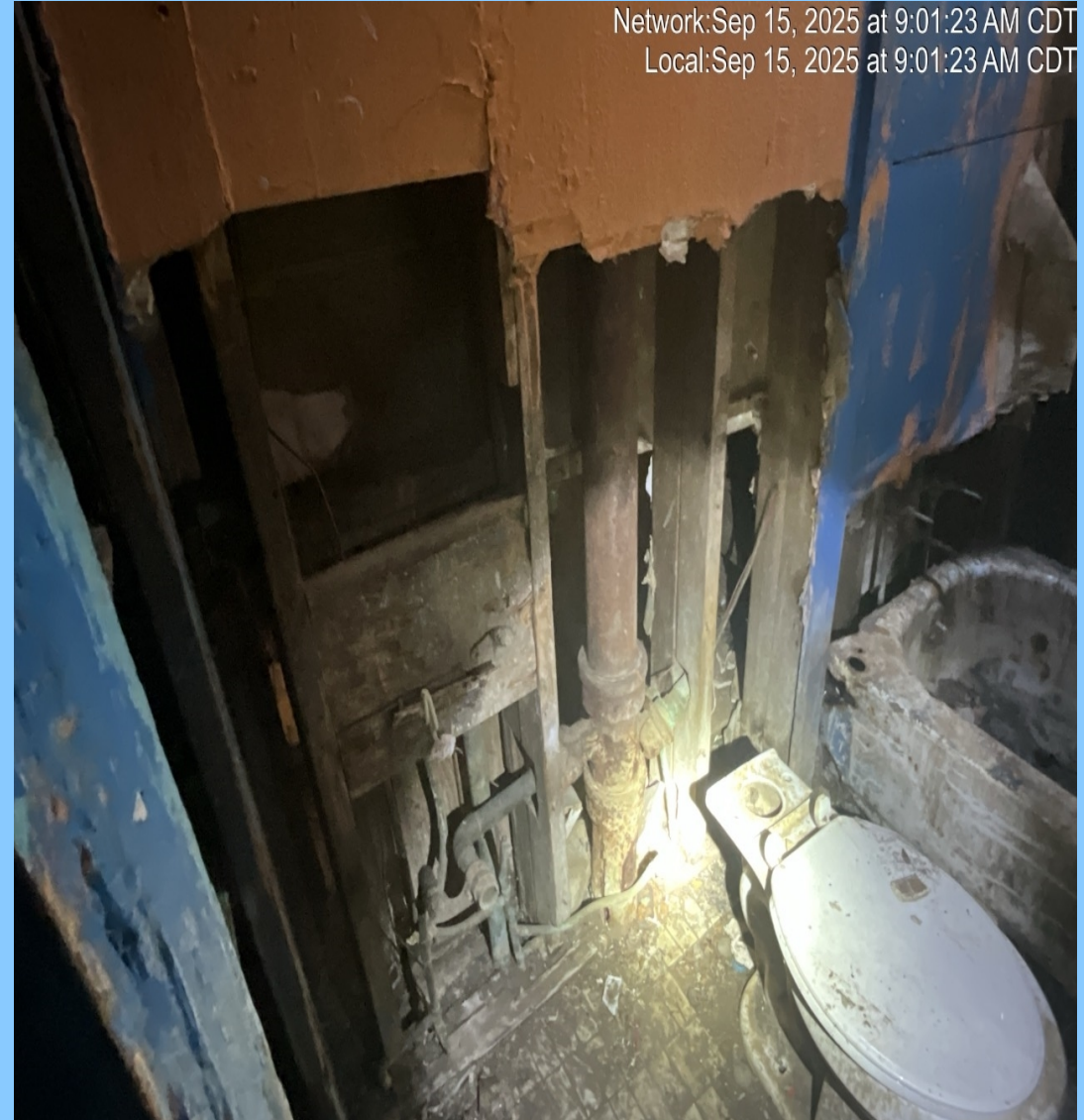
Interior Dilapidation



Interior Dilapidation/Hazardous Electrical



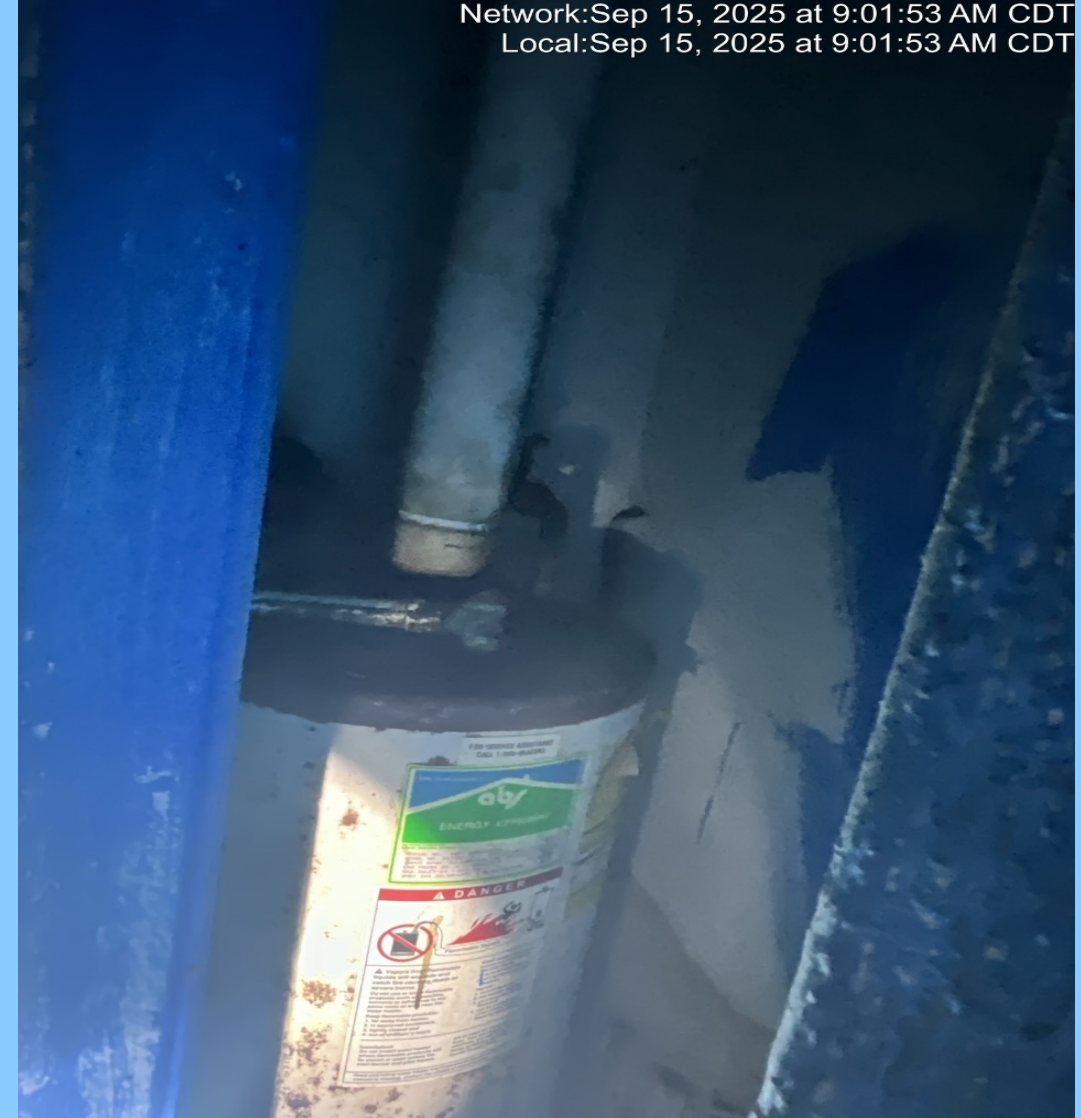
Inadequate Sanitation



Dilapidation/Inadequate Sanitation

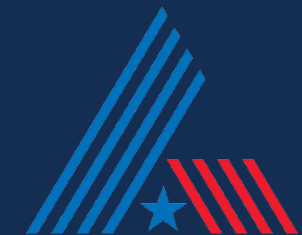


Structural/Mechanical Hazards



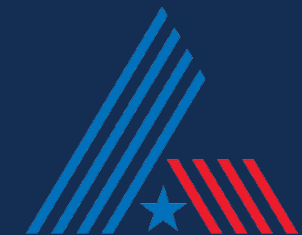
Timeline of Events

- **September 9, 2025** – Affidavit of condemnation was recorded at county clerk.
- **September 15, 2025** – Met with owner at the property and completed a full inspection of the interior. He informed us that he plans to clean the house and sell it as is.
- **October 1, 2025** – **Board ordered 30/60** and ordered the property presented at the November hearing for an update.
- **October 9, 2025** – Notice of November hearing sent to property owner and posted at property.
- **October 24, 2025** – Verified with purchaser that the property is under contract for sale. Informed purchaser of the November hearing.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS



Questions?



End of 5120 Questa Dr. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:11/5/2025

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

