



## 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 December 3, 2025 at 8:30am at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.**

#### **CALL TO ORDER**

#### **MINUTES**

- A. Public hearing and approval of minutes of November 5, 2025 Board of Building Standards hearing.

#### **PUBLIC HEARINGS:**

##### ***STATEMENT OF POLICY***

*In all cases, except where specifically stated otherwise, buildings must be secured and the lot clean and mowed by the owner within ten (10) days of receipt of notice of results of this hearing. If this is not done, the City may do so and bill the owner. In any case where the Board orders the owner to demolish a structure or structures, but the owner fails to demolish or appeal the Board's order, the City may demolish. Any appeal must be filed in district court within 30 calendar days after the aggrieved party receives notice of the Board's decision. At the hearing, you should be prepared to present the following information:*

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

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

#### **AGENDA ITEMS**

- A. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-003786: 1126 Houston St (COLLEGE DRIVE REPLAT, BLOCK 20, LOT 11 & 12 (JC REESE REP, TAYLOR COUNTY, TEXAS), Owner: The G Group c/o Batten, Patrick
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001104: 3881 Janice Ln (NORTHWOOD SEC 4, BLOCK 13, LOT 17, TAYLOR COUNTY, TEXAS), Owner: Reedy, Rusty Joe & Amy Leann
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-000562: 2074 Kansas St (BIG ELM ADDN, BLOCK A, LOT 11 & W/2 OF 12, TAYLOR COUNTY, TEXAS), Owner: Cruz, Marquez, Maria

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-004020: 302 Willow St (OT ABILENE, BLOCK 60, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Ford, Jeremy Jerome
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000771: 1857 Jeanette St (MEMORIAL PARK, BLOCK 4, LOT D, TAYLOR COUNTY, TEXAS), Owner: Armstrong, Jerold R & Doris J
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001890: 1741 Anderson St (LILLIE ADAMS SUBDIVISION, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Joch Properties, LLC
- G. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-004074: 342 S. Mockingbird Ln (J E GRISSOM OF FAIR PK AC, LOT S50FT E173FT LT 1, TAYLOR COUNTY, TEXAS), Owner: 801 Investments, LLC
- H. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-004194: 1041 N 15th St (HALE ADDN OF BLK 202 OT, LOT 23, TAYLOR COUNTY, TEXAS), Owner: Jimenez, Joe & Betty
- I. End of FY25 Condemnation and Property Maintenance Inspection Program Statistics

**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 21st day of November, 2025, at 2:10 p.m.*

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*Kaitlin Richardson, Deputy City Secretary*



**Board of Building Standards  
Agenda Memo**

**Meeting Date:12/3/2025**

**TO:**

**FROM:**

**SUBJECT: Public hearing and approval of minutes of November 5, 2025 Board  
of Building Standards hearing.**

**GENERAL INFORMATION**

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

**BOARD OR COMMISSION RECOMMENDATION**

**ATTACHMENTS:**

1. 11052025 Minutes

11052025 Minutes.docx



**BOARD OF BUILDING STANDARDS  
MEETING MINUTES  
November 5, 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. Lloyd Turner  
Mr. Will Dugger

**Staff Present:** Mr. Michael Rice, Assistant City Manager  
Ms. Kelley Messer, City Attorney  
Mr. Van Watson, Building Official  
Mr. Clay Door, Code Compliance Division Manager  
Mr. Stephen Garrison, Code Compliance Manager  
Mr. Ricky Wright Jr., Property Maintenance Inspector  
Mr. Rob Marsh, Property Maintenance Inspector  
Ms. Teri Dollar, Property Maintenance Inspector  
Ms. Heather Fears, Administrative Assistant

**Others Present:** Ms. Marshall Lowry (825 Nelson)  
Ms. Princess Maston (825 Nelson)  
Mr. Benton Overby (1710 S 17<sup>th</sup>)

**CALL TO ORDER**

Mr. Beard called the meeting to order at 8:32 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, October 1, 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. Turner, Mr. Beard

NAYS: None

ABSTAIN: Mr. Dugger

## AGENDA ITEMS & PUBLIC HEARINGS

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**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)
- 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)

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. Wyatt, motion passed.**

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

NAYS: None

ABSTAIN: None

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

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

Beard

NAYS: None

ABSTAIN: None

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**Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-004628 & 24-005247:**  
3317 S 1<sup>st</sup> St (SCOTT HIGHWAY PLACE, BLOCK 19, LOT 5 & 6, TAYLOR COUNTY,  
TEXAS), Owner: RD Unity Properties 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)
- 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. Beard noted concern for the state of the partial demolition. Mr. Watson stated that he can research and order an emergency demolition.

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

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

NAYS: None

ABSTAIN: None

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

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

Beard

NAYS: None

ABSTAIN: None

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

Mr. Wright presented the case:

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:

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

Staff recommendations are as follows:

**Finding:** The property is a public nuisance in that it is a hazard to the public health, safety, and welfare and repair of the structure is unreasonable.

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

**Public Hearing:** Mr. Beard opened the public hearing. Being no speakers, Mr. Beard closed the public hearing and opened the floor for discussion or 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. Turner, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. Turner, 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. Turner, motion passed.**

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

Beard

NAYS: None

ABSTAIN: None

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**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 c/o Diane Mathews

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. Wyatt 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. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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**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

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. Ms. Maston stated that she is the daughter of the deceased owner. She stated that she is now old enough to file the paperwork necessary to transfer the title to her name. She stated that her plans are to renovate and move into the house. She stated that she can comply with the staff recommendation. Being no additional speakers, Mr. Beard closed the public hearing and opened the floor for discussion or motion.

**Mr. Allred made a motion that owner is ordered to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair, and cost estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. Wyatt, motion passed.**

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

NAYS: None

ABSTAIN: None

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**Case for Rehabilitation, Demolition, or Civil penalties - Case# 25-003826:** 1710 S 17<sup>th</sup> St (MEMORIAL PARK, BLOCK 2 LOT 6, TAYLOR COUNTY, TEXAS), Owner: Overby Properties 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)
- 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. Mr. Overby stated that he is the new owner and is in the process of cleaning the house. He stated that he has a Plan of Action ready to

submit. He stated that he can comply with the staff recommendation. Being no additional 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. Dugger, motion passed.**

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

NAYS: None

ABSTAIN: None

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**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. Mr. Chowning stated that he is purchasing the property. He stated that he plans to use the RebuildABI program to renovate the home. He stated that he needs time to get the title cleared. Being no additional speakers, Mr. Beard closed the public hearing and opened the floor for discussion or motion.

**Mr. Dugger made a motion that owner is ordered to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair, and cost estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. Turner, motion passed.**

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

NAYS: None

ABSTAIN: None

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**ADJOURNMENT**

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:19 a.m.

**X**

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Approved, Chairman



**Board of Building Standards  
Agenda Memo**

**Meeting Date:12/3/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-003786: 1126 Houston St (COLLEGE DRIVE REPLAT, BLOCK 20, LOT 11 & 12 (JC REESE REP, TAYLOR COUNTY, TEXAS), Owner: The G Group c/o Batten, Patrick**

**GENERAL INFORMATION**

**Owner:** The G Group  
**Sq Ft:** 1,370  
**Structural:** Poor  
**Foundation:** OK  
**Value:** \$13,604  
**Total Value:** \$21,008  
**Delinquent Tax:** \$8,428.33

**SPECIAL CONSIDERATIONS**

**August 9, 2023** – Affidavit of condemnation recorded at county clerk.

**August 11, 2023** – Condemnation notices sent to owner.

**December 7, 2023** – **Board ordered 30/60.**

**February 14, 2024** – Permit issued. A temporary power pole inspection was completed but no other inspections were scheduled or completed under this permit.

**July 16, 2024** – Notice was sent to property owner that he is past due for initial inspections and is out of compliance with Board's 30/60 order. No contact from owner after sending notice.

**October 25, 2025** – Due to extensions and holds this permit was open for 1 year and 9 months, with no inspections completed and no contact with the owner to explain delays.

**November 5, 2025** - Found property to be infested with bee's or wasps on all sides. House, rear structure and storm cellar are completely unsecured. Front of the house is surrounded by a dilapidated fence. Property has open plumbing ditches in the front, on one side and in the back.

House is still completely gutted down to the studs. There is no meter in the temporary electrical pole and no power lines going to it. No contact from property owner.

**November 12, 2025** - Notice of December hearing posted on structure.

**November 13, 2025** - Notice of December hearing 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 December 3, 2025.

**ATTACHMENTS:**

- 1. 20251203\_Slides Intro 20251203\_Slides Intro.pptx
- 2. 20251203\_23-003786\_1126 Houston St 20251203\_23-003786\_1126 Houston St.pptx

# BOARD OF BUILDING STANDARDS

December 3, 2025



# PUBLIC NOTICE – December 3, 2025 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, December 3, 2025 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 1126 Houston St, 1857 Jeanette St, 3881 Janice Ln, 1741 Anderson St, 2074 Kansas St, 302 Willow St, 342 S. Mockingbird Ln, and 1041 N. 15<sup>th</sup> St. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.

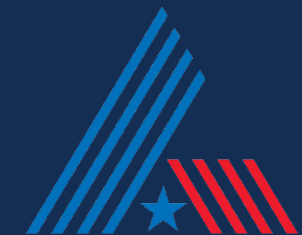


**Case #23-003786**  
**1126 Houston St.**



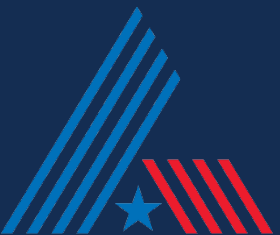
# CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **The G Group as owner**
- **TAYLOR COUNTY** – Shows **The G Group** 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 14, 2023
- Search reveals **The G Group** to be the owner.



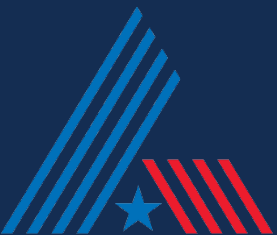
# Public Notice

Network: Nov 12, 2025 at 12:24:10 PM CST  
Local: Nov 12, 2025 at 12:24:10 PM CST



# Front East Side

November 5, 2025 at 1:52 PM



# Rear West Side



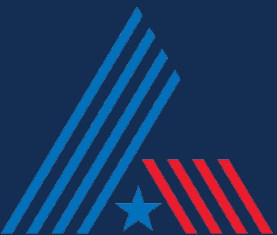
# North Side



# South Side



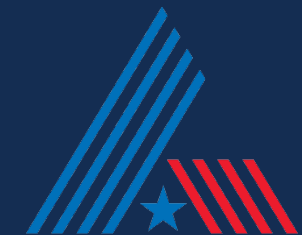
November 5, 2025 at 1:55 PM



# Substandard Code Violations

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

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- 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)



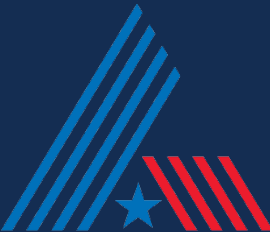
# Initial Inspection Photos



# Initial Inspection Photos



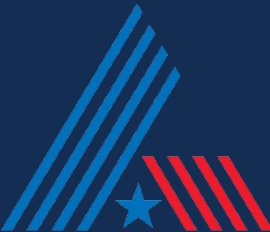
# Initial inspection Photos



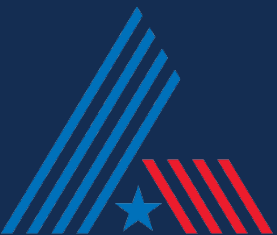
# Initial Inspection Photos



# Current Conditions



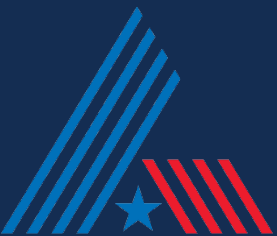
# Current Conditions



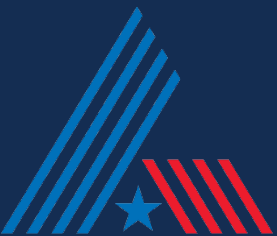
# Current Conditions



# Current Conditions



# Current Conditions



# Timeline of Events

- **August 9, 2023** – Affidavit of condemnation recorded at county clerk.
- **August 11, 2023** – Condemnation notices sent to owner.
- **December 7, 2023** – Board ordered 30/60.
- **February 14, 2024** – Permit issued. A temporary power pole inspection was completed but no other inspections were scheduled or completed under this permit.
- **July 16, 2024** – Notice was sent to property owner that he is past due for initial inspections and is out of compliance with Board's 30/60 order. No contact from owner after sending notice.
- **October 25, 2025** – Due to extensions and holds this permit was open for 1 year and 9 months, with no inspections completed and no contact with the owner to explain delays.
- **November 5, 2025** - Found property to be infested with bee's or wasps on all sides. House, rear structure and storm cellar are completely unsecured. Front of the house is surrounded by a dilapidated fence. Property has open plumbing ditches in the front, on one side and in the back. House is still completely gutted down to the studs. There is no meter in the temporary electrical pole and no power lines going to it. No contact from property owner.
- **November 12, 2025** – Notice of December hearing posted on structure.
- **November 13, 2025** – Notice of December hearing sent to property owner.



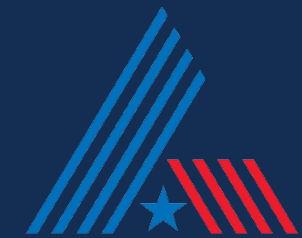
# Staff Recommendation:

## Findings:

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

## Order:

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



# Questions?



# End of 1126 Houston St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:12/3/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001104: 3881 Janice Ln (NORTHWOOD SEC 4, BLOCK 13, LOT 17, TAYLOR COUNTY, TEXAS), Owner: Reedy, Rusty Joe & Amy Leann**

**GENERAL INFORMATION**

**Owner:** Reedy, Rusty Joe & Amy Leann  
**Sq Ft:** 900 (accessory structure only)  
**Structural:** Poor  
**Foundation:** Unknown  
**Value:** \$2,835  
**Delinquent Tax:** \$2,626.81

**SPECIAL CONSIDERATIONS**

**March 14, 2025** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to property owner.

**March 17, 2025** – Permit pulled by owner. Owner was directed by city to repair entire envelope of building.

**March 28, 2025** – Inspected structure. Loose metal panels have been removed and placed beside structure.

**September 13, 2025** – Permit expired with project incomplete.

**November 12, 2025** - Notice of December hearing posted on structure.

**November 13, 2025** - Notice of December hearing 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 December 3, 2025.

**ATTACHMENTS:**

- 1. 20251203\_25-001104\_3881 Janice Ln 20251203\_25-001104\_3881 Janice Ln.pptx

**Case #25-001104**

**3881 Janice Ln**



# 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 **Rusty Joe & Amy Leann Reedy** as owners
- **TAYLOR COUNTY** – Shows **Rusty Joe & Amy Leann Reedy** 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** – No service to this structure
- Search reveals **Rusty Joe & Leann Reedy** to be the owner.

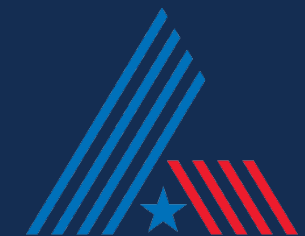


# Public Notice

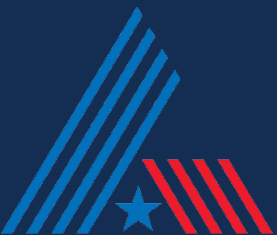
Network: Nov 12, 2025 at 3:06:51 PM CST  
Local: Nov 12, 2025 at 3:06:51 PM CST



# Top View



# Rear West Side

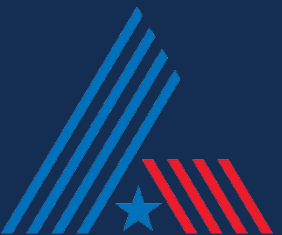


# East Side

October 22, 2025 at 2:02 PM



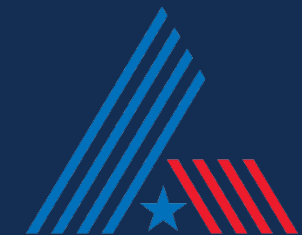
# West Side



# Substandard Code Violations

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

- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



# Structural Hazards/Faulty Weather Protection



# Timeline of Events

- **March 14, 2025** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to property owner.
- **March 17, 2025** – Permit pulled by owner. Owner was directed by city to repair entire envelope of building.
- **March 28, 2025** – Inspected structure. Loose metal panels have been removed and placed beside structure.
- **September 13, 2025** – Permit expired with project incomplete.
- **November 12, 2025** – Notice of December hearing posted on structure.
- **November 13, 2025** – Notice of December hearing sent to property owner.



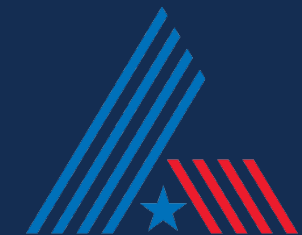
# **Staff Recommendation:**

## **Findings:**

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

## **Order:**

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



# Questions?



**End of  
3881 Janice Ln.  
presentation**





**Board of Building Standards  
Agenda Memo**

**Meeting Date:12/3/2025**

**TO:**

**FROM:**

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

**GENERAL INFORMATION**

**Owner:** Cruz, Marquez Maria  
**Sq Ft:** 0  
**Structural:** Removed  
**Foundation:** Poor  
**Value:** \$760  
**Total Value:** \$4,810  
**Delinquent Tax:** \$109.01

**SPECIAL CONSIDERATIONS**

**March 23, 2023** – Affidavit of condemnation recorded at county clerk  
**May 22, 2023** – Demo permit issued.  
**October 28, 2024** – Property changed ownership.  
**November 17, 2023** – Demo permit expired without contractor calling for final inspection. House was demolished. Foundation, secondary structure slab, debris, and delapidated fence remain on property.  
**June 20, 2024** – City requested demo bids with intention of contractor’s bond to be used to complete the demo.  
**May 8, 2025** – Informed the contractors bond will not cover completion of the demo.  
**May 16, 2025** – Violation notice sent to owner to remove nuisance violations from lot.  
**June 16, 2025** – Violation notice again sent to owner to address lot.  
**July 11, 2025** – Notice of August hearing sent to owner. It was received by owner on July 14<sup>th</sup>.

**July 18, 2025** – New deed recorded at county clerk. Previous owner did not inform us he was selling the property or that property had sold.

**August 6, 2025** – BOBS ordered demo. However, decision letter and BOBS vote count were sent to previous owner. Vote count was filed under previous owner.

**November 5, 2025** – New owner has not done anything to bring the property into compliance or contacted the city to inform us of their plans.

**November 12, 2025** - Notice of December hearing posted at property.

**November 13, 2025** - Notice of December hearing 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 December 3, 2025.

### **ATTACHMENTS:**

1. 20251203\_23-000562\_2074 Kansas St 20251203\_23-000562\_2074 Kansas St.pptx

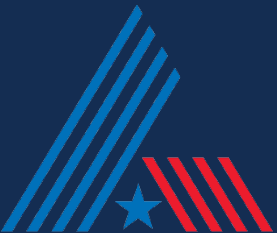
**Case #23-000562**

**2074 Kansas St.**



# CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Special Warranty Deed naming **Maria Cruz Marquez** as owner.
- **TAYLOR COUNTY** – Still lists previous owner Juan Cerda as owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since November 5, 2021
- Search reveals **Maria Cruz Marquez** to be the owner.



# Public Notice

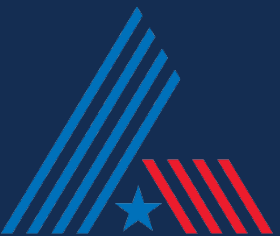
Network: Nov 12, 2025 at 2:53:52 PM CST  
Local: Nov 12, 2025 at 2:53:52 PM CST



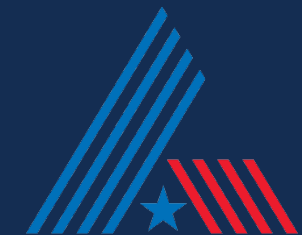
# Front South Side

(Main Structure's Foundation)

July 7, 2025 at 1:40 PM



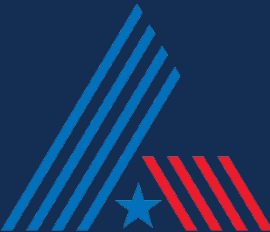
# East Side



# West Side



# Secondary Structure's Foundation



# Substandard Code Violations

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

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



# Main & Secondary Structure Foundations



# Dilapidated Fence & Metal Demo Debris



# Timeline of Events

- **March 23, 2023** – Affidavit of condemnation recorded at county clerk
- **May 22, 2023** – Demo permit issued.
- **October 28, 2024** – Property changed ownership.
- **November 17, 2023** – Demo permit expired without contractor calling for final inspection. House was demolished. Foundation, secondary structure slab, debris, and delapidated fence remain on property.
- **June 20, 2024** – City requested demo bids with intention of contractor's bond to be used to complete the demo.
- **May 8, 2025** – Informed the contractors bond will not cover completion of the demo.
- **May 16, 2025** – Violation notice sent to owner to remove nuisance violations from lot.
- **June 16, 2025** – Violation notice again sent to owner to address lot.
- **July 11, 2025** – Notice of August hearing sent to owner. It was received on July 14<sup>th</sup>.



# Timeline of Events

- **July 18, 2025** – New deed recorded at county clerk. Previous owner did not inform us he was selling the property or that property had sold.
- **August 6, 2025** – **BOBS ordered demo.** However, decision letter and BOBS vote count were sent to previous owner. Vote count was filed under previous owner.
- **November 5, 2025** – New owner has not done anything to bring the property into compliance or contact the city to inform us of their plans.
- **November 12, 2025** – Notice of December hearing posted at property.
- **November 13, 2025** – Notice of December hearing sent to property owner.
- **November 19, 2025** – Spoke to property owner. She is deciding whether to demo herself or do a consent for city demo.



# Staff Recommendation:

## Findings:

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

## Order:

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



# Questions?



# End of 2074 Kansas St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:12/3/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-004020: 302 Willow St (OT ABILENE, BLOCK 60, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Ford, Jeremy Jerome**

**GENERAL INFORMATION**

**Owner:** Ford, Jeremy Jerome  
**Sq Ft:** 1,544  
**Structural:** Poor  
**Foundation:** Poor  
**Value:** \$23,002  
**Total Value:** \$31,315  
**Delinquent Tax:** \$709.73

**SPECIAL CONSIDERATIONS**

**August 27, 2025** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to property owner. Prior to condemnation owner was instructed to reach out to Planning & Zoning to ask whether he could get an exemption to be able to renovate this structure since it is located in an area zoned for Light Industrial use.

**September 11, 2025** – Explained to property owner he should not continue to work on the house while he does not have a permit.

**October 24, 2025** – CoA Board of Adjustments approved special exemption for non-conforming use to allow for residential use and for repair costs at over 50% of home's taxable value.

**November 10, 2025** – No plan of action has been submitted. No contact from owner.

**November 12, 2025** - Notice of December hearing posted on structure.

**November 13, 2025** - Notice of December hearing sent to property owner.

**November 21, 2025** - Notice of December hearing sent to lienholder.

**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 December 3, 2025.

**ATTACHMENTS:**

1. 20251203\_25-00004020\_302 Willow St 20251203\_25-00004020\_302 Willow St.pptx

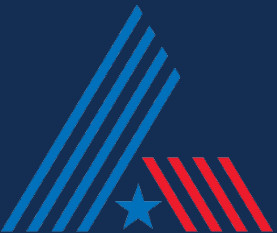
**Case #25-004020**

**302 Willow St**



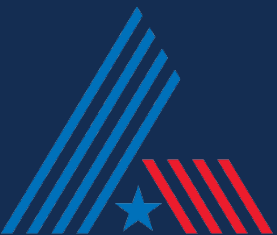
# CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Special Warranty Deed w/Vendor's Lien naming **Jeremy Jerome Ford** as owner
- **TAYLOR COUNTY** – Shows **Jeremy Jerome Ford** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since January 23, 2010
- Search reveals **Jeremy Jerome Ford** to be the owner.



# Public Notice

Network: Nov 12, 2025 at 12:17:14 PM CST  
Local: Nov 12, 2025 at 12:17:14 PM CST



# Front East Side



November 21, 2025 at 8:03 AM

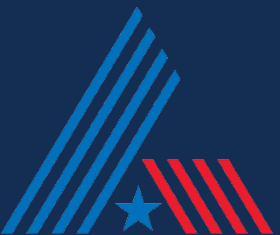
302



# Rear West Side



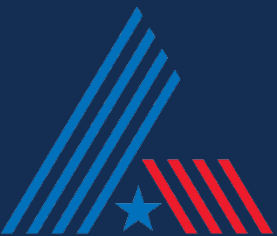
November 21, 2025 at 8:05 AM



# North Side

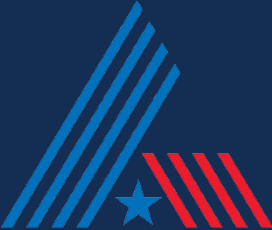


November 21, 2025 at 8:04 AM



# South Side

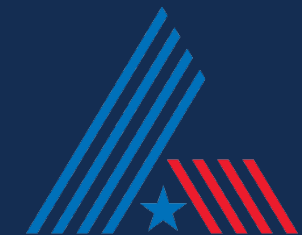
November 21, 2025 at 8:08 AM



# Substandard Code Violations

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

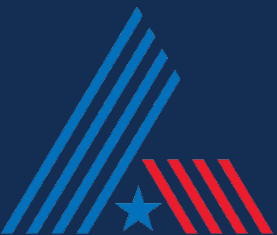
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



# Exterior Dilapidation



# Exterior Dilapidation



# Faulty Weather Protection/Structural Issues



# Interior Dilapidation



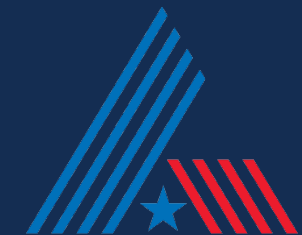
# Timeline of Events

- **August 27, 2025** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to property owner. Prior to condemnation owner was instructed to reach out to Planning & Zoning to ask whether he could get an exemption to be able to renovate this structure since it is located in an area zoned for Light Industrial use.
- **September 11, 2025** – Explained to property owner he should not continue to work on the house while he does not have a permit.
- **October 24, 2025** – CoA Board of Adjustments approved special exemption for non-conforming use to allow for residential use and for repair costs at over 50% of home's taxable value.
- **November 10, 2025** – No plan of action has been submitted. No contact from owner.
- **November 12, 2025** – Notice of December hearing posted on structure.
- **November 13, 2025** – Notice of December hearing sent to property owner.
- **November 21, 2025** – Notice of December hearing sent to lienholder.



# 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 302 Willow St presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:12/3/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000771: 1857 Jeanette St (MEMORIAL PARK, BLOCK 4, LOT D, TAYLOR COUNTY, TEXAS), Owner: Armstrong, Jerold R & Doris J**

**GENERAL INFORMATION**

**Owner:** Armstrong, Jerold R & Doris J  
**Sq Ft:** 1,841  
**Structural:** Fair  
**Foundation:** Fair  
**Value:** \$37,129  
**Total Value:** \$47,221  
**Delinquent Tax:** \$1,070.22

**SPECIAL CONSIDERATIONS**

**April 2, 2024** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to property owner. Met with owner’s and explained city’s expectations.

**September 4, 2024** – Board ordered 30/60. Roof permit was issued. Final roof inspection completed/permit closed on March 28, 2025.

**March 28, 2025** – Alteration permit issued after several reminders to the property owner to submit a plan of action.

**September 24, 2025** – Alteration permit expired. No inspections were scheduled or completed.

**November 12, 2025** - Notice of December hearing posted on structure.

**November 13, 2025** - Notice of December hearing sent to property owner.

**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 December 3, 2025.

**ATTACHMENTS:**

1. 20251203\_23-000771\_1857 Jeanette St. 20251203\_23-000771\_1857 Jeanette St..pptx

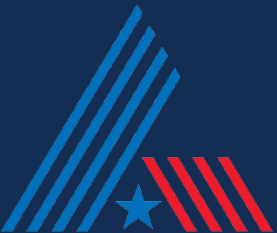
**Case #24-000771**

**1857 Jeanette St.**

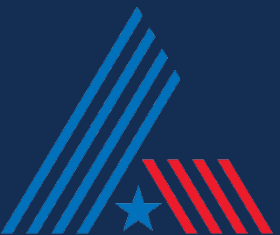


# CHECKLIST FOR RECORDS SEARCH

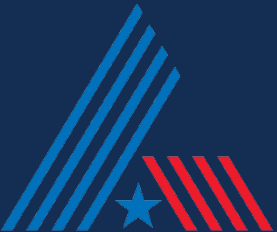
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Deed Naming **Armstrong, Jerold R and Doris J** as owner
- **TAYLOR COUNTY** – Shows **Armstrong, Jerold R and Doris J** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since April 11, 2024
- Search reveals **Armstrong, Jerold R and Doris J** to be the owners.



# Public Notice



# Front West Side



# Rear East Side



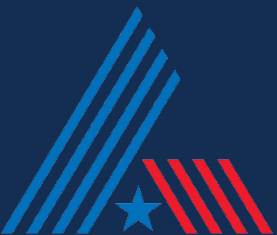
November 19, 2025 at 3:09 PM



# Rear East Side



# North Side



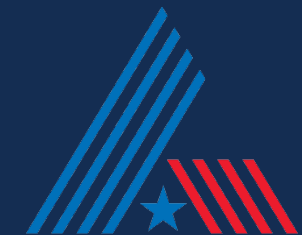
# South Side



# Substandard Code Violations

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

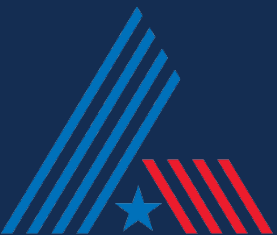
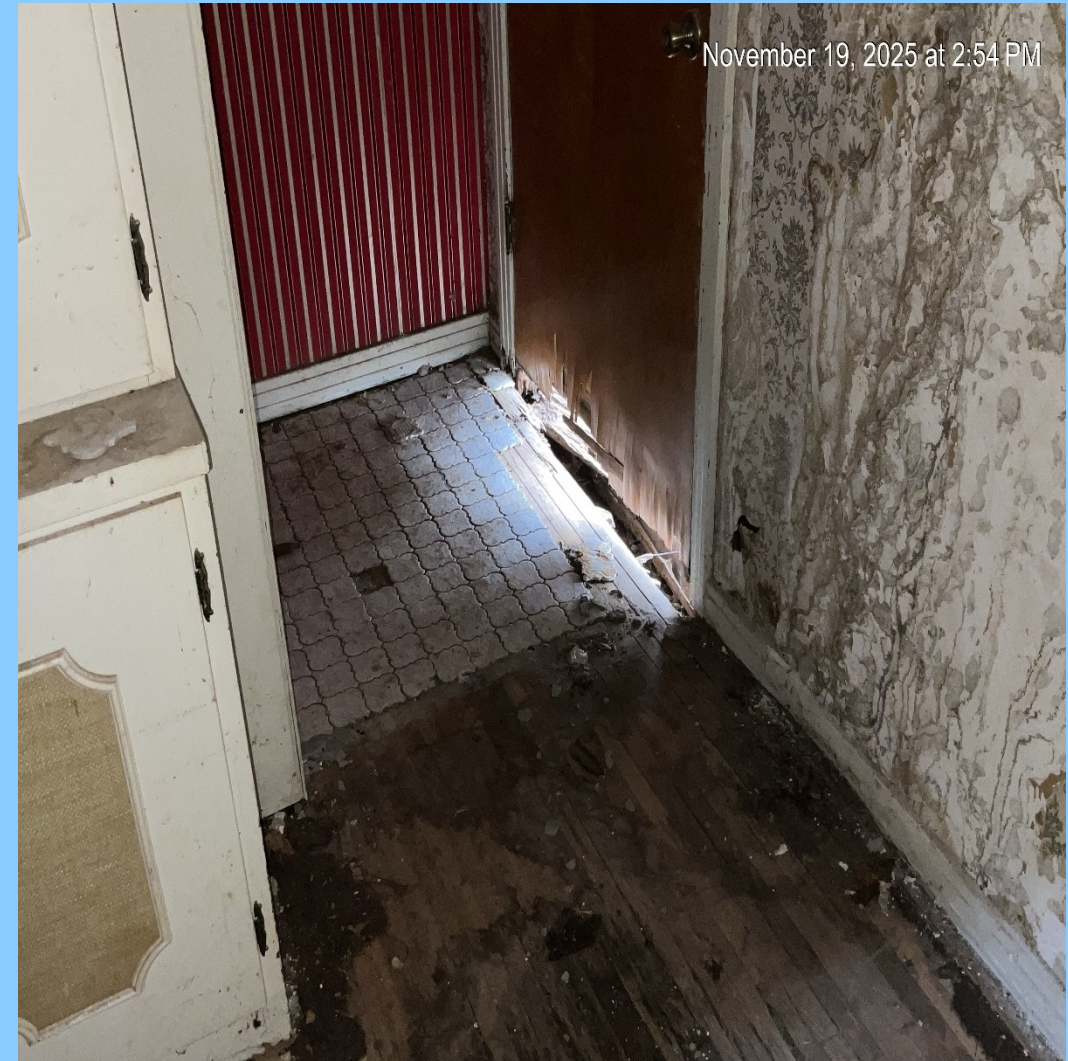
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection,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



# Exterior Dilapidation



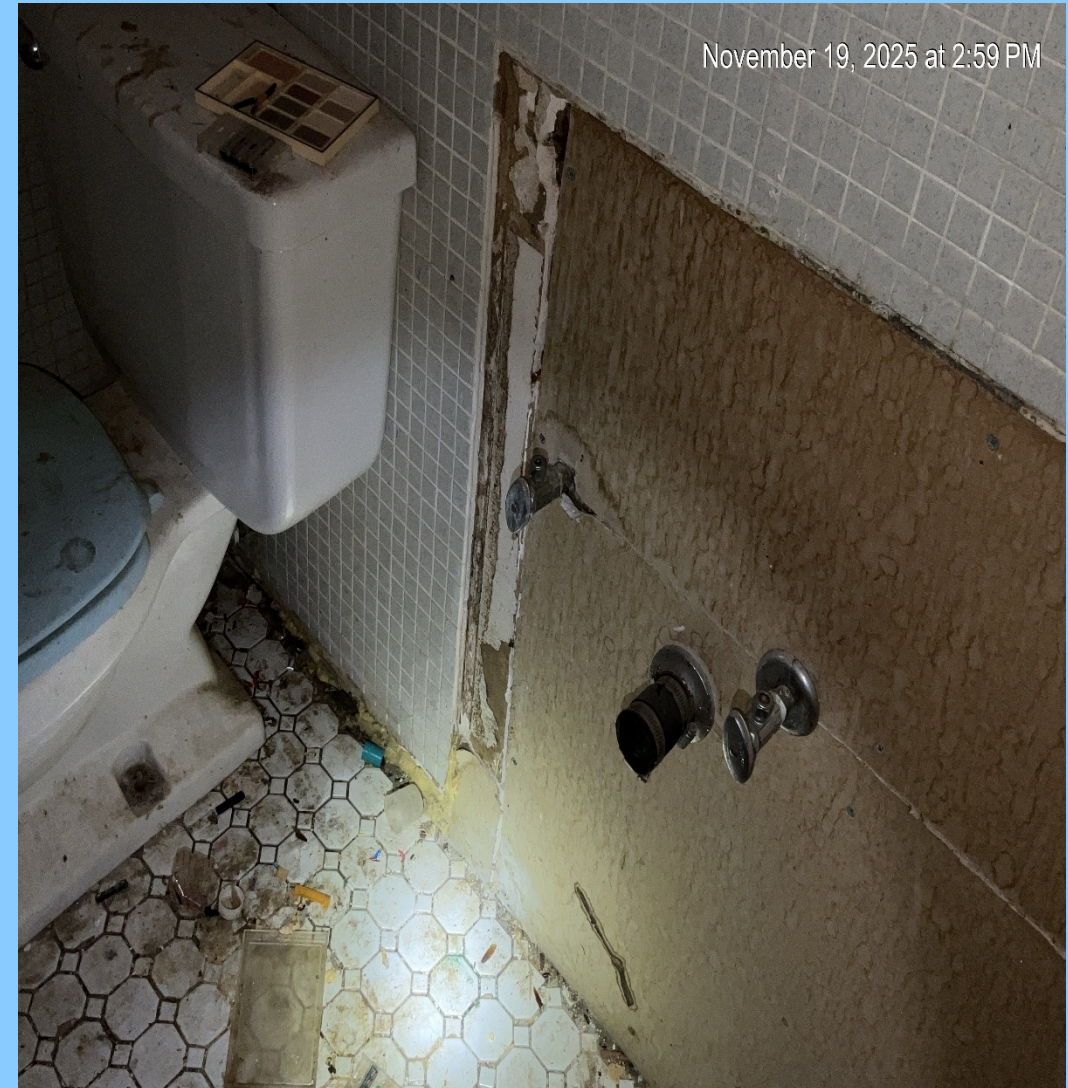
# Interior Dilapidation



# Inadequate Sanitation



# Inadequate Sanitation



# Roof Repair Completed



# Timeline of Events

- **April 2, 2024** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to property owner. Met with owner's and explained city's expectations.
- **September 4, 2024** – Board ordered 30/60. Roof permit was issued. Final roof inspection completed/permit closed on March 28, 2025.
- **March 28, 2025** – Alteration permit issued after several reminders to the property owner to submit a plan of action.
- **September 24, 2025** – Alteration permit expired. No inspections were scheduled or completed.
- **November 12, 2025** – Notice of December hearing posted on structure.
- **November 13, 2025** – Notice of December hearing sent to property owner.
- **November 19, 2025** – Met with the Armstrong's at the property to check progress.



# 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 1857 Jeanette St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:12/3/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001890: 1741 Anderson St (LILLIE ADAMS SUBDIVISION, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Joch Properties, LLC**

**GENERAL INFORMATION**

**Owner:** Joch Properties, LLC  
**Sq Ft:** 1,616  
**Structural:** Fair  
**Foundation:** Fair  
**Value:** \$42,417  
**Total Value:** \$54,973  
**Delinquent Tax:** \$1,245.90

**SPECIAL CONSIDERATIONS**

**May 14, 2025** – Affidavit of condemnation recorded at the county clerk.  
**May 16, 2025** – Condemnation notices sent to owner/LLC.  
**June 27, 2025** – Attempted to contact property owner by phone. Number is out of service. No other phone numbers available.  
**November 12, 2025** - Notice of December hearing posted on structure.  
**November 13, 2025** - Notice of December hearing sent to property owner.  
**November 21, 2025** - Condemnation notice and notice of December hearing sent to lienholders.

**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 December 3, 2025.

**ATTACHMENTS:**

1. 20251203\_25-001890\_1741 Anderson St 20251203\_25-001890\_1741 Anderson St.pptx

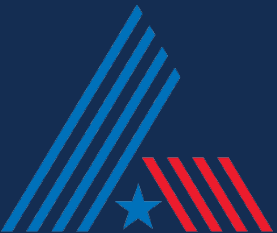
**Case #25-001890**

**1741 Anderson 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 w/Vendor’s Lien naming **Joch Properties, LLC** as owner
- **TAYLOR COUNTY** – Shows **Joch Properties, 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 March 4, 2023
- Search reveals **Joch Properties, LLC** to be the owner.



# Public Notice

Network: Nov 12, 2025 at 2:43:14 PM CST  
Local: Nov 12, 2025 at 2:43:14 PM CST



# Front North Side



# Rear South Side

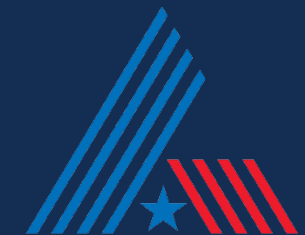


November 21, 2025 at 8:33 AM



# East Side

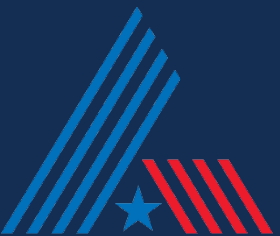
November 21, 2025 at 8:36 AM



# West Side



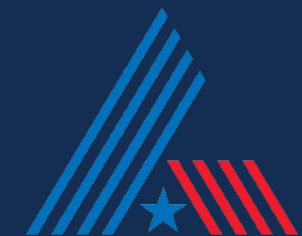
November 21, 2025 at 8:31 AM



# 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 Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



# Exterior Dilapidation



# Exterior Dilapidation



# Exterior Dilapidation



# Interior Dilapidation

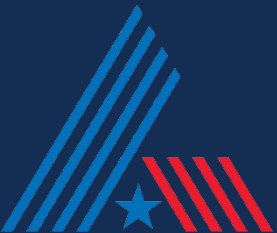


# Interior Dilapidation



# Timeline of Events

- **May 14, 2025** – Affidavit of condemnation recorded at the county clerk.
- **May 16, 2025** – Condemnation notices sent to owner/LLC.
- **June 27, 2025** – Attempted to contact property owner by phone. Number is out of service. No other phone numbers available.
- **November 12, 2025** – Notice of December hearing posted on structure.
- **November 13, 2025** – Notice of December hearing sent to property owner.
- **November 21, 2025** – Condemnation notice and notice of December hearing sent to lienholders.



# 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 1741 Anderson St presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:12/3/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-004074: 342 S. Mockingbird Ln (J E GRISSOM OF FAIR PK AC, LOT S50FT E173FT LT 1, TAYLOR COUNTY, TEXAS), Owner: 801 Investments, LLC**

**GENERAL INFORMATION**

**Owner:** 801 Investments, LLC  
**Sq Ft:** 970  
**Structural:** Poor  
**Foundation:** Unknown  
**Value:** \$54,033  
**Total Value:** \$63,548  
**Delinquent Tax:** \$1,140.25

**SPECIAL CONSIDERATIONS**

**August 29, 2025** – Structure fire occurred August 28th. Damages estimated at \$50K by AFD. Affidavit of condemnation recorded at county clerk. Condemnation notices were sent to property owner.

**October 16, 2025** – Home was secured by owner.

**November 12, 2025** – December hearing notice posted on structure.

**November 13, 2025** – December hearing notice sent to property owner and registered agent.

**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 December 3, 2025.

**ATTACHMENTS:**

- 1. 20251203\_25-004074\_342 S Mockingbird Ln 20251203\_25-004074\_342 S Mockingbird Ln.pptx

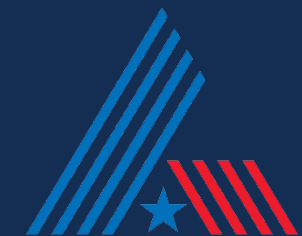
**Case #25-004074**

**342 S. Mockingbird Ln**



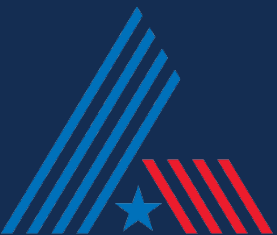
# CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Lajedan Properties Family Limited Partnership**, as owner
- **TAYLOR COUNTY** – Shows **Lajedan Properties Family Limited Partnership** 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 August 30, 2025
- Search reveals **Lajedan Properties Family Limited Partnership** to be the owner.

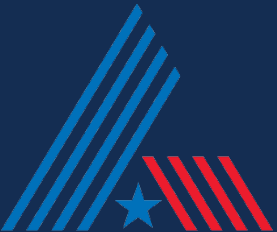


# Public Notice

Network: Nov 12, 2025 at 12:04:45 PM CST  
Local: Nov 12, 2025 at 12:04:45 PM CST



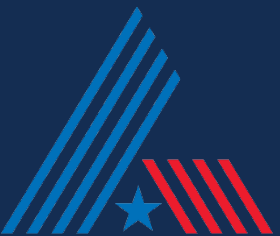
# Front East Side



# Rear West Side



Aug 29, 2025 at 9:02:23 AM

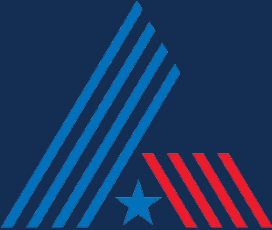


# North Side



# South Side

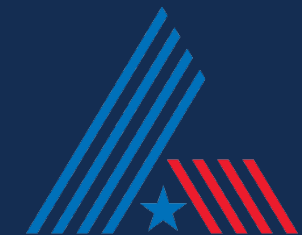
Aug 29, 2025 at 9:01:49 AM



# 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)



# August 28, 2025 Structure Fire



# August 28, 2025 Structure Fire

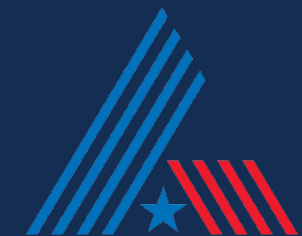


# Interior Dilapidation/Fire Damage



# Timeline of Events

- **August 29, 2025** – Structure fire occurred August 28th. Damages estimated at \$50K by AFD. Affidavit of condemnation recorded at county clerk. Condemnation notices were sent to property owner.
- **October 16, 2025** – Home was secured by owner or property manager.
- **November 12, 2025** – December hearing notice posted on structure.
- **November 13, 2025** – December hearing notice sent to property owner and registered agent.
- **November 20, 2025** – Discovered new owner listed in Taylor CAD. Deed had a recording date of September 12, 2025. Previous owner did not inform city of sale.
- **November 21, 2025** - Condemnation notice and December hearing notice sent to new owner, lienholder, and registered agent.



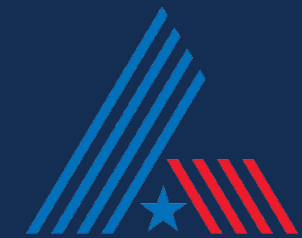
# Staff Recommendation:

## Findings:

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

## Order:

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



# Questions?



**End of  
342 S Mockingbird Ln  
presentation**





**Board of Building Standards  
Agenda Memo**

**Meeting Date:12/3/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-004194: 1041 N 15th St (HALE ADDN OF BLK 202 OT, LOT 23, TAYLOR COUNTY, TEXAS), Owner: Jimenez, Joe & Betty**

**GENERAL INFORMATION**

**Owner:** Jimenez, Joe & Betty  
**Sq Ft:** 768  
**Structural:** Poor  
**Foundation:** Poor  
**Value:** \$21,173  
**Total Value:** \$26,913  
**Delinquent Tax:** \$1,397.08

**SPECIAL CONSIDERATIONS**

**September 9, 2025** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to owner.

**October 17, 2025** – Spoke to property owner who was going to discuss the property with her son and then get back to us. The son of the owner stated he knows the house needs to be torn down, and also said they plan to let the county take the property when it goes to tax auction.

**November 12, 2025** – Notice of December hearing posted on structure.

**November 13, 2025** – Notice of December hearing 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 December 3, 2025.

**ATTACHMENTS:**

1. 20251203\_25-004194\_1041 N 15th St 20251203\_25-004194\_1041 N 15th St.pptx

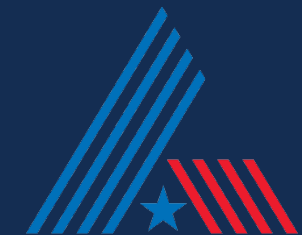
**Case #25-004194**

**1041 N 15<sup>th</sup> 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 **Joe & Betty Jimenez** as owner
- **TAYLOR COUNTY** – Shows **Joe & Betty Jimenez** 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 November 22, 2023
- Search reveals **Joe & Betty Jimenez** to be the owner.



# Public Notice

Network:Nov 12, 2025 at 12:31:52 PM CST  
Local:Nov 12, 2025 at 12:31:52 PM CST



# Front North Side

November 21, 2025 at 8:19 AM



# Rear South Side



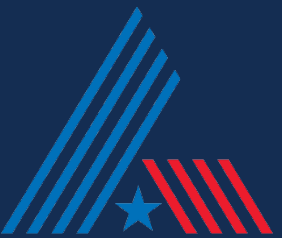
November 21, 2025 at 8:20 AM



# East Side



November 21, 2025 at 8:18 AM



# West Side

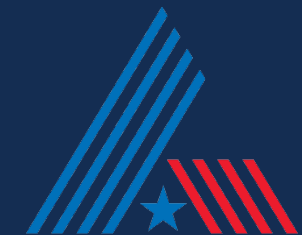
November 21, 2025 at 8:20 AM



# Substandard Code Violations

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

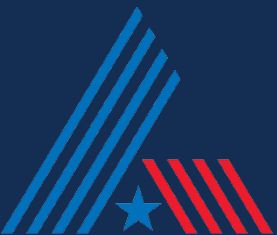
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



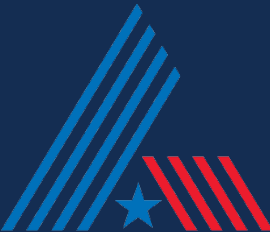
# Hazardous Plumbing



# Exterior Dilapidation



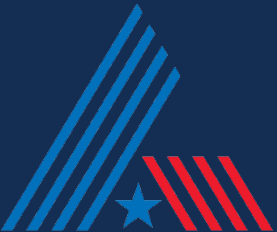
# Faulty Weather Protection/Inadequate Sanitation



# Interior Conditions

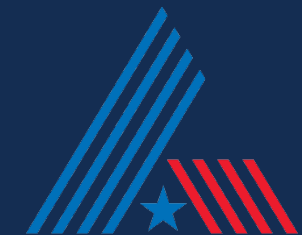


# Detached Garage



# Timeline of Events

- **September 9, 2025** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to owner.
- **October 17, 2025** – Spoke to property owner who was going to discuss the property with her son and then get back to us. The son of the owner stated he knows the house needs to be torn down, and also said they plan to let the county take the property when it goes to tax auction.
- **November 12, 2025** – Notice of December hearing posted on structure.
- **November 13, 2025** – Notice of December hearing sent to property owner.



# Staff Recommendation:

## Findings:

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

## Order:

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



# Questions?



# End of 1041 N 15<sup>th</sup> St presentation







# Code Compliance PMI/Condemnation Program FY25 October 1, 2024 – September 30, 2025

- 44 New Condemnation investigations
- 137 New Property Maintenance cases this year
- 64 Cases completed
- 70 Brought before the Board of Building Standards
- 10 Resolved without going to the Board of Building Standards
- 25 City, 16 CDBG funded demos, total of 41
- Average cost per demolition was \$10,051
- 3 Owner repaired structures and 7 demolitions by owner





**Board of Building Standards  
Agenda Memo**

**Meeting Date:12/3/2025**

**TO:**

**FROM:**

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

**GENERAL INFORMATION**

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

**BOARD OR COMMISSION RECOMMENDATION**

**ATTACHMENTS:**

