



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 January 7, 2026 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 the minutes of the December 3, 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 #24-000572: 1218 Matador St (J B COLLINS OF B AUSTIN, BLOCK 2, LOT 1 & S46 OF 2, TAYLOR COUNTY, TEXAS), Owner: Smith, Brian & Jackie
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-001094: 2317 Crown Pl (CROWN PLACE SEC 1, BLOCK H, LOT 11, TAYLOR COUNTY, TEXAS), Landowner: Havner, Tara, Mobile home owner: Domer, John
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002507: 1218 Butternut St (BUTTERNUT ADDN, BLOCK 8, LOT S40 OF 3 & N5 OF 4, SAYLES & HUGHES 1-4, TAYLOR COUNTY, TEXAS), Owner: Cortez, Blanca

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-003876: 849 Green St (WESTERN HEIGHTS REP, BLOCK N, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Casas for All, LLC
- E. Case for Rehabilitation, Demolition, of Civil Penalties - Case #23-002935: 850 Vine St (ALTA VISTA, BLOCK 3, LOT 1, 2 & N19 OF 3, CONT, TAYLOR COUNTY, TEXAS), Owner: Hernandez, Osvaldo Sr & Krista Ortiz
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002452: 5174 Twylight Trl (SOUTHERN SANDS ADDN SEC 1 CONT 1, BLOCK 5, LOT 3, TAYLOR COUNTY, TEXAS), Land owner: Tijerina, David Timothy; Mobile home owner: King, Olga C.
- G. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-003241: 4817 Mary Lou Ln (BUTTON WILLOW PARKWAY SEC 2, BLOCK 6, LOT 3, TAYLOR COUNTY, TEXAS), Owner: Schronk, Robert V. & Gay
- H. Discussion and possible election of Officers for the Board of Building Standards.

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 December, 2025, at 12:55 p.m.

Kaitlin Richardson, Deputy City Secretary, TRMC

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
December 3, 2025 - 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. David Beard, Chairman
Mr. Delbert Allred
Mr. Lloyd Turner
Mr. Will Dugger
Mr. Jeremy McBrayer
Mr. Sean McNeill

Staff Present: Mr. Michael Rice, Assistant City Manager
Ms. Haley Cagle, 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. Robert Marsh, Property Maintenance Inspector
Ms. Teri Dollar, Property Maintenance Inspector
Ms. Heather Fears, Administrative Assistant

Others Present: Mr. Patrick Batten (1126 Houston)
Ms. Maria Cruz Marquez (2074 Kansas St)
Mr. Juan Cerda (2074 Kansas St)
Mr. Jeremy Ford (302 Willow St)
Mr. Hayden Stovall (1041 N 15th St)

CALL TO ORDER

Mr. Beard called the meeting to order at 8:30 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 on November 5, 2025, were provided in advance to Board Members for review.

Public Hearing: Mr. Beard opened the public hearing for the minutes of the November 5, 2025 Board of Building Standards hearing. Being no speakers, Mr. Beard closed the public hearing on approval of last month's meeting minutes.

Mr. Duggar made a motion to approve the minutes as written.

The motion was seconded by Mr. Allred, motion passed.

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

NAYS: None

ABSTAIN: Mr. McBrayer, Mr. McNeill

AGENDA ITEMS & PUBLIC HEARINGS

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

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)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

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

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

Public Hearing: Mr. Beard opened the public hearing. Mr. Batten spoke. He started off by saying that since there is a data center under construction and housing is becoming hard to find, his construction company has been working on other projects. He asked the board for 90 days to complete the 1126 Houston St project.

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. McNeill, motion passed.

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

NAYS: None

ABSTAIN: None

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

Mr. Wright presented the case:

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)

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. Dugger, motion passed.

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

NAYS: None

ABSTAIN: None

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

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

Beard

NAYS: None

ABSTAIN: None

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

Mr. Wright presented the case:

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

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

Staff recommendations are as follows:

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

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

Public Hearing: Mr. Beard opened the public hearing. The previous owner, Mr. Cerda spoke, while the current owner was in attendance. He requested time on the owner's behalf to complete the project.

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. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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

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

Beard

NAYS: None

ABSTAIN: None

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

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)

- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Order: Order owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame 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.

Public Hearing: Mr. Beard opened the public hearing. Mr. Ford addressed the board and explained he is ready to get the home out of condemnation. He said he wants to be finished with renovation in six months.

Mr. Duggar 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. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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 & Doris

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)
- 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 to repair – 30 days to obtain all permits and provide a plan of action including a time frame 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.

Public Hearing: Mr. Beard opened the public hearing. Ms. Teri Dollar spoke and let the board know the owner attempted to speak at the hearing and was present but had to leave due to illness. While the owner and another family member were present they said they would meet with the city this afternoon or tomorrow to come up with a plan to get the property into compliance.

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. Turner, motion passed.

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 25-001890: 1741 Anderson St (LILLIE ADAMS SUBDIVISION, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Joch 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 Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Order owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame 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.

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. McNeill, motion passed.

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 25-004074: 342 S. Mockingbird Ln (J E GRISSOM OF FAIR PK AC, LOT S50FT E173FT LT 1, TAYLOR COUNTY, TEXAS), Owner: Lajedan Properties Family Limited Partnership

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. Duggar 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. Allred, Mr. McBrayer, Mr. McNeill, 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. McBrayer, motion passed.

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

Beard

NAYS: None

ABSTAIN: None

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

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. Mr. Stovall spoke and said he was under contract to buy the property but he doesn't close until December 31st. His plan is to demolish and redevelop the property. He is concerned about demolition lien and being able to close on the property. He was assured he would be given time to do the demo himself.

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. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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

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

Beard

NAYS: None

ABSTAIN: None

Presentation of FY25 Condemnation and Property Maintenance Inspection Program Statistics.

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:41 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date:1/7/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000572: 1218 Matador St (J B COLLINS OF B AUSTIN, BLOCK 2, LOT 1 & S46 OF 2, TAYLOR COUNTY, TEXAS), Owner: Smith, Brian & Jackie

GENERAL INFORMATION

Owner: Smith, Brian & Jackie
Sq Ft: 1,239
Structural: Fair
Foundation: Good
Value: \$14,827
Total Value: \$22,490
Delinquent Tax: \$1,385.32

SPECIAL CONSIDERATIONS

March 8, 2024 – Affidavit of condemnation recorded at county clerk. There was a structure fire at this property that affected the southwest portion of the house, which has been boarded up.

March 14, 2024 – Condemnation notices sent to owner.

May 1, 2024 – Spoke to owner by phone, explained condemnation process, asked that he address the falling garage immediately since it poses a hazard. He told us he would get right to work on demo of the detached garage and a plan of action for the house.

October 8, 2024 – Spoke to owner and his daughter by phone and explained the condemnation process again. We resent condemnation notices and plan of action to owner's daughter.

January 28, 2025 – Discovered detached garage has been demolished, demo debris still on site, rear door of house had been broken into. We let the owner know what we found. They said they would secure the house.

December 12, 2025 – Notice of January hearing posted on structure and 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 January 7, 2026.

ATTACHMENTS:

- 1. 20260107_Slides Intro 20260107_Slides Intro.pptx
- 2. 20260107_24-000572_1218 Matador St 20260107_24-000572_1218 Matador St.pptx

**BOARD
OF
BUILDING
STANDARDS**
January 7, 2026



PUBLIC NOTICE – January 7, 2026 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, January 7, 2026 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 850 Vine St, 1218 Matador St, 2317 Crown Pl, 1218 Butternut St, 849 Green St, 5174 Twilight Trl, and 4817 Mary Lou Ln. 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.



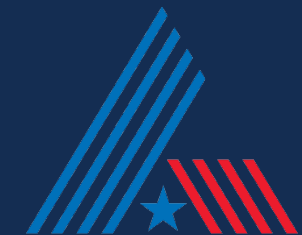
Case #24-000572

1218 Matador 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 **Brian & Jackie Smith** as owners
- **TAYLOR COUNTY** – Shows **Brian & Jackie Smith** to be the owners
- **SECRETARY OF STATE** – Names not listed.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Jan 19, 2017
- Search reveals **Brian & Jackie Smith** to be the owners.



Public Notice

Dec 12, 2025 at 9:40:05 AM



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

CONTACT CITY OF ABILENE 325-676-0261
OR BY EMAIL AT THE LINK OR PHONE NUMBER PROVIDED ON THE NOTICE.



Front East Side



Rear West Side



North Side



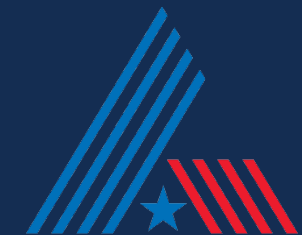
South Side



Substandard Code Violations

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

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



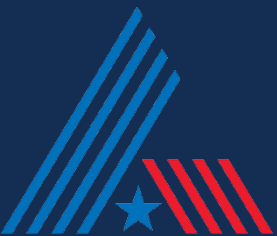
Exterior Dilapidation



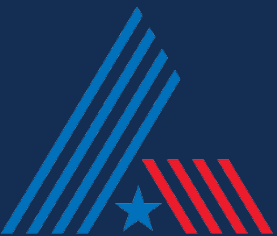
Structure fire affecting southwest part of house Unable to determine date of fire



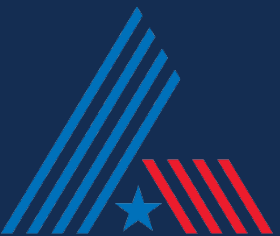
Interior Dilapidation



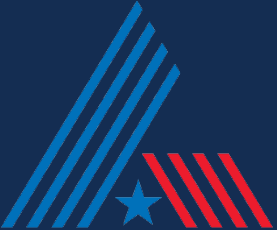
Interior Conditions



Bathroom



Demolished shed / Nuisance conditions remain



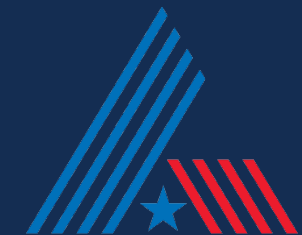
Timeline of Events

- **March 8, 2024** – Affidavit of condemnation recorded at county clerk. There was a structure fire at this property that affected the southwest portion of the house, which has been boarded up.
- **March 14, 2024** – Condemnation notices sent to owner.
- **May 1, 2024** – Spoke to owner by phone, explained condemnation process, asked that he address the falling garage immediately since it poses a hazard. He told us he would get right to work on demo of the detached garage and a plan of action for the house.
- **October 8, 2024** – Spoke to owner and his daughter by phone and explained the condemnation process again. We resent condemnation notices and plan of action to owner's daughter.
- **January 28, 2025** – Discovered detached garage has been demolished, demo debris still on site, rear door of house had been broken into. We let the owner know what we found. They said they would secure the house.
- **December 12, 2025** – Notice of January hearing posted on structure and sent to property owner.



Staff Recommendation:

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



Questions?



End of 1218 Matador St presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:1/7/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-001094: 2317 Crown Pl (CROWN PLACE SEC 1, BLOCK H, LOT 11, TAYLOR COUNTY, TEXAS), Landowner: Havner, Tara, Mobile home owner: Domer, John

GENERAL INFORMATION

Land Owner: Havner, Tara
Mobile home owner: Domer, John
Sq Ft: 924
Structural: Poor
Foundation: N/A
Value: \$10,193
Total Value: \$13,126
Delinquent Tax: \$1,887.17

SPECIAL CONSIDERATIONS

April 11, 2024 – Affidavit of condemnation recorded at county clerk. Discovered during inspection possible remodel was started without permit. No work currently taking place. Spoke to relative of property owner during inspection. Discussed condemnation and process for obtaining permit.

April 16, 2025 – Condemnation notice sent to property owner.

November 17, 2025 – Spoke with both land owner and mobile home owner. The mobile home owner believed he sold the mobile home with the land, however, he is still listed as the registered owner. He said he wants nothing to do with the mobile home.

December 8, 2025 – Mobile homeowner said he was open to do a consent to demo if land owner will not remove the trailer.

December 12, 2025 – Notice of January hearing posted on structure and sent to property owner

and mobile home 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 January 7, 2026.

ATTACHMENTS:

1. 20260107_24-001094_2317 Crown Pl 20260107_24-001094_2317 Crown Pl.pptx

Case #24-001094

2317 Crown Place



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 **Tara Havner** as land owner
- **TAYLOR COUNTY** – Shows **Tara Havner** to be the land owner and John Domer to be the mobile home owner.
- **TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS** – Shows John Domer to be the mobile home owner.
- **SECRETARY OF STATE** – Nothing listed
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since April 30, 2024
- Search reveals **Tara Havner** to be the land owner and **John Domer** to be the mobile home owner.



Public Notice

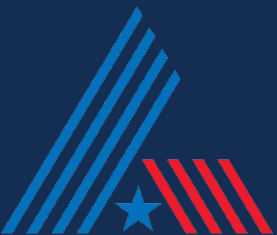
Dec 12, 2025 at 10:20:00 AM



Front West Side



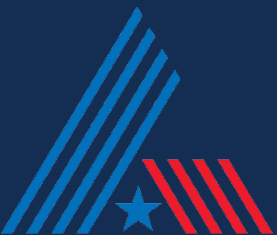
Rear East Side



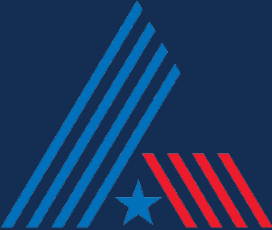
North Side



North Side



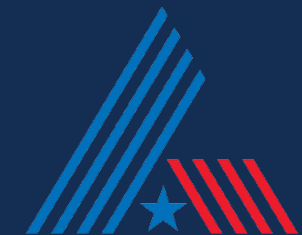
South Side



Substandard Code Violations

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

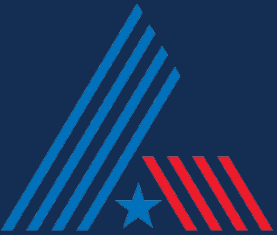
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



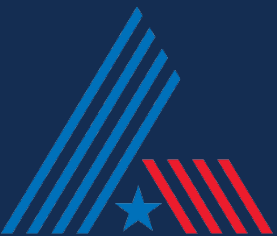
Interior Dilapidation



Interior Dilapidation

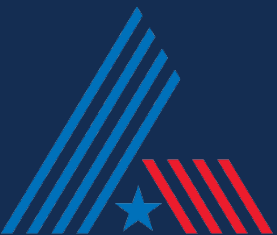


Interior Dilapidation



Timeline of Events

- **April 11, 2024** – Affidavit of condemnation recorded at county clerk. Discovered during inspection possible remodel was started without permit. No work currently taking place. Spoke to relative of property owner during inspection. Discussed condemnation and process for obtaining permit.
- **April 16, 2025** – Condemnation notice sent to property owner.
- **November 17, 2025** – Spoke with both land owner and mobile home owner. The mobile home owner believed he sold the mobile home with the land, however, he is still listed as the registered owner. He said he wants nothing to do with the mobile home.
- **December 8, 2025** – Mobile homeowner said he was open to do a consent to demo if land owner will not remove the trailer.
- **December 12, 2025** – Notice of January hearing posted on structure and sent to property owner and mobile home owner.



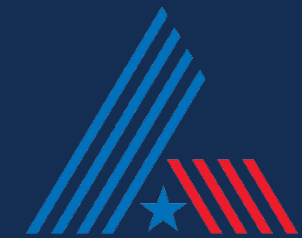
Staff Recommendation:

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 2317 Crown Pl presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:1/7/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002507: 1218 Butternut St (BUTTERNUT ADDN, BLOCK 8, LOT S40 OF 3 & N5 OF 4, SAYLES & HUGHES 1-4, TAYLOR COUNTY, TEXAS), Owner: Cortez, Blanca

GENERAL INFORMATION

Owner: Cortez, Blanca
Sq Ft: 3,600
Structural: Poor
Foundation: Good
Value: \$16,003
Total Value: \$23,563
Delinquent Tax: \$2,041.65

SPECIAL CONSIDERATIONS

June 17, 2025 – Affidavit of condemnation recorded at county clerk. Discovered property was unsecured and roof has fallen in.

June 18, 2025 – Property was secured by city.

June 18, 2025 – Condemnation notices sent to property owner.

December 8, 2025 – Found building unsecured and accumulating junk and debris on the alley side of property.

December 12, 2025 – Notice of January hearing posted on structure and sent to property owner.

December 18, 2025 – Executed Code Inspection Warrant and completed a thorough interior inspection. Found extensive structural damage, as well as an excess of junk and debris inside.

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 January 7, 2026.

ATTACHMENTS:

1. 20260107_25-002507_1218 Butternut St 20260107_25-002507_1218 Butternut St.pptx

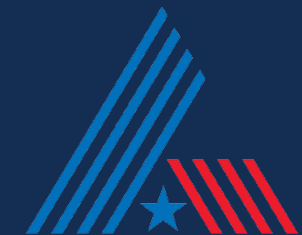
Case #25-002507

1218 Butternut St



CHECKLIST FOR RECORDS SEARCH

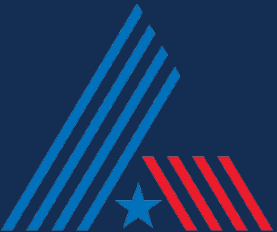
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Blanca Cortez** as owner
- **TAYLOR COUNTY** – Shows **Blanca Cortez** to be the owner.
- **SECRETARY OF STATE** – No entity found
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – No record of service
- Search reveals **Blanca Cortez** to be the owner.



Public Notice



Front East Side

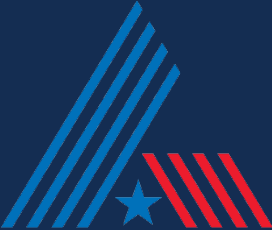


Rear West Side



South Side

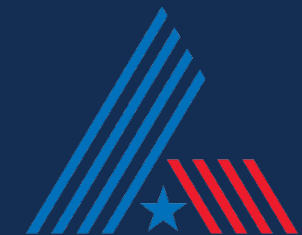
December 5, 2025 at 2:22 PM



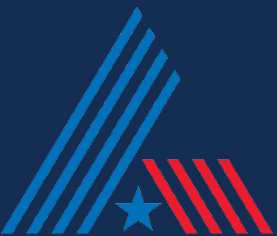
Substandard Code Violations

**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 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)



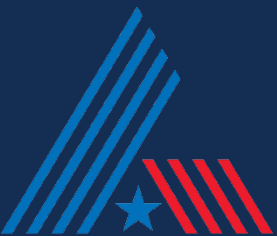
Faulty Weather Protection/Structural Hazards



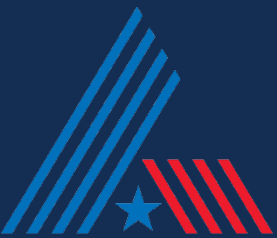
Exterior Dilapidation



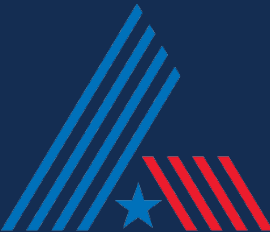
Structural Hazards



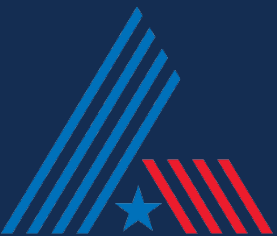
Structural Hazards



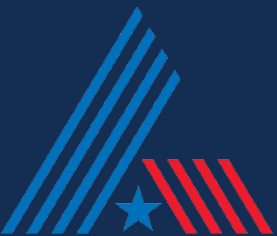
Structural Hazards



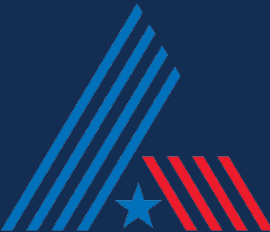
Structural Hazards



Structural Hazards



Nuisance



Timeline of Events

- **June 17, 2025** – Affidavit of condemnation recorded at county clerk. Discovered property was unsecured and roof has fallen in. Attached business owner informed us of frequent vagrant activity in the building that has become a problem.
- **June 18, 2025** – Property was secured by city.
- **June 18, 2025** – Condemnation notices sent to property owner.
- **December 8, 2025** – Found building unsecured and accumulating junk and debris on the alley side of property.
- **December 12, 2025** – Notice of January hearing posted on structure and sent to property owner.
- **December 18, 2025** – Executed Code Inspection Warrant and completed a thorough interior inspection. Found extensive structural damage, as well as an excess of junk and debris inside. Spoke to the owner of the attached building. He let us know that the condition of this building is allowing rain water to get into his building.



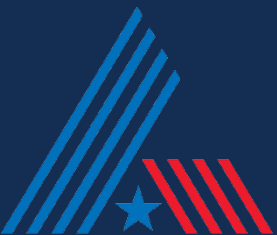
Staff Recommendation:

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 1218 Butternut St presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:1/7/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-003876: 849 Green St (WESTERN HEIGHTS REP, BLOCK N, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Casas for All, LLC

GENERAL INFORMATION

Owner: Casa for All, LLC
Sq Ft: 1,134
Structural: Good
Foundation: Good
Value: \$24,580
Total Value: \$34,671
Delinquent Tax: \$785.77

SPECIAL CONSIDERATIONS

August 20, 2024 – Affidavit of condemnation recorded at county clerk. When we inspected the property today we observed a carport that was being used as a living quarters, there were unauthorized occupants inside the house, and another individual living in a tent in the backyard. There was a terrible odor emanating from the inside of the house as well as the backyard. We found a box in the backyard with unknown contents covered in flies and maggots. There was hazardous electrical in several locations. Power to the house was active. Accumulation in the backyard got the point where it was entering into the alley. One officer went home sick after visiting this property. The house is only 60 feet from an AISD property. No water service since June 10, 2021. Prior to the condemnation we tried to reach the owner through the registered agent who said they would pass along our contact info. The Condemnation notices were sent to the owning LLC and registered agent.

August 27, 2024 – Contacted by property owner, SWE Homes, they requested photos of the property which were sent. We also sent them a plan of action which to date has not been

completed.

September 9, 2024 – Upon arrival at the property found a sheriff’s deputy was completing a Writ of Possession. Vagrants and all of there belongings were being removed.

April 7, 2025 – Discovered house had been broken into and was accumulating junk. The city secured the house and abated all junk, debris, and fallen fence panels. During clearing of the house prior to securement it was noticed the interior of the house was still extremely unsanitary and dilapidated.

June 6, 2025 – City mowed high grass and weeds in backyard that were over 4 feet tall.

December 5, 2025 – Contacted owner by email and informed them of the board hearing and sent them a new plan of action with instructions to complete it.

December 12, 2025 – Notice of January hearing posted on structure and sent to owner. Owinging LLC has reached out several times to keep us updated on their progress completing the plan of action.

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 January 7, 2026.

ATTACHMENTS:

1. 20260107_24-003876_849 Green St 20260107_24-003876_849 Green St.pptx

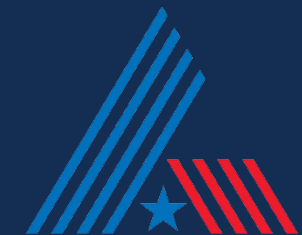
Case #24-003876

849 Green St



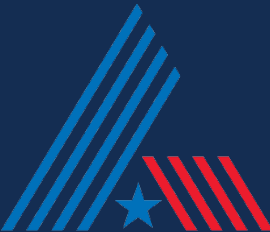
CHECKLIST FOR RECORDS SEARCH

- 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 **Casas For All, LLC** as owner
- **TAYLOR COUNTY** – Shows **Casas For All, 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 10, 2021
- Search reveals **Casas For All, LLC, now known as SWE Homes, LLC** to be the owner.

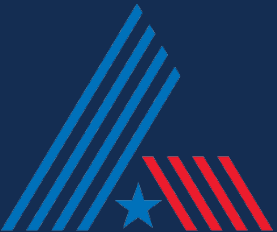


Public Notice

Dec 12, 2025 at 9:01:06 AM



Front West Side



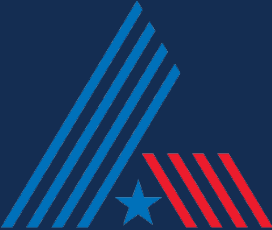
Rear East Side



North Side



South Side



Top View

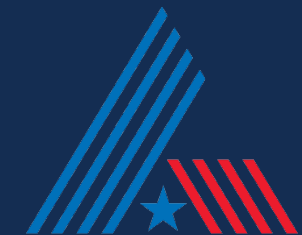
Property is 60 Feet From AISD Campus



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)



Condition Prior to City Abatement



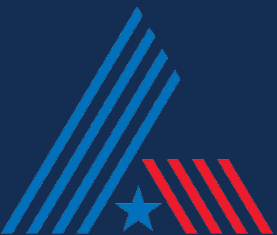
Photos Prior to City Abatement



Observed During Warrant Inspection



Prior to City Securement



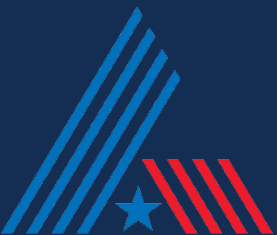
April 7, 2025



Prior to City Securement and 2nd Clean-up



December 5, 2025



December 5, 2025 – Unsecured Again



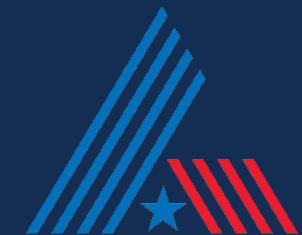
Timeline of Events

- **August 14, 2024** – Executed an administrative search warrant and inspected the full interior and exterior of the property. Found deplorable conditions, including insect infestation and exposed human waste. We observed a carport that was being used as a living quarters, unauthorized occupants inside the house, and another individual living in a tent in the backyard. There was a terrible odor emanating from the inside of the house as well as the backyard. We found a box in the backyard with unknown contents covered in flies and maggots. There was hazardous electrical in several locations of the house while power was active. Accumulation in the backyard got the point where it was entering into the alley. One officer was physically sick after visiting this property. The house is only 60 feet from an AISD campus.
- **August 20, 2024** – Affidavit of condemnation recorded at county clerk. Condemnation notices were sent to the owning LLC and registered agent.
- **August 27, 2024** – Contacted by property owner, Casas For All/SWE Homes, they requested photos of the property which were sent. We also sent them a plan of action worksheet.



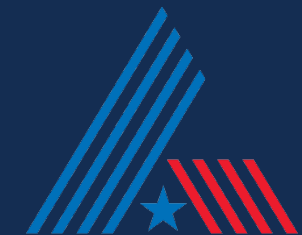
Timeline of Events

- **September 9, 2024** – Upon arrival at the property found a sheriff's deputy was completing a Writ of Possession. Vagrants and all of their belongings were being removed.
- **April 7, 2025** – Discovered house had been broken into and was accumulating junk. The city secured the house and abated all junk, debris, and fallen fence panels. Prior to securement it was noticed the interior of the house was still extremely unsanitary and dilapidated.
- **June 6, 2025** – City mowed high grass and weeds in backyard that were over 4 feet tall.
- **December 5, 2025** – Contacted owner by email and informed them of the January board hearing and sent them a new plan of action with instructions to complete it. Also informed them that the house is unsecured again and more fence panels have fallen.
- **December 12, 2025** – Notice of January hearing posted on structure and sent to owner. Owning LLC has reached out several times to keep us updated on their progress completing the plan of action.



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 849 Green St presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:1/7/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, of Civil Penalties - Case #23-002935: 850 Vine St (ALTA VISTA, BLOCK 3, LOT 1, 2 & N19 OF 3, CONT, TAYLOR COUNTY, TEXAS), Owner: Hernandez, Osvaldo Sr & Krista Ortiz

GENERAL INFORMATION

Owner: Hernandez, Osvaldo Sr & Krista Ortiz
Sq Ft: 1535
Structural: Good
Foundation: Good
Value: \$6,572
Total Value: \$22,149
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

July 5, 2023 – Affidavit of condemnation recorded at county clerk after discovering vacant house that was torn apart by previous owner/occupant.

March 6, 2024 – Board ordered 30/60.

December 6, 2024 – Property changed ownership to relative of deceased owner so that it can be sold.

July 3, 2024 – Board ordered 30/60. Sale of property pending.

December 6, 2024 – Property changed ownership.

January 29, 2025 – Alteration permit was issued. No inspections were scheduled or completed.

February 4, 2025 – Owner obtained permit to demo dilapidated substructure on property. Demo was completed Feb 7th.

October 22, 2025 – Property changed ownership. Owner was given copy of 30/60 plan of action worksheet. Notices were also mailed to new owner today.

December 12, 2025 – Notice of January hearing posted on structure and 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 January 7, 2026.

ATTACHMENTS:

- 1. 20260107_23-002935_850 Vine St 20260107_23-002935_850 Vine St.pptx

Case #23-002935

850 Vine St.



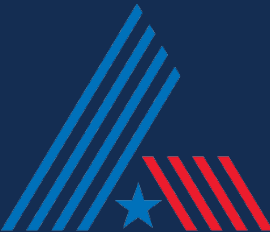
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Krista Ortiz-Hernandez & Osvaldo Hernandez, Sr.** as owners
- **TAYLOR COUNTY** – Shows previous owners **Daniel & Grettel Cottner** to be the owners.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since June 23, 2023
- Search reveals **Krista Ortiz-Hernandez & Osvaldo Hernandez, Sr.** to be the owners.



Public Notice

Dec 12, 2025 at 9:16:15 AM



Front East Side



Rear West Side



North Side



December 5, 2025 at 1:47 PM



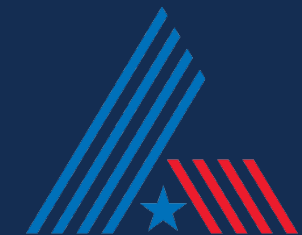
South Side



Substandard Code Violations

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

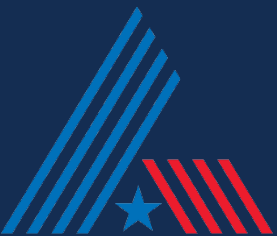
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



Exterior Dilapidation



Foundation work completed



Current Interior Conditions

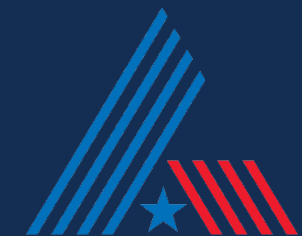


Current Interior Conditions



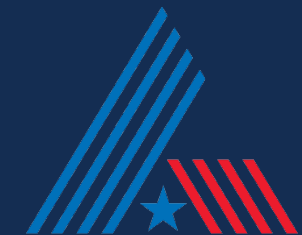
Timeline of Events

- **July 5, 2023** – Affidavit of condemnation recorded at county clerk after discovering vacant house that was torn apart by previous owner/occupant.
- **March 6, 2024 – Board ordered 30/60.**
- **December 6, 2024** – Property changed ownership to relative of deceased owner so that it can be sold.
- **July 3, 2024 – Board ordered 30/60.** Sale of property pending.
- **December 6, 2024** – Property changed ownership.
- **January 29, 2025** – Alteration permit was issued. No inspections were scheduled or completed.
- **February 4, 2025** – Owner obtained permit to demo dilapidated substructure on property. Demo was completed Feb 7th.
- **October 22, 2025** – Property changed ownership. Owner was given copy of 30/60 plan of action worksheet. Notices were also mailed to new owner today.
- **December 12, 2025** – Notice of January hearing posted on structure and sent to property owner.



Staff Recommendation:

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



Questions?



End of 850 Vine St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:1/7/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002452: 5174 Twilight Trl (SOUTHERN SANDS ADDN SEC 1 CONT 1, BLOCK 5, LOT 3, TAYLOR COUNTY, TEXAS), Land owner: Tijerina, David Timothy; Mobile home owner: King, Olga C.

GENERAL INFORMATION

Land Owner: Tijerina, David Timothy

Mobile Home Owner: King, Olga C.

Sq Ft: 1,008

Structural: Poor

Foundation: N/A

Value: \$7,419

Total Value: \$13,982

Delinquent Tax: \$168.16

SPECIAL CONSIDERATIONS

June 17, 2025 – Affidavit of condemnation recorded at county clerk. Condemnation notice and 30/60 plan of action notices sent to land owner as well as mobile home owner.

June 23, 2025 – Mobile home owner came to city hall and requested contact info for land owner that her mobile home is on. We got a hold of the land owner and he said he would reach out to the mobile home owner.

July 8, 2025 - Mobile home owner came into city hall and let us know she wants to remove her mobile home from the lot and put a new mobile home onto the lot, but the property owner would not let her.

August 11, 2025 – Spoke to mobile home owner and her son at city hall. The mobile home owner said she wants to repair the mobile home and leave it at its current location, however, she said the property owner wants the mobile home removed. The son expressed interest in moving

the mobile home to another location to repair it at the new property.

September 26, 2025 – Mobile home owner came into city hall and was explained the 30/60 process again.

December 12, 2025 – Notice of January hearing posted on structure and sent to land and mobile home owners.

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 January 7, 2026.

ATTACHMENTS:

- 1. 20260107_25-002452_5174 Twylight Trl 20260107_25-002452_5174 Twylight Trl.pptx

Case #25-002452

5174 Twylight Trl



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Deed Without Warranty naming **David Timothy Tijerina** as land owner
- **Texas Department of Housing** – Shows previous owner, **Sandra Sellers** as mobile home owner
- **TAYLOR COUNTY** – Shows **Olga King** to be the mobile home owner.
- **SECRETARY OF STATE** – None of these names are listed.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since May 28, 2016
- Search reveals **David Timothy Tijerina** to be the land owner and **Olga King** to be the mobile home owner.



Public Notice

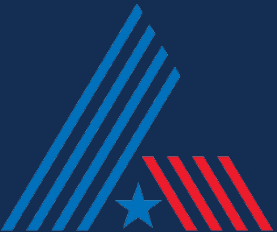
Dec 12, 2025 at 10:34:48 AM



Front South Side



June 12, 2025 at 9:28 AM



Rear North Side



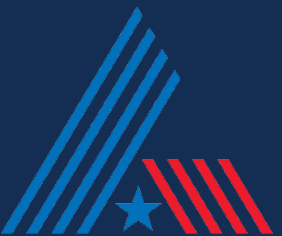
East Side



West Side



June 12, 2025 at 9:30 AM



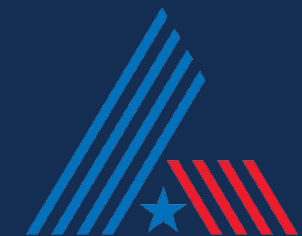
West Side



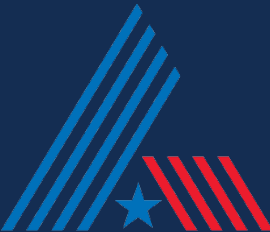
Substandard Code Violations

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



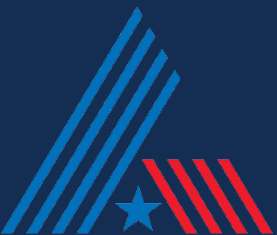
Current Condition



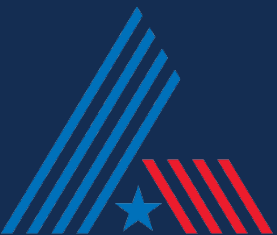
Exterior Missing/Interior Dilapidation



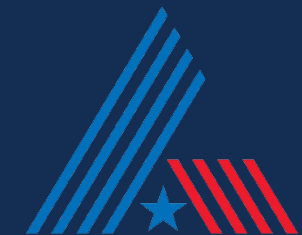
Hazardous Floor (left)/Faulty Weather Protection



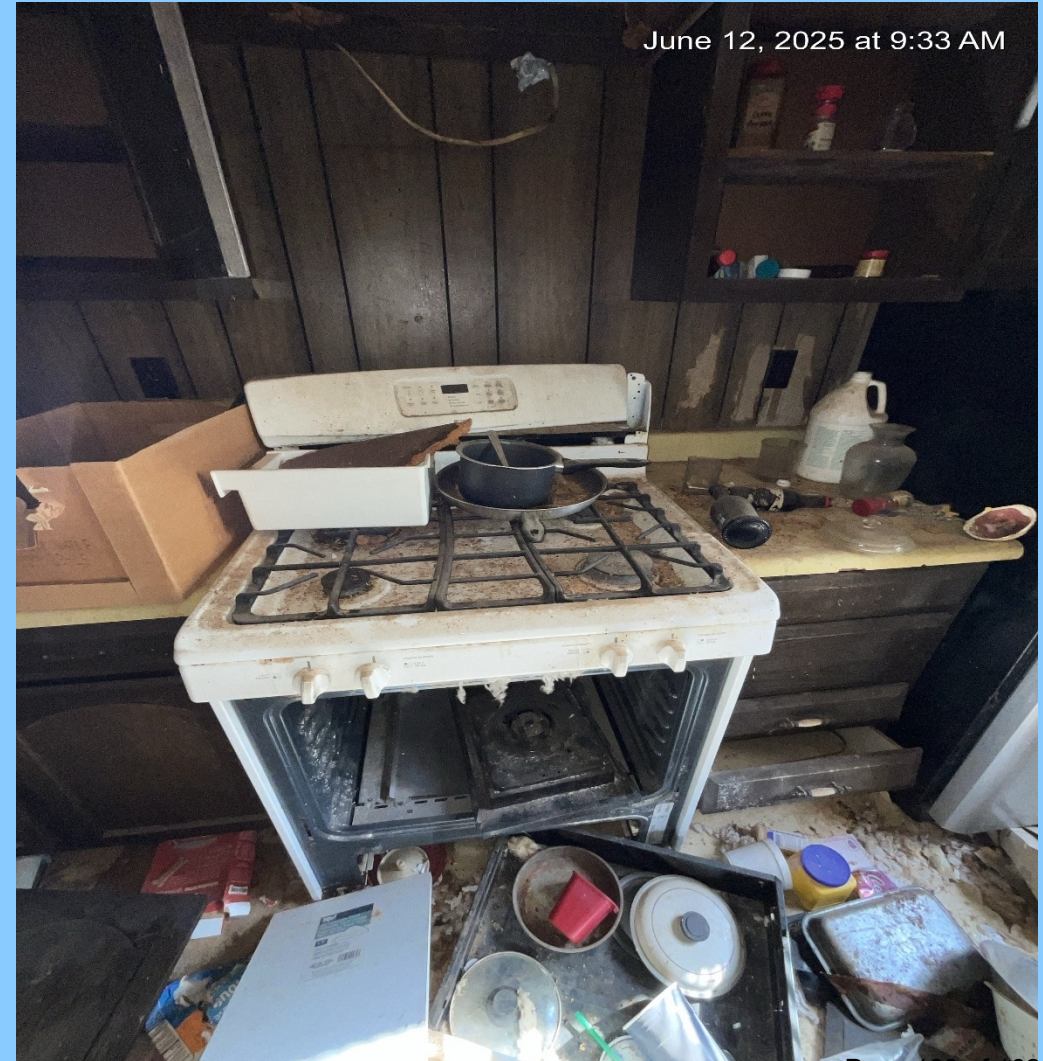
Hazardous Mechanical/Inadequate Sanitation



Inadequate Sanitation



Hazardous Mechanical/Inadequate Sanitation



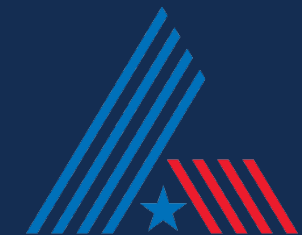
Timeline of Events

- **June 17, 2025** – Affidavit of condemnation recorded at county clerk. Condemnation notice and 30/60 plan of action notices sent to land owner as well as mobile home owner.
- **June 23, 2025** – Mobile home owner came to city hall and requested contact info for land owner that her mobile home is on. We got a hold of the land owner and he said he would reach out to the mobile home owner.
- **July 8, 2025** - Mobile home owner came into city hall and let us know she wants to remove her mobile home from the lot and put a new mobile home onto the lot, but the property owner would not let her.
- **August 11, 2025** – Spoke to mobile home owner and her son at city hall. The mobile home owner said she wants to repair the mobile home and leave it at its current location, however, she said the property owner wants the mobile home removed. The son expressed interest in moving the mobile home to another location to repair it at the new property.
- **September 26, 2025** – Mobile home owner came into city hall and was explained the 30/60 process again.
- **December 12, 2025** – Notice of January hearing posted on structure and sent to land and mobile home owner.



Staff Recommendation:

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



Questions?



End of 5174 Twilight Trl presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:1/7/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-003241: 4817 Mary Lou Ln (BUTTON WILLOW PARKWAY SEC 2, BLOCK 6, LOT 3, TAYLOR COUNTY, TEXAS), Owner: Schronk, Robert V. & Gay

GENERAL INFORMATION

Owner: Schronk, Robert V & Gay
Sq Ft: 1,630
Structural: Fair
Foundation: Good
Value: \$183,251
Total Value: \$201,150
Delinquent Tax: \$2,143.44

SPECIAL CONSIDERATIONS

July 17, 2025 – Affidavit of condemnation recorded at county clerk.
July 22, 2025 – Condemnation notices sent to property owner.
July 24, 2025 – Went over condemnation process with owner and then again with a family member.
July 25, 2025 – Owner called and had us send condemnation paperwork to his contractor.
December 12, 2025 – Notification of January hearing posted on structure and 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 January 7, 2026.

ATTACHMENTS:

1. 20260107_25-003241_4817 Mary Lou Ln 20260107_25-003241_4817 Mary Lou Ln.pptx

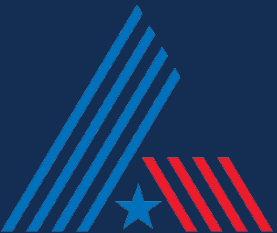
Case #25-003241

4817 Mary Lou 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 **Robert V. Schronk & Gay Schronk** as owners
- **TAYLOR COUNTY** – Shows **Robert & Gay Schronk** to be the owners
- **SECRETARY OF STATE** – Names not listed
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since July 23, 2025
- Search reveals **Robert & Gay Schronk** to be the owners



Public Notice

Dec 12, 2025 at 10:01:34 AM



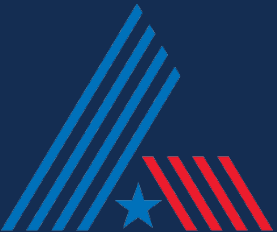
Front West Side



Rear East Side



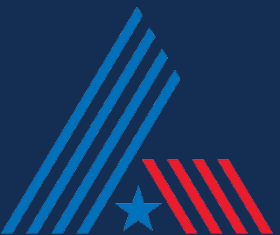
December 22, 2025 at 11:16 AM



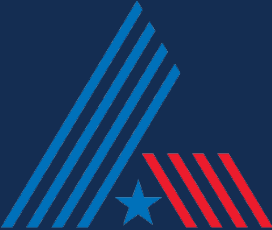
North Side



December 22, 2025 at 11:15 AM



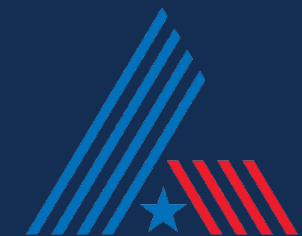
South Side



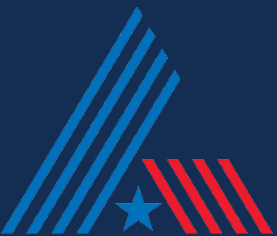
Substandard Code Violations

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



Exterior Dilapidation



Exterior Dilapidation



Roof After Expiration of Roof Permit



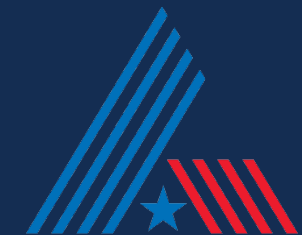
Interior Dilapidation/Faulty Weather Protection



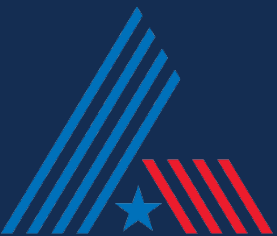
Interior Dilapidation



Inadequate Sanitation



Interior Conditions



Timeline of Events

- **July 17, 2025** – Affidavit of condemnation recorded at county clerk.
- **July 22, 2025** – Condemnation notices sent to property owner.
- **July 24, 2025** – Went over condemnation process with owner and then again with a family member.
- **July 25, 2025** – Owner called and had us send condemnation paperwork to his contractor.
- **July 29, 2025** – Roof permit that was issued Jan 31, 2025, prior to condemnation, expired. Final inspection never scheduled or completed.
- **December 12, 2025** – Notification of January hearing posted on structure and sent to property owner.



Staff Recommendation:

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



Questions?



End of 4817 Mary Lou Ln presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:1/7/2026

TO:

FROM:

SUBJECT: Discussion and possible election of Officers for the Board of Building Standards.

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:



**Board of Building Standards
Agenda Memo**

Meeting Date:1/7/2026

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

