

**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. Jeremy McBrayer  
Mr. Sean McNeill  
Mr. Lloyd Turner  
Mr. Will Dugger

**Staff Present:** Ms. Haley Cagle, City Attorney  
Mr. Van Watson, Building Official  
Mr. Clay Door, Code Compliance Division Manager  
Ms. Leticia Reeves, Neighborhood Services 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  
Ms. Cheri Crocker, Permit Technician  
Mr. James K Goeddertz, Code Compliance Officer

**Others Present:** Mr. Patrick Batten (1126 Houston St)  
Ms. Maria Cruz Marquez (2074 Kansas St)  
Mr. Jeremy Ford (302 Willow St)  
Mr. Hayden Stovall (1041 W 15<sup>th</sup> 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, November 5, 2025, were provided in advance to Board Members for review.

**Mr. Dugger 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

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**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

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
- 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 stated that he was the owner. He apologized for letting the property sit uncompleted. He stated that he has been very busy getting his other properties up to code to ease the housing issues due to the AI plant. He requested a little more time and stated that he can complete the project within 90 days. He stated that his permit was still active. 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. 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

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**Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-000562:** 2074 Kansas St (BIG ELM ADDN, BLOCK A, LOT 11 & W/2 OF 12, TAYLOR COUNTY, TEXAS), Owner: Maria Cruz 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. Mr. Cerda stated that he is the previous owner of the property. He asked the city to give the new owner time to clean up the property. Being no additional speakers, Mr. Beard closed the public hearing and opened the floor for discussion or motion.

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

AYES: Mr. 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: Ford Jeremy Jerome

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:** 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. Ford stated that he is the owner of the property. He stated that it took a while to get the zoning issues fixed. He stated that he can meet the Staff Recommendation. 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. McBrayer, motion passed.**

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

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

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)
- 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)

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. PMI Dollar spoke on behalf of the owner. She stated that the owner is in poor health. She stated that the owner had agreed to meet with her within 24 hours to work on the Plan of Action. 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. Turner, motion passed.**

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

NAYS: None

ABSTAIN: None

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**Case for Rehabilitation, Demolition, or Civil penalties - Case# 25-001890:** 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 is ordered within 30 days, to execute a compliance agreement which requires progress reports to the City and includes the specific corrective plan of action to be taken by the owner and to secure permits.

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

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

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

NAYS: None

ABSTAIN: None

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

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. 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. 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

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**Case for Rehabilitation, Demolition, or Civil penalties - Case# 25-004194:** 1041 N 15<sup>th</sup> 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 stated that he is in contract to buy the property. He stated that he intends to demolish it and build townhomes. He stated that once the sale is complete, he will demolish it within 60 to 90 days. Being no additional speakers, Mr. Beard closed the public hearing and opened the floor for discussion or motion.

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

AYES: Mr. 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

**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 *David D Beard* 1-7-26

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Approved, Chairman

