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 February 4, 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 January 7, 2026 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# 24-000052: 300 Wall St (AUTOMATION INDUSTRIES, LOT 1-3 REP & STREET, ACRES 18.7561, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC

B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000054: 5502 N 1st St. (ABILENE PLAZA SEC 1, BLOCK 12, LOTE250, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC A Delaware LLC

C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000055: 5512 N 1st St (ABILENE PLAZA SEC 1, BLOCK 12, LOT W205 OF E455, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC A Delaware LLC

D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-001274: 742 N 13th St (W105 W140 S100 201 2 W1/2 C MC NAIRY OT ABL, TAYLOR COUNTY, TEXAS), Owner: Dela Garza Jessica T

E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-005504: 1633 Sandefer St (DARBY OF NORTH PARK, BLOCK B, LOT E/2 OF 6 & W37.5 OF 5, TAYLOR COUNTY, TEXAS), Owner: Petty Mary Jo

F. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000130: 2970 S 6th St. (FAIR PARK ACRES OUTLOT 3, BLOCK 3, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Armstrong Electrical Supply Inc

G. 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

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

I. 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

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 29th day of January, 2026, at 2:00 p.m.

_____

Kaitlin Richardson, Deputy City Secretary, TRMC

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:2/4/2026

TO:

FROM:

SUBJECT: **Public hearing and approval of the minutes of the January 7, 2026 Board of Building Standards hearing.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 01072026 Minutes 01072026 Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
January 7, 2026 - 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL

Members Present: Mr. David Beard, Chairman
Mr. Jay Wyatt
Mr. Delbert Allred
Mr. Jeremy McBrayer
Mr. David Brosig
Mr. Will Dugger

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Van Watson, Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Ms. Leticia Reeves, Neighborhood Services Division 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: Mr. Robert Schronk (4817 Mary Lou Ln)
Mr. Rio Ramelot (4817 Mary Lou Ln)
Ms. Mindy Turner (1218 Matador)
Ms. Tara Havner (2317 Crown Place)

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, December 3, 2025, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the minutes as written.
The motion was seconded by Mr. Duggar, motion passed.
AYES: Mr. Allred, Mr. McBrayer, Mr. Brosig, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: Mr. Wyatt

AGENDA ITEMS & PUBLIC HEARINGS

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

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. Being no 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. McBrayer, Mr. Brosig, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-001094: 2317 Crown Place (CROWN PLACE SEC 1, BLOCK H, LOT 11 MH LABEL# TXS0603773, TAYLOR COUNTY, TEXAS), Owner: Havner Tara & Domer John

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:

> **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. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. Brosig, 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. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. Brosig, Mr. Dugger, Mr. Beard
Beard
NAYS: None
ABSTAIN: None

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

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. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. Brosig, 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. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. Brosig, Mr. Dugger, Mr. Beard
Beard
NAYS: None
ABSTAIN: None

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

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

Staff recommendations are as follows:

Order: Owner is ordered within 30 days, to execute a compliance agreement which requires progress reports to the City and includes the specific corrective plan of action to be taken by the owner and to secure permits.

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

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

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

Case for Rehabilitation, Demolition, or 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

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:

> **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. McBrayer, Mr. Brosig, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 25-002452: 5174 Twylight Trl (SOUTHERN SANDS ADDN SEC 1 CONT 1, BLOCK 5, LOT 3 MH LABEL #TXS0571747, TAYLOR COUNTY, TEXAS), Owner: Tijerina David Timothy & King Olga C

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. 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. Brosig, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: Mr. Wyatt

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

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. Mr. Schronk stated he was the owner and that he has found an investor to buy the property. He requested time to complete the sale. Being no additional speakers, Mr. Beard closed the public hearing and opened the floor for discussion or motion.

Mr. Allred made a motion to table the property until the February 4th meeting and was seconded by Mr. Brosig, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. Brosig, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

The Board then discussed changes to the persons serving on the Board. Mr. Allred nominated Mr. Beard as Chairman. Mr. Beard declined the nomination. Mr. Wyatt then nominated Mr. McBrayer as the Chairman. A rollcall was then taken and Mr. McBrayer was elected as the new Chairman.

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

The Board then agreed to discuss the Vice Chairman at the February 4, 2026 meeting.

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 _____

Approved, Chairman

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:2/4/2026

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000052: 300 Wall St (AUTOMATION INDUSTRIES, LOT 1-3 REP & STREET, ACRES 18.7561, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC**

GENERAL INFORMATION

Owner: 300 Wall St LLC A Delaware LLC
Sq Ft: 274,521
Structural: OK
Foundation: Good
Value: $2,507,218
Total Value: $2,696,822
Delinquent Tax: $61,120.78

SPECIAL CONSIDERATIONS

April 3, 2024 – Board ordered 30/60.
October 2, 2024 – Board ordered civil penalties. Lein in the amount of $74,500 was recorded with the county clerk. Lien remains unpaid.
March 5, 2025 – Board ordered civil penalties. Lein in the amount of $77,000 was recorded with the county clerk. Lien remains unpaid.
July 2, 2025 - Board ordered 30 days to enter into compliance agreement and obtain permits. Owner did not enter into an agreement.
September 3, 2025 - Board ordered civil penalties. Lein in the amount of $31,500 was recorded with the county clerk. Lien remains unpaid.
October 30, 2025 - Contacted by reality company and asked if we would accompany a prospective tenant through the building to explain the city's repair requirements so the tenant could make the required repairs, which were the minimum required repairs needed to be able to

use the building for storage.
November 3, 2025 - The tenant walk through was completed. All city requirements were explained and agreed upon. The tenant's next step was to sign a lease agreement with the owner, submit construction documents to the city and then pull permit. They wanted to start utilizing the building in November 2025. It was to be used for storage. This was the last contact we had with this company. We have had no contact from the owner since we attempted to enter into a compliance agreement.
January 14, 2026 - Notice of February hearing sent to owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on September 3, 2025 in the amount of $500 for each day of non-compliance. Period of non-compliance is September 3, 2025 through February 3, 2026. Total number of days of non-compliance is 153 days. Total civil penalties to be assessed is $76,500.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on February 4, 2026.

ATTACHMENTS:

1.	20260204_Slides Intro	20260204_Slides Intro.pptx
2.	20260204_24-000052_300 Wall St	20260204_24-000052_300 Wall St.pptx

BOARD OF BUILDING STANDARDS

February 4, 2026

CITY OF ABILENE TEXAS

PUBLIC NOTICE – February 4, 2026 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, February 4, 2026 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 300 Wall St, 5502/5512 N. 1st St, 2970 S. 6th St, 1857 Jeanette St, 742 N. 13th St, 3317 S. 1st St, 1633 Sandefer St, 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 #24-000052

300 Wall St.

CITY OF ABILENE TEXAS

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 **300 Wall Street, LLC** as owner

- **TAYLOR COUNTY** – Shows **300 Wall Street, LLC** to be the owner.

- **SECRETARY OF STATE** – LLC withdrawn May 9, 2011

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2012

- Search reveals **300 Wall Street, LLC** to be the owner.

Public Notice



Front East Side



Front East Side



Rear West Side



Rear West Side



Rear West Side



North Side



North Side



South Side



South Side



South Side



South Side



Top View


LOCKHEED WY
WALL ST
WALL ST
WALL ST
WALL ST
LI
300 Wall St
LI
5512 N.
1st St
5502 N.
1st St
N 1ST ST
N 1ST ST
N 1ST ST

Substandard Code Violations

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

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

Broken Exterior Glass/Detached Flagpole





Unsecured/Nuisance





Condition of Main Area





Condition of Main Area





Condition of Main Area



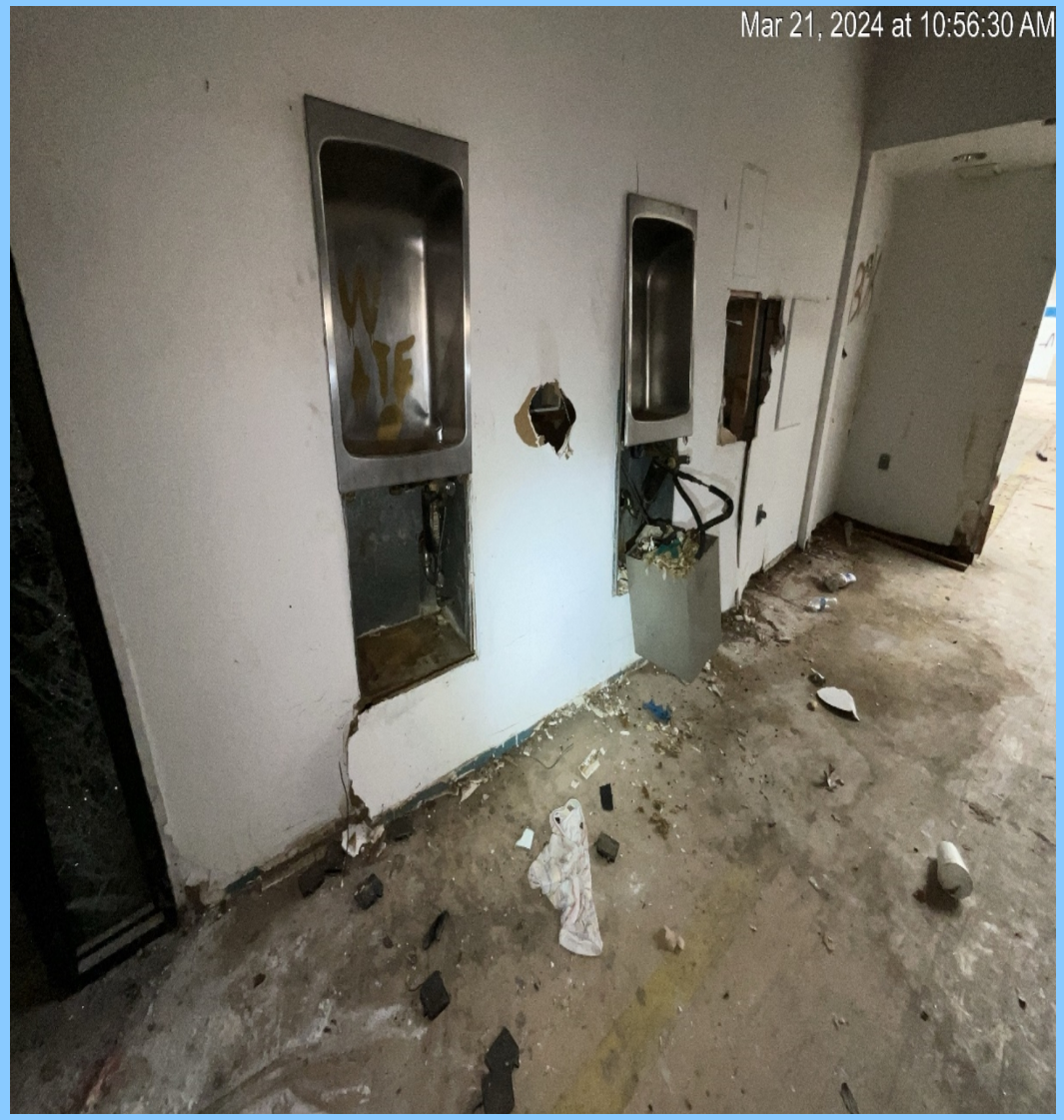


Condition of Main Area





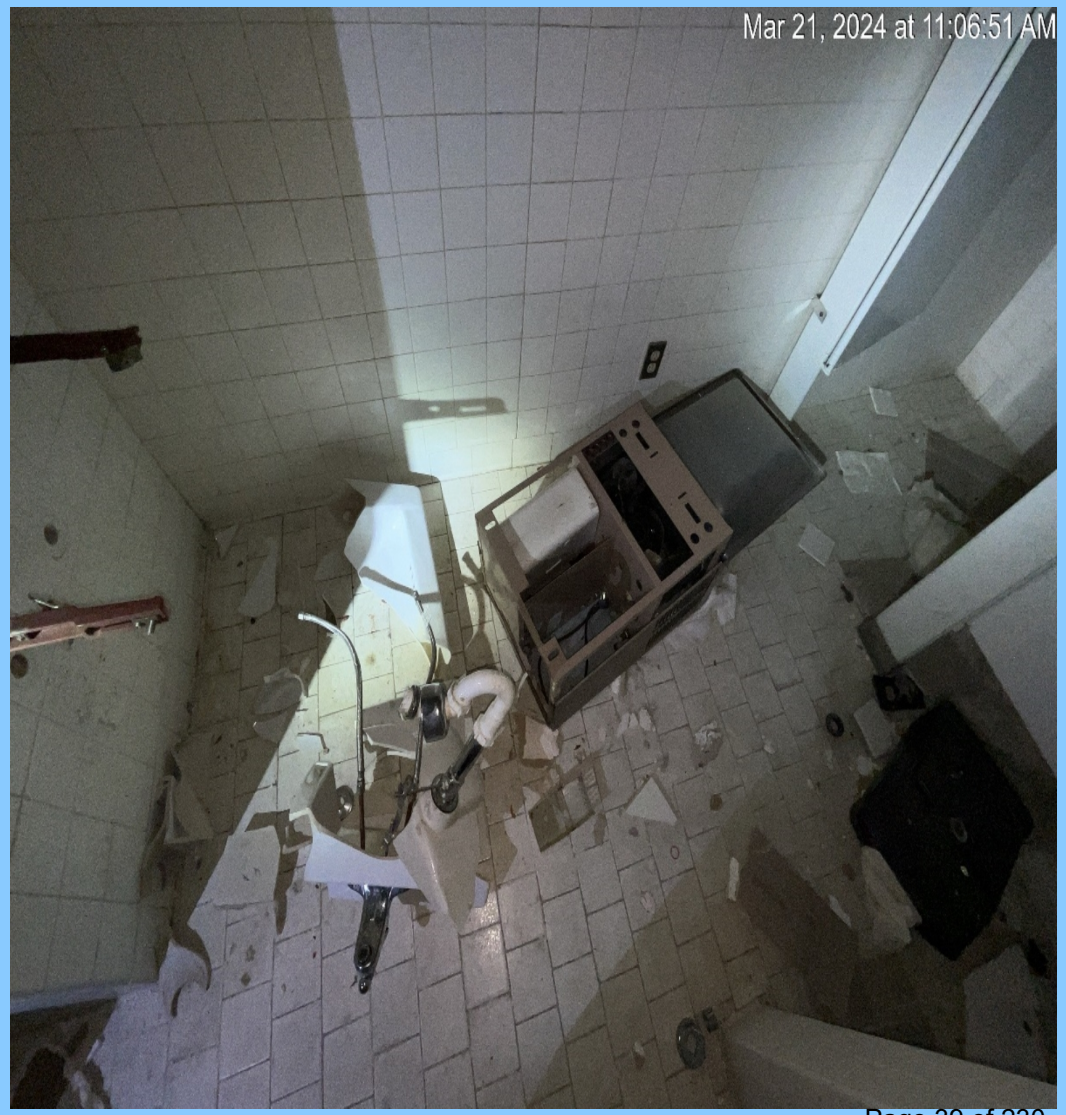
Inadequate Sanitation





Interior Vandalism





Interior Vandalism



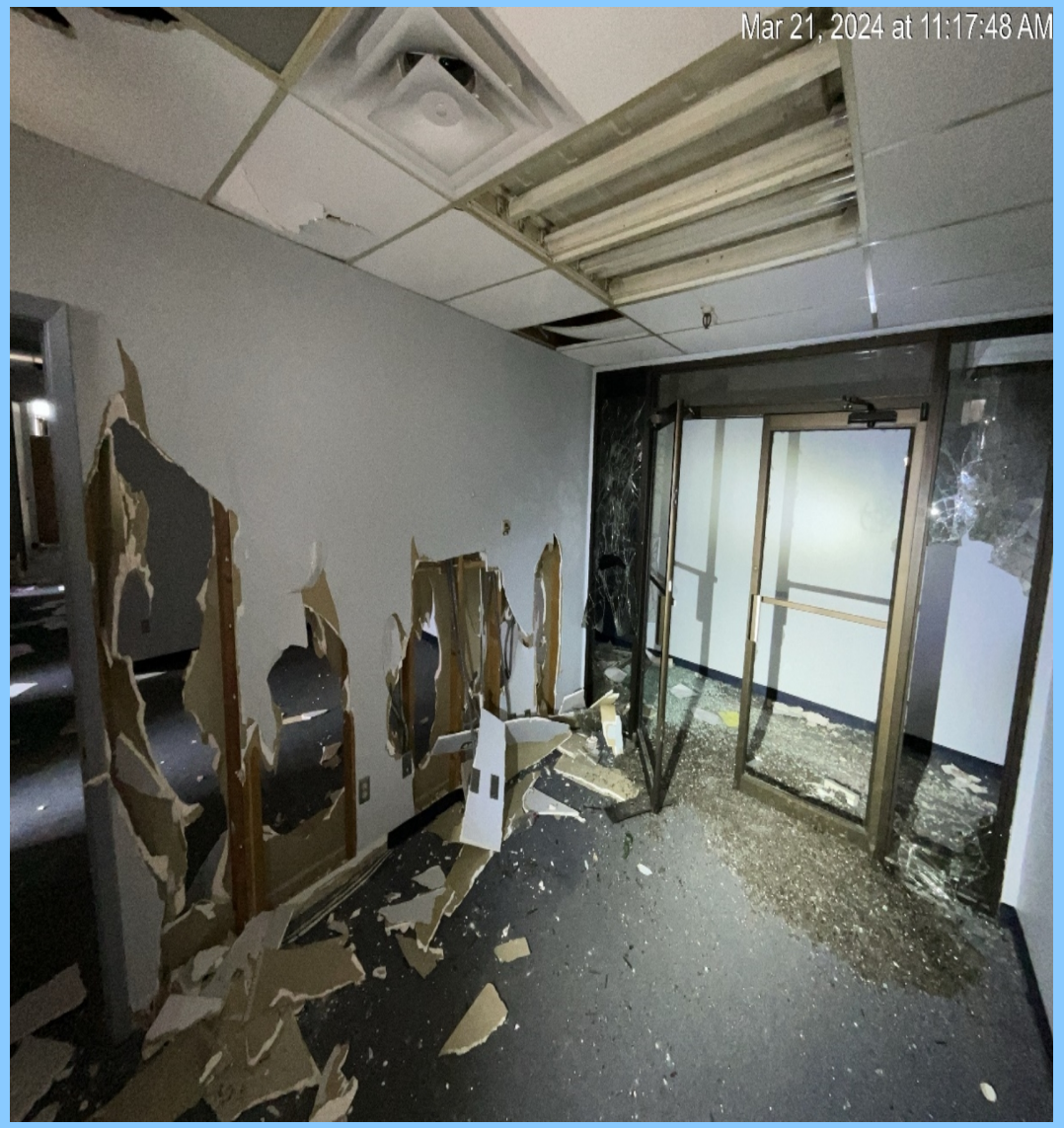


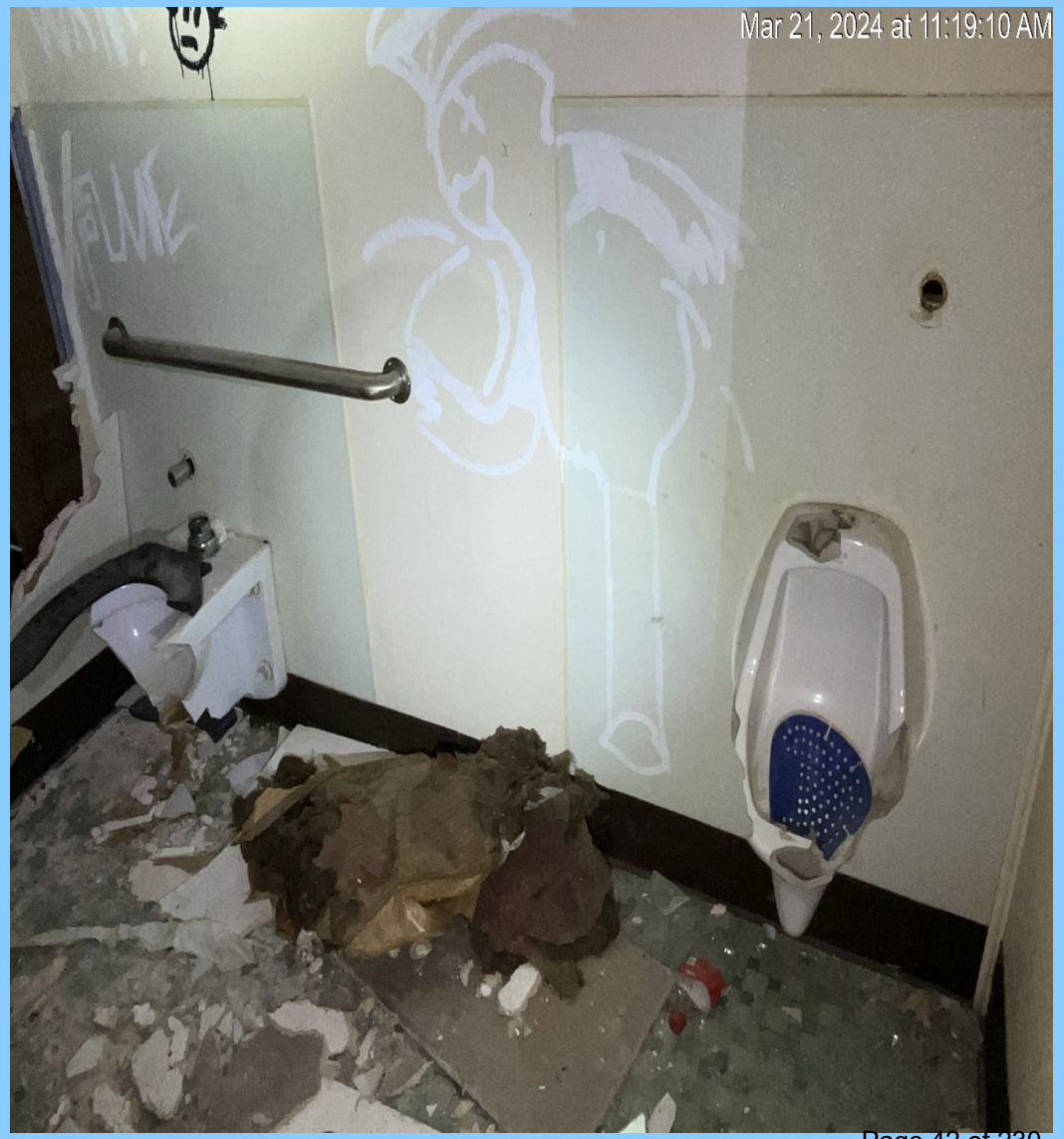
Interior Vandalism





Interior Vandalism





Timeline of Events

- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **April 3, 2024 – Board ordered 30/60**
- **October 2, 2024 – Board ordered civil penalties.** Lein in the amount of $74,500 was recorded with county clerk. Lein remains unpaid.
- **March 5, 2025 – Board ordered civil penalties.** Lein in the amount of $77,000 was recorded with the county clerk. Lien remains unpaid.
- **June 12, 2025** – Sent owner list of minimum required repairs to get building out of condemnation. Owner did some clean out of the building and removed most graffiti.
- **July 2, 2025 – Board ordered compliance agreement.**
- **August 15, 2025 –** Owner did not contact city staff to discuss compliance agreement so one was drafted and sent to him. The agreement was to make minimal repairs necessary to remove building from condemnation. A copy of this proposed agreement was placed in the board member folders. Owner did not enter into a compliance agreement as ordered by the board.
- **September 3, 2025 – Board ordered civil penalties**. Lein in the amount of $31,500 was recorded with the county clerk. Lein remains unpaid.
- **October 30, 2025** – Contacted by reality company and asked if we would accompany a prospective tenant through the building to explain the city's repair requirements so the tenant could make the required repairs, which were the minimum required repairs needed to be able to use the building for storage.
- **November 3, 2025** – The tenant walk through was completed. All city requirements were explained and agreed upon. The tenant's next step was to sign a lease agreement with the owner, submit construction documents to the city, and then pull permit. They wanted to start utilizing the building in November 2025. It was to be used for storage. This was the last contact we had with this company.
- **January 14, 2026** – Notice of February hearing sent to property owner and posted on structure.

Staff Recommendation:

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $500 for each day of non-compliance.

The period of non-compliance for the civil penalties to be assessed is starting on the day after the previous period of non-compliance. Civil Penalties to be assessed today are for the non-compliance period of September 3, 2025 through February 3, 2026.

Total number of days of non-compliance is 153 days.

Total civil penalties to be assessed is $76,500.

Questions?

CITY OF ABILENE TEXAS

End of 300 Wall St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:2/4/2026

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000054: 5502 N 1st St. (ABILENE PLAZA SEC 1, BLOCK 12, LOTE250, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC A Delaware LLC**

GENERAL INFORMATION

Owner: 300 Wall St LLC A Delaware LLC
Sq Ft: 43,104
Structural: OK
Foundation: Good
Value: $284,091
Total Value: $352,114
Delinquent Tax: $19,839.23

SPECIAL CONSIDERATIONS

April 3, 2024 – **Board ordered 30/60**.
October 2, 2024 – **Board ordered civil penalties**. Liens in the amount of $14,900 for 5502 N 1st St and $14,900 for 5512 N 1st St were recorded with the county clerk. Liens remain unpaid.
February 27, 2025 - Received a call from owner's real estate advisor. He let us know that the owner intends to sell this building.
March 5, 2025 – Board ordered civil penalties. Liens in the amount of $15,400 for 5502 N 1st St and $15,400 for 5512 N 1st St were recorded with the county clerk. Liens remain unpaid.

July 2, 2025 - Board ordered 30 days to enter into compliance agreement. Owner did not enter into agreement.
September 3, 2025 - Board ordered civil penalties. Liens in the amount of $15,750 for 5502 N 1st St and $15,750 for 5512 N 1st St were recorded with the county clerk. Liens remain

unpaid.
January 14, 2026 - Notice of February hearing sent to owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on September 3, 2025 in the amount of $250 for each day of non-compliance. Period of non-compliance is September 3, 2025 through February 3, 2026. Total number of days of non-compliance is 153 days. Total civil penalties to be assessed is $38,250.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on February 4, 2026.

ATTACHMENTS:

1.	20260204_24-000054_5502_5512 N. 1st St	20260204_24-000054_5502_5512 N. 1st St.pptx

Case #24-000054
Case #24-000055
5502/5512 N. 1st St.

CITY OF ABILENE TEXAS

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 **300 Wall Street, LLC** as owner

- **TAYLOR COUNTY** – Shows **300 Wall Street, LLC** to be the owner.

- **SECRETARY OF STATE** – LLC withdrawn May 9, 2011

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2019

- Search reveals **300 Wall Street, LLC** to be the owner.

Public Notice





Front South Side



Front South Side



Front South Side



Rear North Side



Rear North Side



East Side



East Side



East Side



West Side



West Side



West Side



West Side



Top View


LOCKHEED WY
LOCKHEED WY
WALL ST
WALL ST
WALL ST
WALL ST
LI
300 Wall St
LI
5512 N.
1st St
5502 N.
1st St
N 1ST ST
N 1ST ST
N 1ST ST

Substandard Code Violations

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

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

Inadequate Sanitation



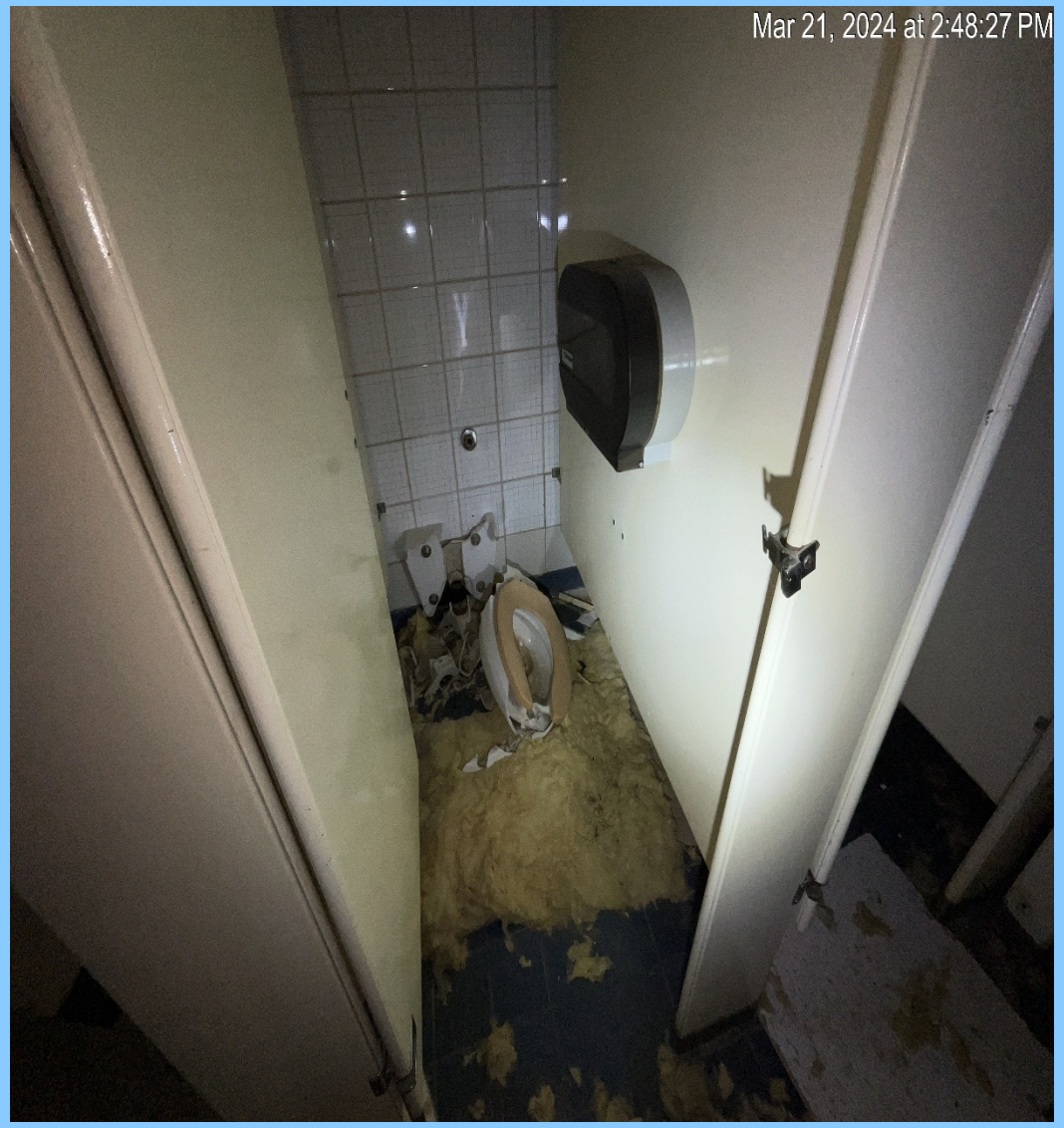


Nuisance/Interior Vandalism





Interior Vandalism





Faulty Weather Protection/Vagrant Activity





Inadequate Sanitation/Dangerous Structure





Timeline of Events

- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **April 3, 2024 – Board ordered 30/60.**
- **October 2, 2024 – Board ordered civil penalties**. Leins in the amount of $14,900 for 5502 N 1st St and $14,900 for 5512 N 1st St were recorded with the county clerk. Leins remain unpaid.
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- **June 12, 2025** – Sent owner list of minimum required repairs to get building out of condemnation. Owner sent an email stating this building was actively being marketed for sale as is.
- **July 2, 2025 – Board ordered compliance agreement**.
- **August 15, 2025 –** Owner did not contact city staff to discuss compliance agreement so one was drafted and sent to him. The agreement was to make minimal repairs necessary to remove building from condemnation. A copy of this proposed agreement was placed in the board member folders. Owner did not enter into a compliance agreement as ordered by the board.
- **September 3, 2025 – Board ordered civil penalties**. Leins in the amount of $15,750 for 5502 N 1st St and $15,750 for 5512 N 1st St were recorded with the county clerk. Leins remain unpaid.

Staff Recommendation:

Order:

Case #24-000054, 5502 N 1st St: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $250 for each day of non-compliance.

Civil Penalties to be assessed today are for the non-compliance period of September 3, 2025 through February 3, 2026.

Total number of days of non-compliance is 153 days.

Total civil penalties to be assessed is $38,250.

Staff Recommendation:

Order:

Case #24-000055, 5512 N 1st St: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $250 for each day of non-compliance.

Civil Penalties to be assessed today are for the non-compliance period of September 3, 2025 through February 3, 2026.

Total number of days of non-compliance is 153 days.

Total civil penalties to be assessed is $38,250.

Questions?

CITY OF ABILENE TEXAS

End of 5502/5512 N. 1st St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:2/4/2026

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000055: 5512 N 1st St (ABILENE PLAZA SEC 1, BLOCK 12, LOT W205 OF E455, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC A Delaware LLC**

GENERAL INFORMATION

Owner: 300 Wall St LLC A Delaware LLC
Sq Ft: 42,830
Structural: OK
Foundation: Good
Value: $286,399
Total Value: $339,229
Delinquent Tax: $7,688.29

SPECIAL CONSIDERATIONS

April 3, 2024 – **Board ordered 30/60**.
October 2, 2024 – **Board ordered civil penalties**. Liens in the amount of $14,900 for 5502 N 1st St and $14,900 for 5512 N 1st St were recorded with the county clerk. Liens remain unpaid.
February 27, 2025 - Received a call from owner's real estate advisor. He let us know that the owner intends to sell this building.
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July 2, 2025 - Board ordered 30 days to enter into compliance agreement. Owner did not enter into agreement.
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unpaid.
January 14, 2026 - Notice of hearing sent to property owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on September 3, 2025 in the amount of $250 for each day of non-compliance. Period of non-compliance is September 3, 2025 through February 3, 2026. Total number of days of non-compliance is 153 days. Total civil penalties to be assessed is $38,250.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on February 4, 2026.

ATTACHMENTS:

1.	20260204_24-000054_5502_5512 N. 1st St	20260204_24-000054_5502_5512 N. 1st St.pptx

Case #24-000054
Case #24-000055
5502/5512 N. 1st St.

CITY OF ABILENE TEXAS

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 **300 Wall Street, LLC** as owner

- **TAYLOR COUNTY** – Shows **300 Wall Street, LLC** to be the owner.

- **SECRETARY OF STATE** – LLC withdrawn May 9, 2011

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2019

- Search reveals **300 Wall Street, LLC** to be the owner.

Public Notice





Front South Side



Front South Side



Front South Side



Rear North Side



Rear North Side



East Side



East Side



East Side



West Side



West Side



West Side



West Side



Top View


LOCKHEED WY
LOCKHEED WY
WALL ST
WALL ST
WALL ST
WALL ST
LI
300 Wall St
LI
5512 N.
1st St
5502 N.
1st St
N 1ST ST
N 1ST ST
N 1ST ST

Substandard Code Violations

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

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

Inadequate Sanitation



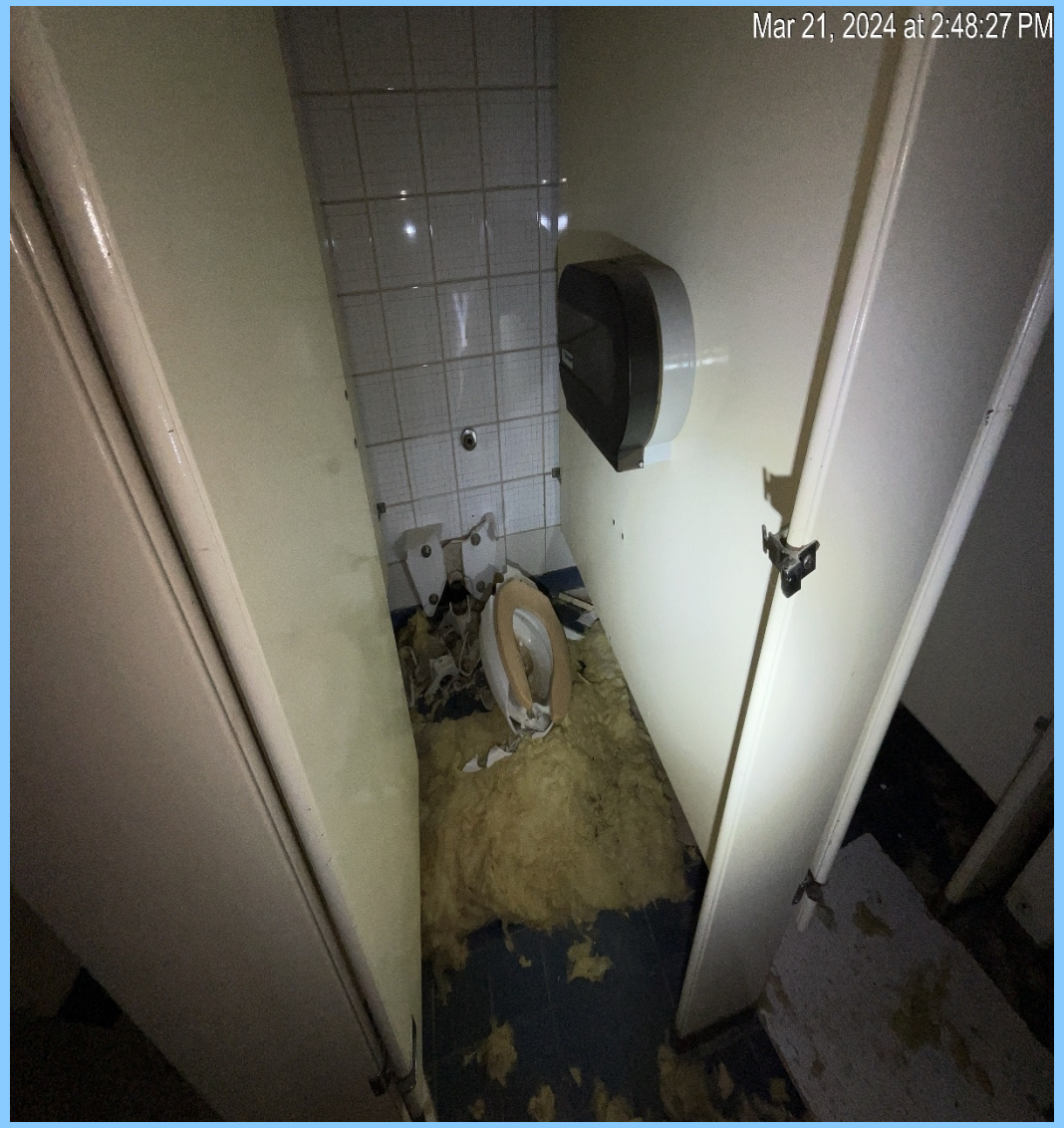


Nuisance/Interior Vandalism





Interior Vandalism





Faulty Weather Protection/Vagrant Activity





Inadequate Sanitation/Dangerous Structure





Timeline of Events

- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **April 3, 2024 – Board ordered 30/60.**
- **October 2, 2024 – Board ordered civil penalties**. Leins in the amount of $14,900 for 5502 N 1st St and $14,900 for 5512 N 1st St were recorded with the county clerk. Leins remain unpaid.
- **February 27, 2025** – Received a call from owner's real estate advisor. He let us know that the owner intends to sell this building.
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- **June 12, 2025** – Sent owner list of minimum required repairs to get building out of condemnation. Owner sent an email stating this building was actively being marketed for sale as is.
- **July 2, 2025 – Board ordered compliance agreement**.
- **August 15, 2025 –** Owner did not contact city staff to discuss compliance agreement so one was drafted and sent to him. The agreement was to make minimal repairs necessary to remove building from condemnation. A copy of this proposed agreement was placed in the board member folders. Owner did not enter into a compliance agreement as ordered by the board.
- **September 3, 2025 – Board ordered civil penalties**. Leins in the amount of $15,750 for 5502 N 1st St and $15,750 for 5512 N 1st St were recorded with the county clerk. Leins remain unpaid.

Staff Recommendation:

Order:

Case #24-000054, 5502 N 1st St: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $250 for each day of non-compliance.

Civil Penalties to be assessed today are for the non-compliance period of September 3, 2025 through February 3, 2026.

Total number of days of non-compliance is 153 days.

Total civil penalties to be assessed is $38,250.

Staff Recommendation:

Order:

Case #24-000055, 5512 N 1st St: Owner is ordered to pay civil penalties for non-compliance of the Board's order on July 2, 2025 in the amount of $250 for each day of non-compliance.

Civil Penalties to be assessed today are for the non-compliance period of September 3, 2025 through February 3, 2026.

Total number of days of non-compliance is 153 days.

Total civil penalties to be assessed is $38,250.

Questions?

CITY OF ABILENE TEXAS

End of 5502/5512 N. 1st St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:2/4/2026

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-001274: 742 N 13th St (W105 W140 S100 201 2 W1/2 C MC NAIRY OT ABL, TAYLOR COUNTY, TEXAS), Owner: Dela Garza Jessica T**

GENERAL INFORMATION

Owner: Dela Garza Jessica T
Sq Ft: 1,064
Structural: Fair
Foundation: Good
Value: $17,391
Total Value: $27,576
Delinquent Tax: $624.99

SPECIAL CONSIDERATIONS

April 19, 2024 - Inspection was requested by Constables. They found poor conditions inside home when they were performing a Writ of Possession. Owner was contacted while on scene and explained likely condemnation. Owner secured house.
April 24, 2024 - Affidavit of Condemnation recorded at county clerk.
May 1, 2024 - Condemnation notices sent to owner.
December 30, 2025 - Received complaint of a break-in.
January 5, 2025 - Inspected property, during inspecito vagrant found inside home. He left while we were on scene and then we cleared the house and secured the door and storm shelter. Neighbor stopped by and told us there had been several vagrants staying in the house and in the yard. During inspection found interior to be in much worse shape than when the Constables were removing last tenants One area of the house looked to be partially burned. Plumbing is missing. Lacks proper sanitation.

January 14, 2026 - Notice of February hearing sent to owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on February 4, 2026.

ATTACHMENTS:

1. 20260204_24-001274_742 N 13th St 20260204_24-001274_742 N 13th St.pptx

Case #24-001274

742 N. 13th St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Warranty naming **Delia Garza and Ramon Silva** as owners and an Affidavit of Heirship naming **Jessica T. Dela Garza**

- **TAYLOR COUNTY** – Shows **Jessica T. Dela Garza** to be the owner.

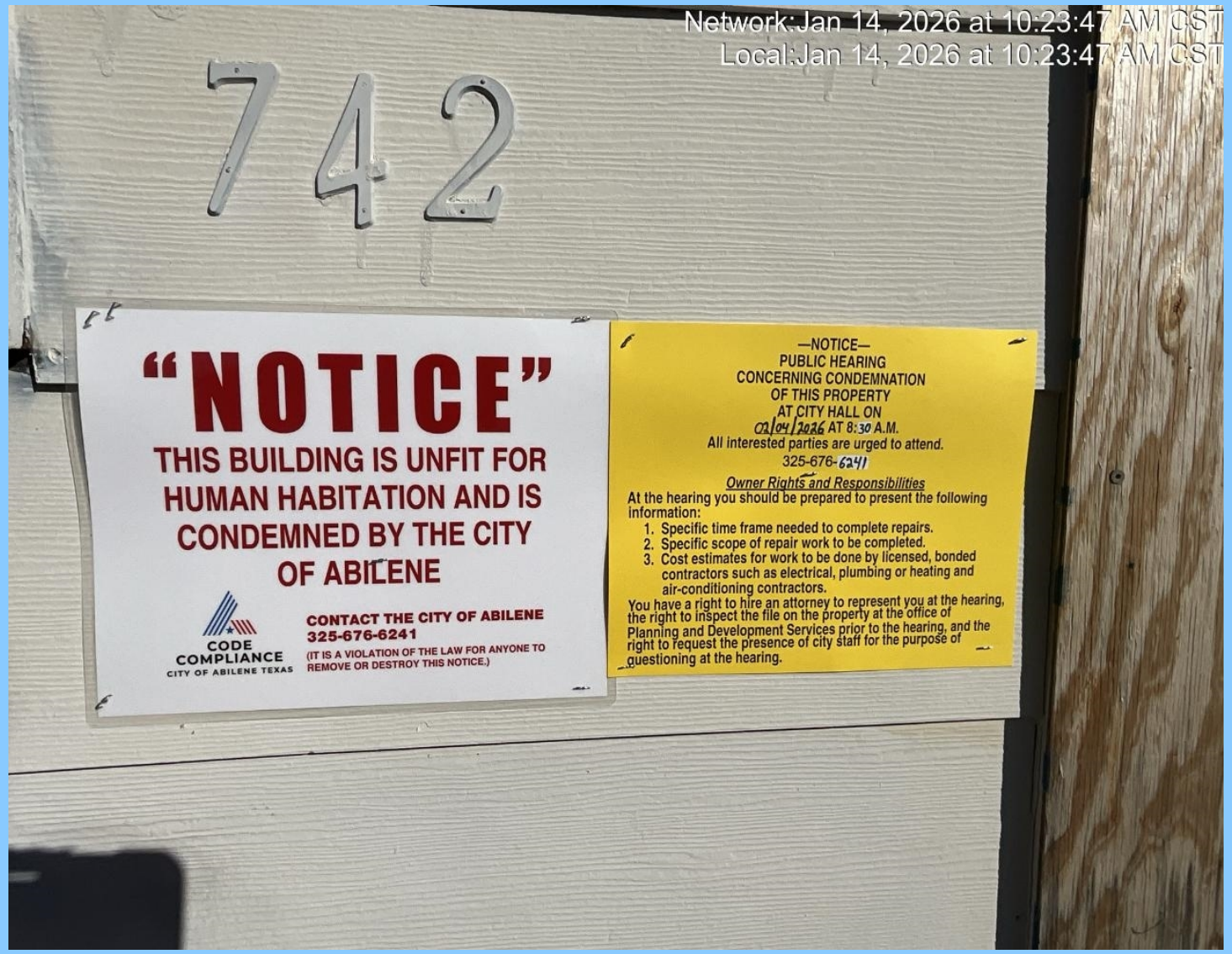
- **SECRETARY OF STATE** – Shows no entity under this name.

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since July 7, 2023

- Search reveals **Jessica T. Dela Garza** to be the owner.

Public Notice



Front South Side



Rear North Side



East Side



West Side



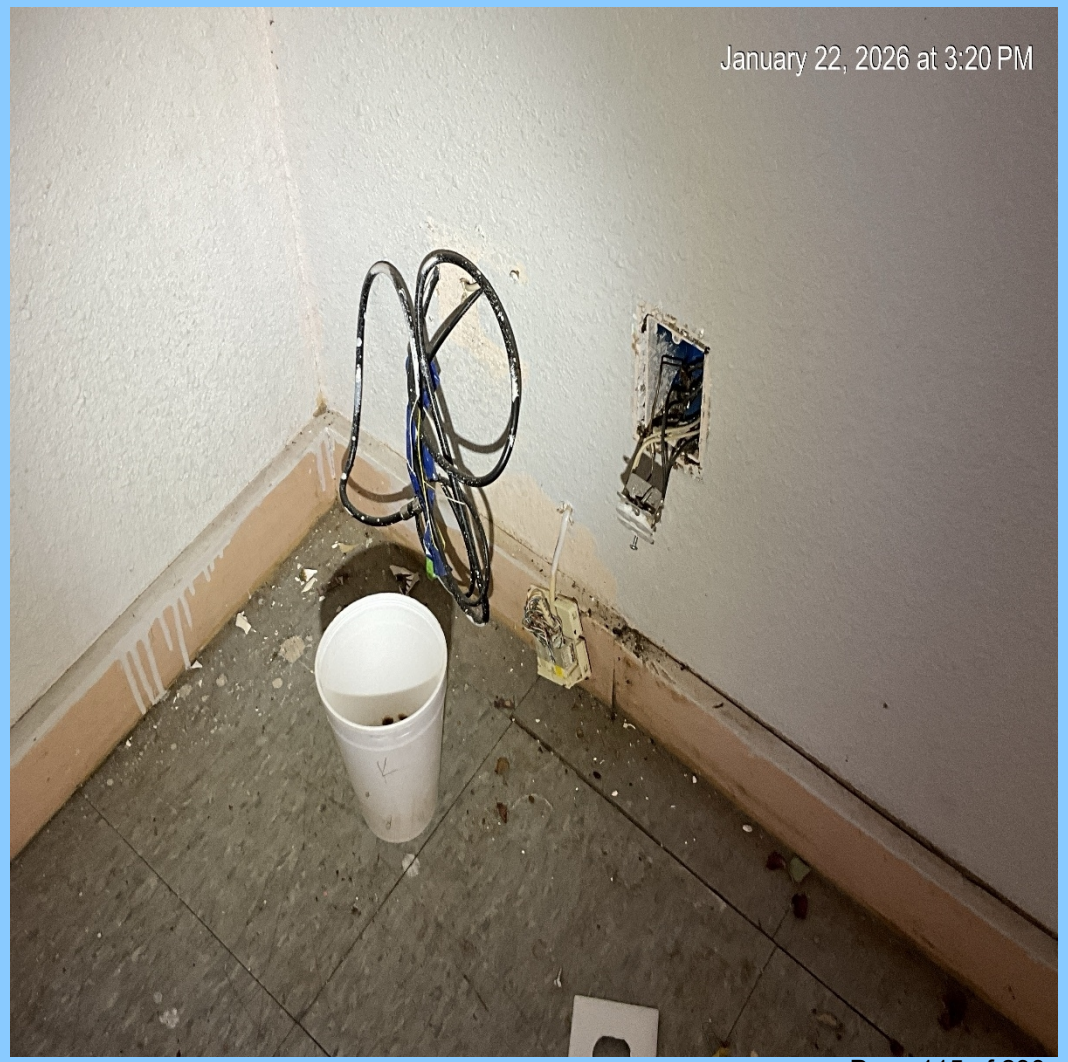
Substandard Code Violations

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

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

Hazardous Electrical





Inadequate Sanitation/Hazardous Mechanical





Inadequate Sanitation





Inadequate Sanitation/Interior Dilapidation





Timeline of Events

- **April 19, 2024** – Inspection was requested by Constables. They found poor conditions inside home when they were performing a Writ of Possession. Owner was contacted while on scene and explained likely condemnation. Owner secured house.
- **April 24, 2024** – Affidavit of condemnation recorded at county clerk.
- **May 1, 2024** – Condemnation notices sent to owner.
- **December 30, 2025** – Received complaint of break in.
- **January 5, 2026** – Inspected property, during inspection vagrant found inside home. He left while we were on scene and then we cleared the house and secured the door and storm shelter. Neighbor stopped by and told us there had been several vagrants staying in the house and in the yard. During inspection found interior to be in much worse shape than when the Constables were removing last tenants. One area of the house looked to be partially burned. Plumbing is missing. Lacks proper sanitation.
- **January 14, 2026** – Notice of February hearing posted on structure and sent to property owner.
- **January 16, 2026** – Received phone call from owner. He is unsure whether they will repair or sell property. Resent owner a 30/60 plan of action worksheet.
- **January 20, 2026** – City secured front door of house.
- **January 22, 2026** – Front door open again. Executed Code Inspection Warrant. Resecured front door.

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?

CITY OF ABILENE TEXAS

End of 742 N. 13th St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:2/4/2026

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-005504: 1633 Sandefer St (DARBY OF NORTH PARK, BLOCK B, LOT E/2 OF 6 & W37.5 OF 5, TAYLOR COUNTY, TEXAS), Owner: Petty Mary Jo**

GENERAL INFORMATION

Owner: Petty Mary Jo
Sq Ft: 2,426
Structural: Poor
Foundation: Good
Value: $116,948
Total Value: $125,859
Delinquent Tax: $117.99

SPECIAL CONSIDERATIONS

•**November 17, 2025** – Affidavit of condemnation recorded at county clerk. There was a structure fire affecting the home's attached garage that required the fire and water department to take the entire garage down to the ground for safety. After the fire, the home was left unsecured at the point of fire as well as the front door and several windows. The property required emergency demo of the burned structure debris. The owner of the house has been living in a nursing home. The house had occupants at one time that were staying there without utilities. Notices of violation were sent to the homeowner to get the house cleared of possible unauthorized occupants or activate utility services and to address a hazardous/falling carport. When no action was taken criminal complaints were done.
•**November 19, 2025** – Condemnation notices sent to owner. The homeowner has reached out several times by letter but the letters are extremely difficult to read. I called the nursing home and let them know of the letter situation. They sent me back an email to inform me that Hardin

Simmons is in the process of buying the property.
•**December 16, 2025** – Received an email from the owner stating the property is in the process of being sold to Hardin-Simmons University. The city has been in contact with HSU and they said they have no formal agreement on the property but they anticipate getting the property and will demo once they get it.
•**January 14, 2026** – Notice of February hearing sent to owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on February 4, 2026.

ATTACHMENTS:

1. 20260204_25-005504_1633 Sandefer St 20260204_25-005504_1633 Sandefer St.pptx

Case #25-005504

1633 Sandefer St

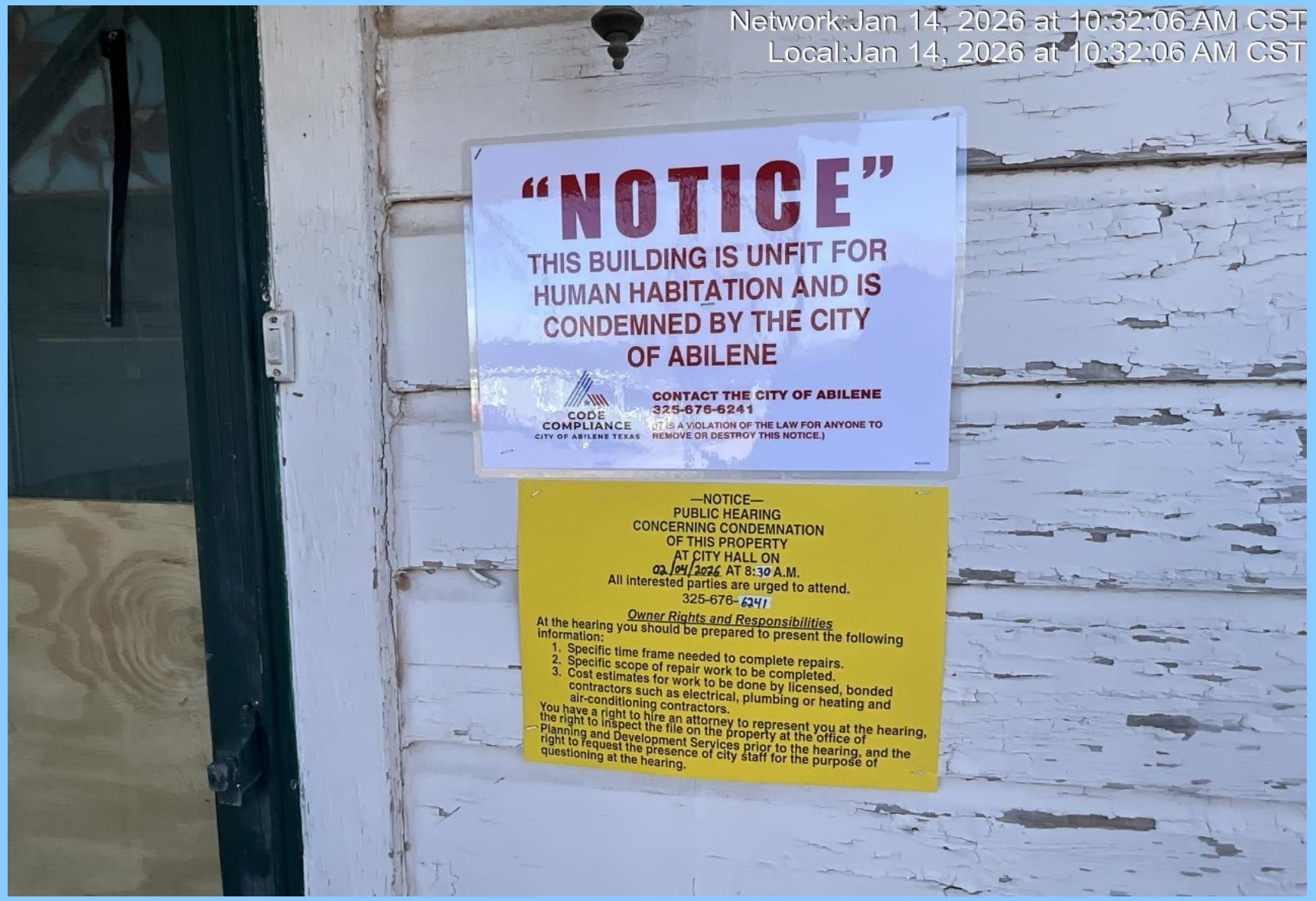
CITY OF ABILENE TEXAS

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 **Mary Jo Petty** as owner
- **TAYLOR COUNTY** – Shows **Mary Jo Petty** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Nov 1, 2024
- Search reveals **Mary Jo Petty** to be the owner.

Public Notice



Front North Side



Rear South Side



East Side



West Side



Substandard Code Violations

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

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

Exterior Dilapidation/Fire Damage





Exterior Dilapidation





South Side Exterior & Interior





Interior Conditions





Timeline of Events

- **November 17, 2025** – Affidavit of condemnation recorded at county clerk. There was a structure fire affecting the home's attached garage that required the fire and water department to take the entire garage down to the ground for safety. After the fire, the home was left unsecured at the point of fire as well as the front door and several windows. The property required emergency demo of the burned structure debris. The owner of the house has been living in a nursing home. The house had occupants at one time that were staying there without utilities. Notices of violation were sent to the homeowner to get the house cleared of possible unauthorized occupants or activate utility services and to address a hazardous/falling carport. When no action was taken criminal complaints were done.
- **November 19, 2025** – Condemnation notices sent to owner. The homeowner has reached out several times by letter but the letters are extremely difficult to read. I called the nursing home and let them know of the letter situation. They sent me back an email to inform me that Hardin Simmons is in the process of buying the property.
- **December 16, 2025** – Received an email from the owner stating the property is in the process of being sold to Hardin-Simmons University. The city has been in contact with HSU and they said they have no formal agreement on the property but they anticipate getting the property and will demo once they get it.
- **January 14, 2026** – Notice of February hearing sent to owner and posted on structure.

Staff Recommendation:

Findings:

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

Order:

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

Questions?

CITY OF ABILENE TEXAS

End of 1633 Sandefer St presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:2/4/2026

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000130: 2970 S 6th St. (FAIR PARK ACRES OUTLOT 3, BLOCK 3, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Armstrong Electrical Supply Inc**

GENERAL INFORMATION

Owner: Armstrong Electrical Supply Inc
Sq Ft: 17,500
Structural: OK
Foundation: OK
Value: $63,113
Total Value: $76,163
Delinquent Tax: $1,726.16

SPECIAL CONSIDERATIONS

October 13, 2015 – Structure fire occurred. Damages estimated to be $10,000. No clean-up or repairs were ever completed.
October 12, 2021 – Performed initial inspection. Opened a dilapidated structure case. Neighbor let me know there was a structure fire here a few years back and the inside was badly damaged.
August 11, 2023 – Spoke to owner by phone. Asked her to come up with repair plan and call me back. No call back, no repairs made.
January 19, 2024 – Served admin search warrant at property and discovered that the structure had extensive interior damage and needed to be condemned. Structure fire debris and damage still present as well as high water standing in the basement.
January 29, 2024 – Affidavit of condemnation filed at county clerk.
February 5, 2024 – Sent notice of condemnation and 30-60 to property owner.
March 27, 2024 – Property Maintenance Inspector met with grandson of property owner to

discuss condemnation and board hearing.
May 1, 2024 – Board issued a 30/60 order.
May 9, 2024 – Spoke with Mr. Armstrong who stated he has not had time to complete a Plan of Action.
August 7, 2024 – I spoke with Ms. Armstrong and advised her of the urgency to submit a Plan of Action.
August 12, 2024 – No Plan of Action submitted. No permits applied for. No repairs appear done.
September 4, 2024 – **Board assessed civil penalties for non-compliance of May 1, 2024 Board order.**
December 11, 2024 – Notice of January hearing sent to owner and posted on structure.
January 8, 2025 – **Board ordered civil penalties**. Contacted Abilene Preservation league to inquire whether they had any interest in assisting property owners with property restoration. They have not responded.
January 27, 2025 – Met with Mr. Armstrong at City Hall. He came in to inquire about paying liens imposed by the Board. He said he intends to get the building repaired and will turn the building into a storage facility with the long-term goal of turning the building into a residence.
February 5, 2025 – The Board was updated on the status of the property. The property owner was not in attendance at the hearing as they said they would be.
February 26, 2025 - One of the two civil penalties assessed was paid.
March 5, 2025 - Board ordered civil penalties.
March 31, 2025 - Partial Plan of Action submitted.
June 20, 2025 - PMI received an email from Mr. Armstrong stating that he was still cleaning out the building and was planning to provide requested documents within a week.
August 13, 2025 - Mr. Armstrong again stated he would submit documents by the 22nd of August.
October 17, 2025 - Mr. Armstrong again stated that he would submit documents by the 31st of October.
December 12, 2025 - Ms. Armstrong agreed to meet with PMI within 24 hours regarding this and another property. This meeting did not happen.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on May 1, 2024 in the amount of $50.00 per day for the period of non-compliance being March 5, 2025 through February 3, 2026, which is a total of 336 days. Total civil penalties to be assessed is $16,800.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on February 4, 2026.

ATTACHMENTS:

1. 20260204_24-000130_2970 S. 6th St 20260204_24-000130_2970 S. 6th St.pptx

Case #24-000130

2970 S. 6th St.

CITY OF ABILENE TEXAS

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 **Armstrong Electrical Supply Co.** as owner

- **TAYLOR COUNTY** – Shows **Armstrong Electrical Supply, Inc** to be the owner.

- **SECRETARY OF STATE** – Company shows to have forfeited existence

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2006

- Search reveals **Armstrong Electrical Supply Company** to be the owner.

Public Notice



Front South Side



Rear North Side



East Side



West Side



Substandard Code Violations

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

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

Exterior Dilapidation





Exterior Dilapidation



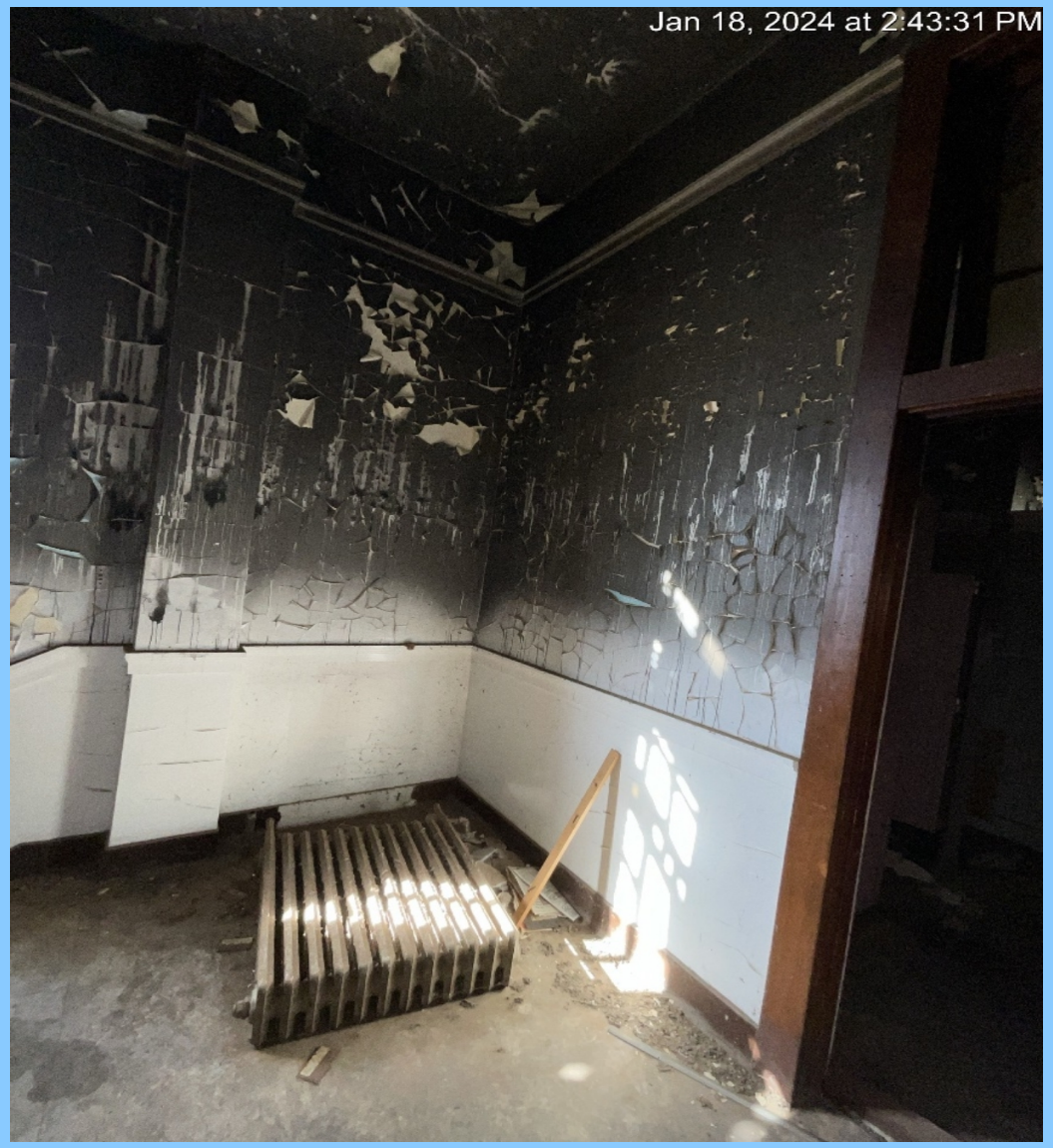


Exterior Dilapidation





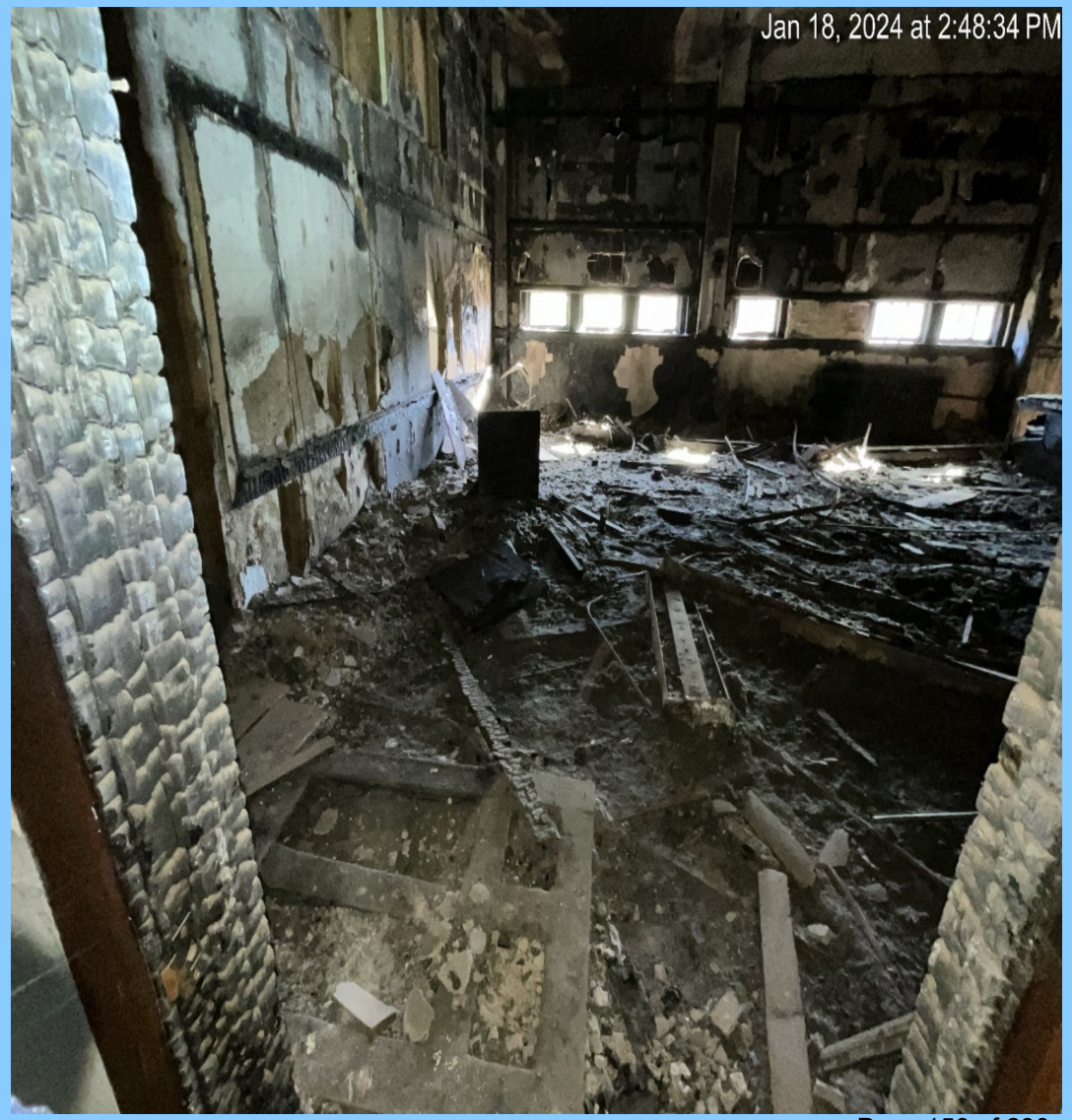
Interior Dilapidation



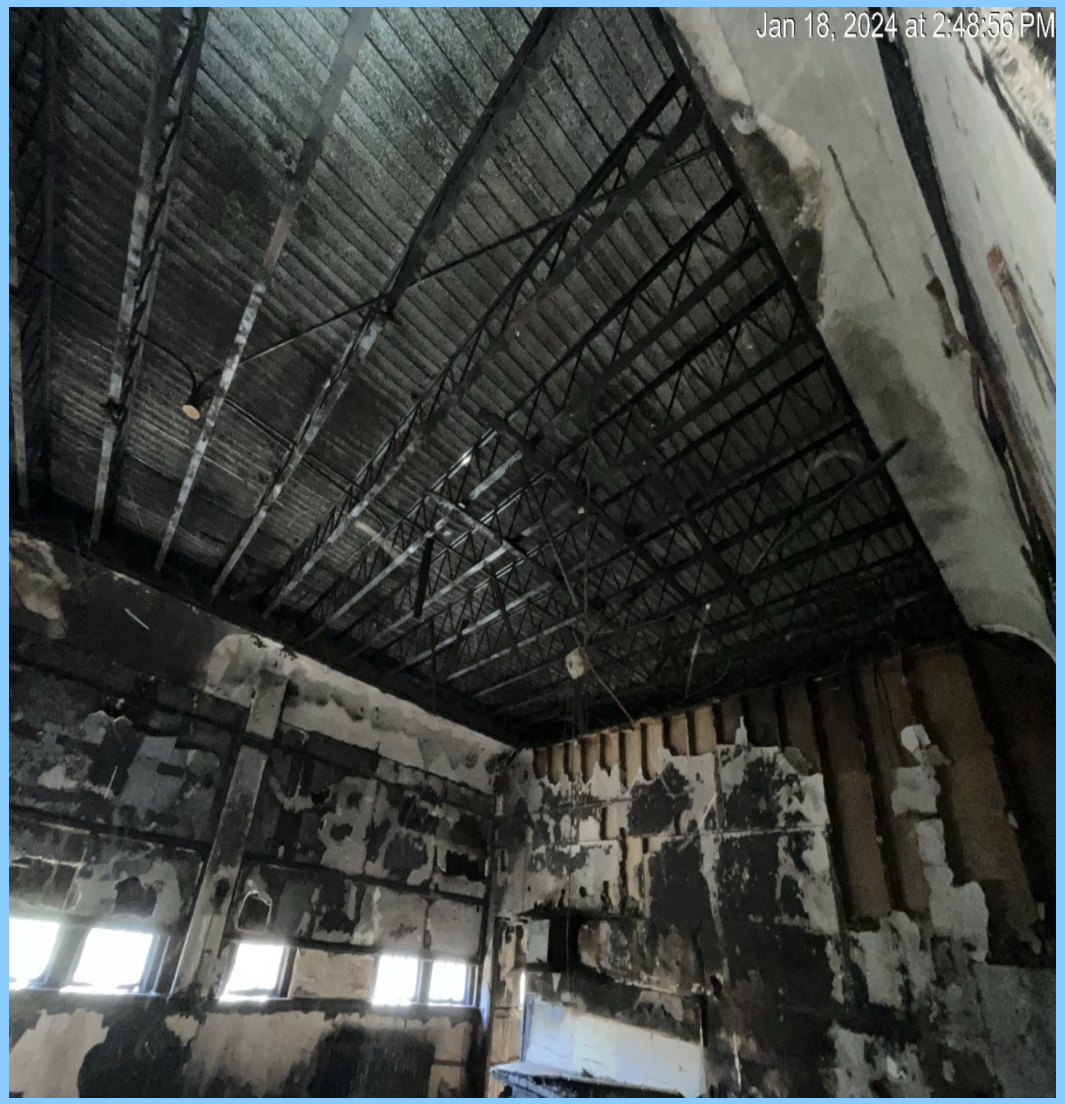


Interior Dilapidation





Interior Dilapidation





Interior Dilapidation





Interior Dilapidation





Interior Dilapidation





Timeline of Events

- **May 1, 2024** – **Board issued a 30/60.**
- **September 4, 2024** – **Board assessed civil penalties** for non-compliance of May 1, 2024 Board order.
- **January 8, 2025** – **Board assessed civil penalties** for non-compliance of May 1, 2024 Board order.
- **March 5, 2025 – Board assessed civil penalties** for non-compliance of May 1, 2024 Board order.
- **March 31, 2025 -** Partial Plan of Action submitted.
- **June 20, 2025 -** PMI received an email from Mr. Armstrong stating that he was still cleaning out the building and was planning to provide requested documents within a week.
- **August 13, 2025 -** Mr. Armstrong again stated he would submit documents by the 22nd of August.
- **October 17, 2025 -** Mr. Armstrong again stated that he would submit documents by the 31st of October.
- **December 12, 2025 -** Ms. Armstrong agreed to meet with PMI within 24 hours regarding this and another property. This meeting did not happen.
- **January 14, 2026** – Notice of February hearing sent to property owner and posted on structure.

Staff Recommendation:

- Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on May 1, 2024 in the amount of $50.00 per day for the period of non-compliance being March 5, 2025 through February 3, 2026, which is a total of 336 days. Total civil penalties to be assessed is $16,800.

Questions?

CITY OF ABILENE TEXAS

End of 2970 S. 6th St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:2/4/2026

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.
November 19, 2025 - Met with the Armstrong's at the property to check progress.
December 3, 2025 - BoBS ordered 30/60. Ms. Armstrong was in attendance and agreed to meet with PMI within 24 hours to create a Plan of Action. No meeting has occurred and no

documentation has been submitted.
January 14, 2026 - Notice of February hearing sent to property owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on February 4, 2026.

ATTACHMENTS:

1. 20260204_24-000771_1857 Jeanette St 20260204_24-000771_1857 Jeanette St.pptx

Case #24-000771

1857 Jeanette St.

CITY OF ABILENE TEXAS

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



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





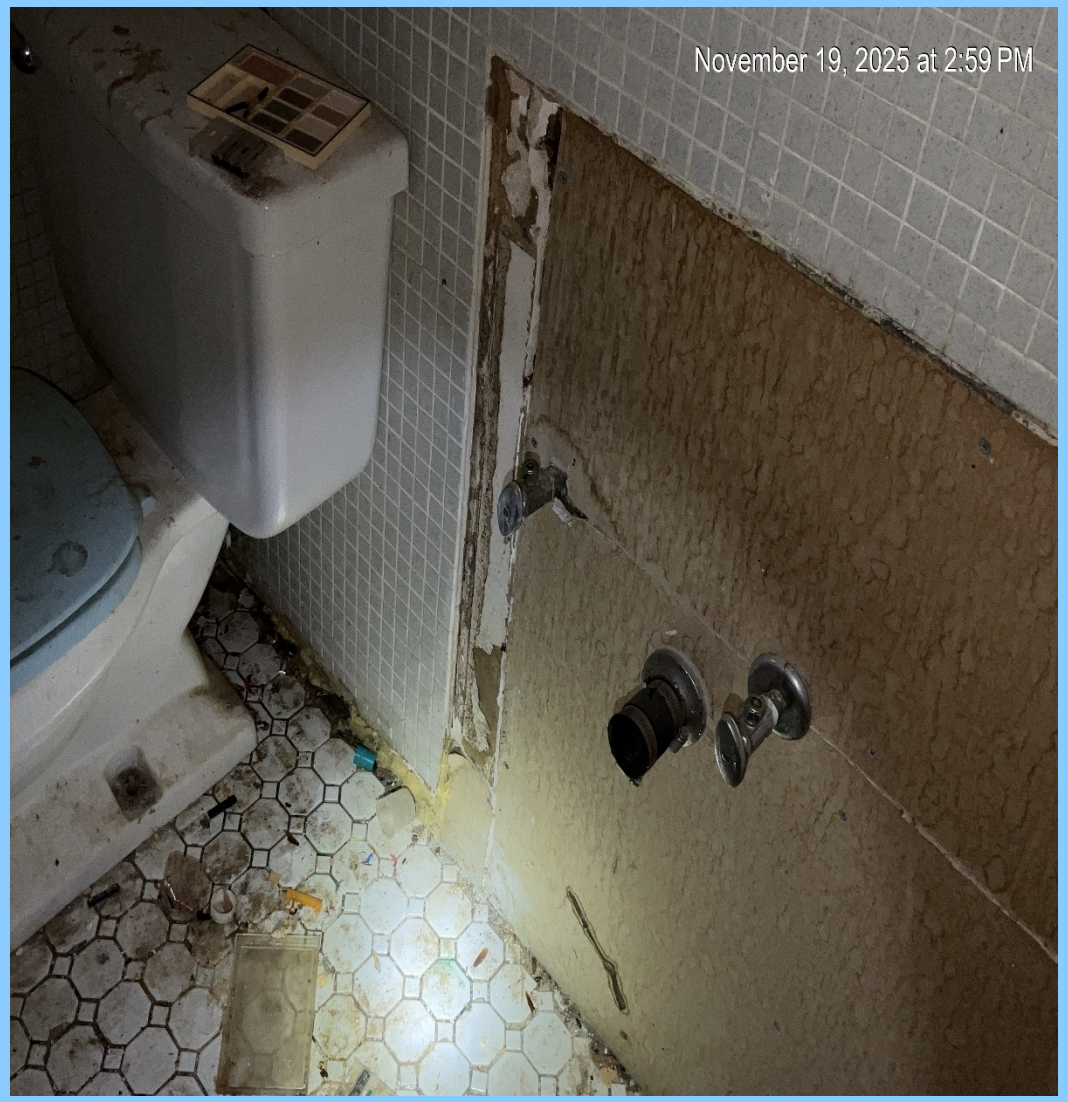
Inadequate Sanitation





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.
- **December 3, 2025 - Board ordered 30/60.** Ms. Armstrong was in attendance and agreed to meet with PMI within 24 hours to create a Plan of Action. No meeting has occurred and no documentation has been submitted.
- **January 14, 2026** – Notice of February hearing sent to property owner and posted on structure.

Staff Recommendation:

Findings:

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

Order:

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

Questions?

CITY OF ABILENE TEXAS

End of 1857 Jeanette St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:2/4/2026

TO:

FROM:

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

GENERAL INFORMATION

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

SPECIAL CONSIDERATIONS

September 19, 2024 - Executed code inspection warrant. Building contained a business with no certificate of occupancy. Tenant expressed concern for lack of maintenance of building and which is causing her to have to move her business. Structure has a homeless encampment in the rear.
September 19, 2024 - Condemned all units of the building except for the one occupied by the business.
September 20, 2024 - Condemnation notices sent to owner. Spoke to owner, he expressed interest in demolishing the building.
October 1, 2024 - Property transferred to RD Unity Properties.
October 14, 2024 - Business moved out of structure. Last unit was condemned. Condemnation notice sent to owner for this unit.
October 23, 2024 - Owners came into city hall to discuss condemnation.

November 12, 2024 - Contacted by PD to inform us the building had been broken into.
November 15, 2024 - Owner let us know he still plans to demolish building.
November 19, 2024 - Property was secured by the city.
February 14, 2025 - Building unsecured again. Owner stated he plans to demolish in June. There is still a homeless person taking residence in and in the rear of the property.
June 4, 2025 – Board ordered 30/60.
August 20, 2025 – Asbestos survey submitted and demo permit issued to property owner's demo contractor.
August 29, 2025 – Demolition stopped by the State Health Department due to asbestos concerns.
September 25, 2025 - State Health Department representative advised PMI that their sample did not show asbestos, but tha since the owners asbestos report did show asbestos, the demolition would have to comply with asbestos abatement. He stated that he had explained this to the owner and the demolition contractor. contact was made with the owner and he stated that he was waiting for his contractor to hire an asbestos company. On this same day, the owner of the neighboring restaurant called to say that the demolition company had placed a fence on his parking lot.
October 7, 2025 - Mr. Mizar called to ask how much time he had to finish the demolition. He was advised that the building was left in a dangerous state and the demolition, including asbestos abatement, needed to be completed as soon as possible.
November 5, 2025 - BoBS ordered demolition.
November 20, 2025 - The city demolished part of the building which was in danger of eminent collapse.
January 6, 2026 - The fence surrounding the building has been removed leaving the partially demolished structure unsecured.
January 14, 2026 - Notice of February hearing sent to owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on November 5, 2025 in the amount of $100 for each day of non-compliance. Period of non-compliance is December 5, 2025 through February 3, 2026. Total number of days of non-compliance is 61 days. Total civil penalties to be assessed is $6,100.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on February 4, 2026.

ATTACHMENTS:

1. 20260204_24-004628_3317 S 1st St 20260204_24-004628_3317 S 1st St.pptx

Case #24-004628 &
Case #24-005247
3317 S. 1st St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Warranty Deed naming **RD Unity Properties, LLC** as owner

- **TAYLOR COUNTY** – Shows **RD Unity Properties, LLC** to be the owner.

- **SECRETARY OF STATE** – Shows no entity under this name.

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Dec 31, 2024

- Search reveals **RD Unity Properties, LLC** to be the owner.

Public Notice



Front North Side



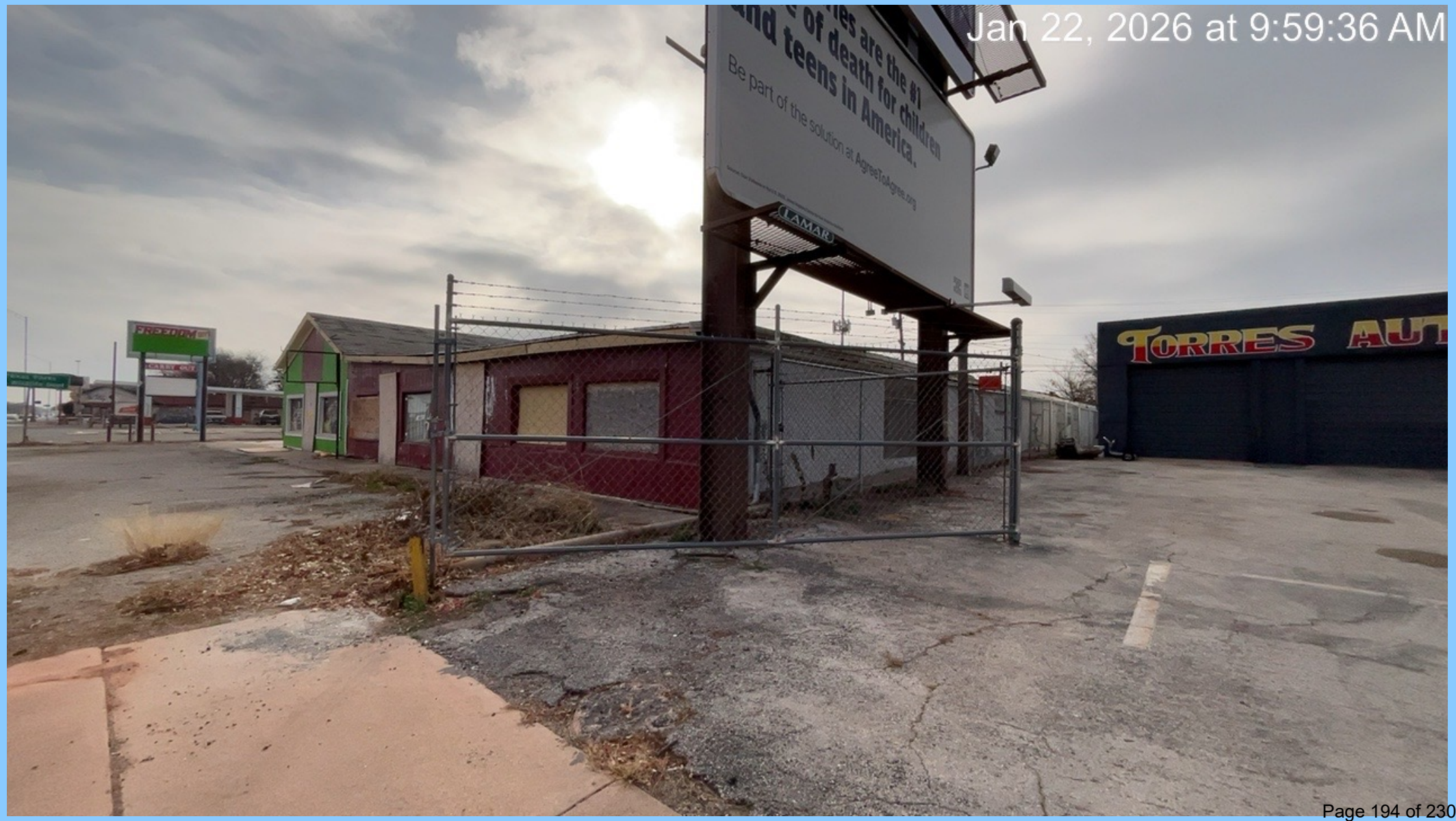
Rear South Side



East Side



West Side


Jan 22, 2026 at 9:59:36 AM
Be part of the solution at AgreeToAgree.org
LAMAR
TORRES

Substandard Code Violations

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

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

Incomplete Demolition

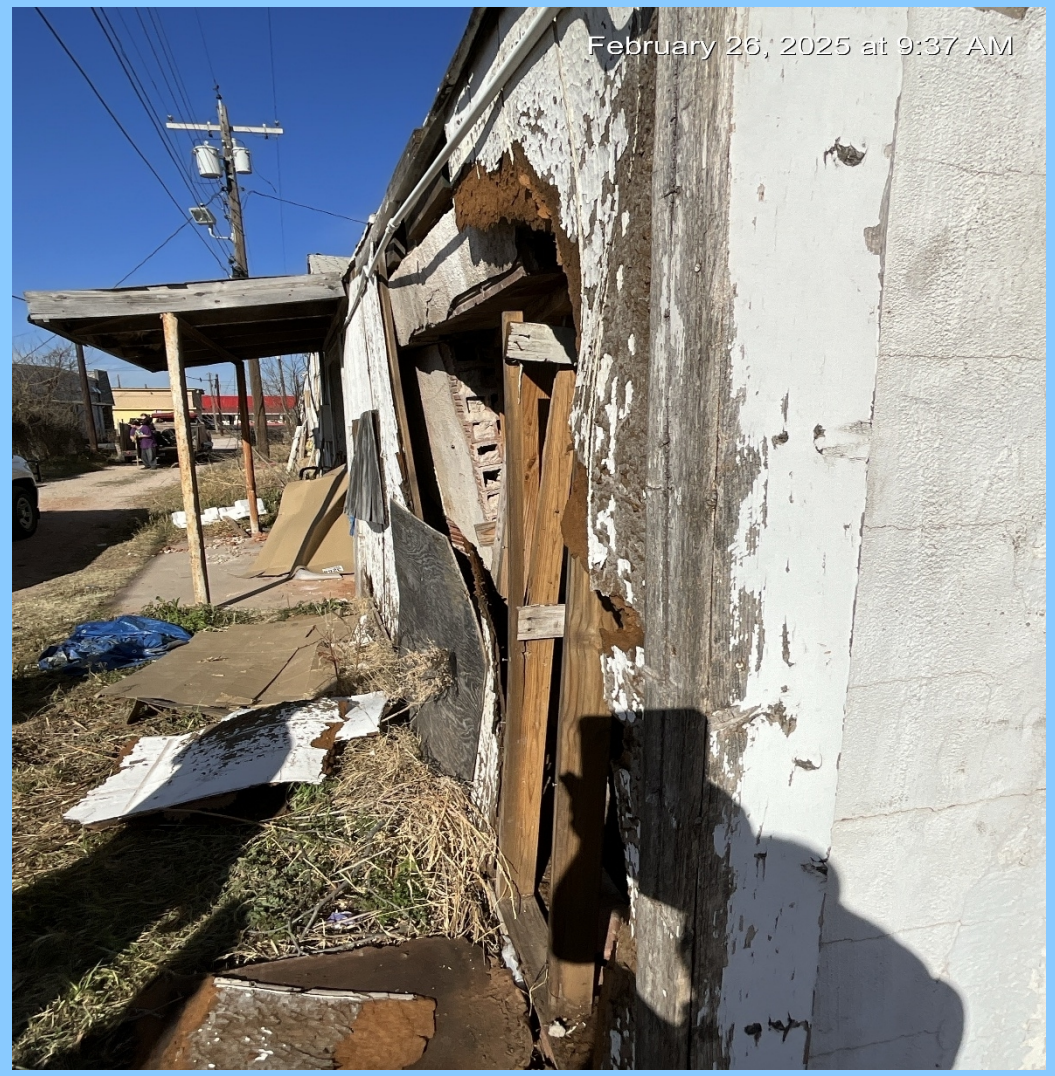


Exterior Dilapidation





Structural Hazard/Faulty Weather Protection





Exterior Dilapidation





Electrical Issues/Vagrant Activity





Interior Conditions





Interior Conditions





Interior Conditions





Timeline of Events

- **September 20, 2024** - Condemnation notices sent to owner and filed with the county clerk.
- **June 4, 2025 – Board ordered 30/60.**
- **November 5, 2025 - Board ordered demolition.**
- **November 20, 2025 -** The city demolished part of the building which was in danger of imminent collapse.
- **January 6, 2026 -** The fence surrounding the building has been removed, leaving the partially demolished structure unsecured.
- **January 14, 2026** – Notice of February hearing sent to property owner and posted on structure.

Staff Recommendation:

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on November 5, 2025 in the amount of $100 for each day of non-compliance. Period of non-compliance is December 5, 2025 through February 3, 2026. Total number of days of non-compliance is 61 days. Total civil penalties to be assessed is $6,100.

Questions?

CITY OF ABILENE TEXAS

End of 3317 S. 1st St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:2/4/2026

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.
January 7, 2026 - BoBS tabled the case due to a potential buyer.
January 14, 2026 - Notice of hearing sent to property owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Untable

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 February 4, 2026.

ATTACHMENTS:

1. 20260204_25-003241_4817 Mary Lou Ln 20260204_25-003241_4817 Mary Lou Ln.pptx

Case #25-003241

4817 Mary Lou Ln

(Tabled at previous hearing)

CITY OF ABILENE TEXAS

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

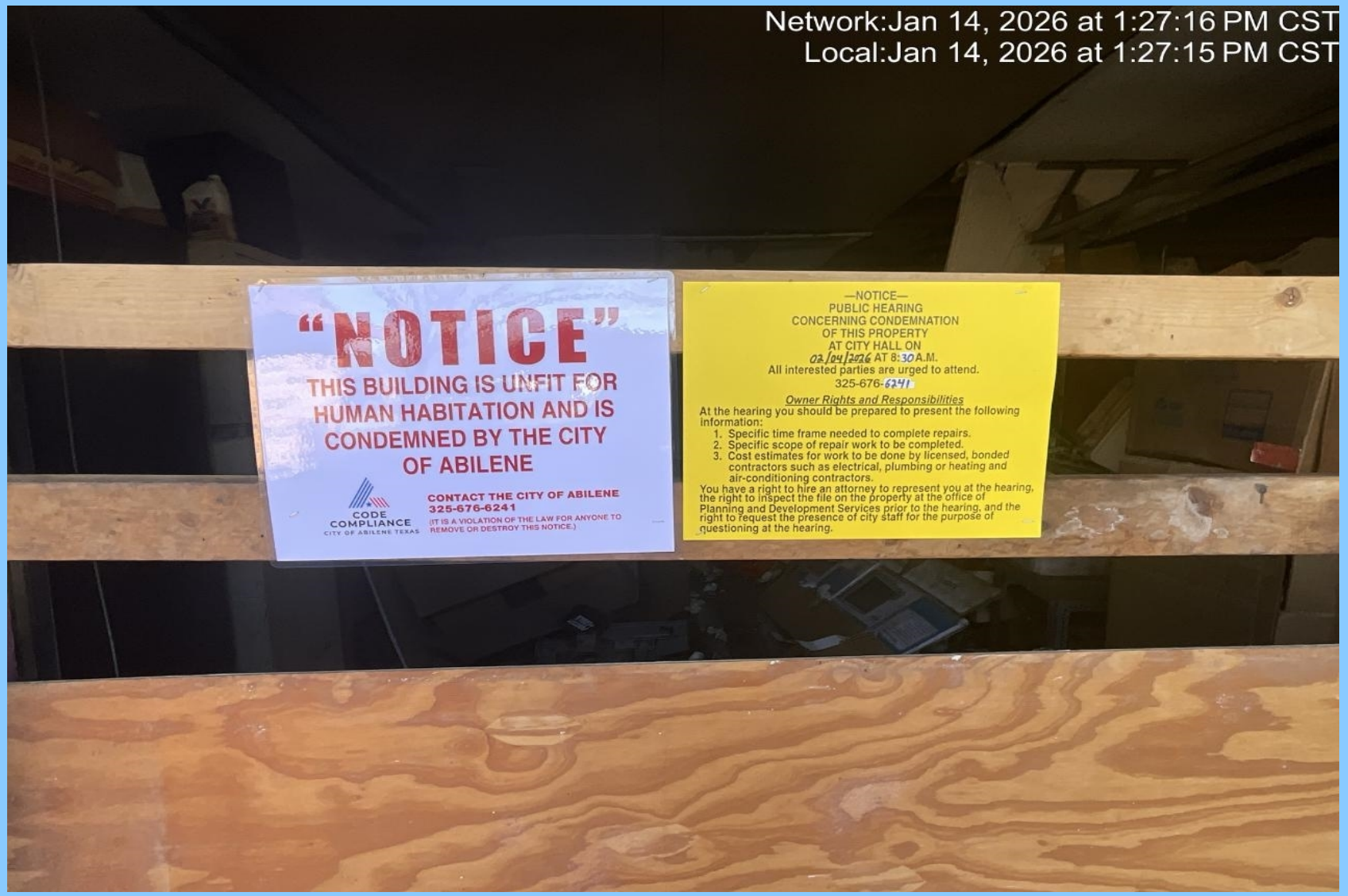
- **SECRETARY OF STATE** – Names not listed

- **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



Front West Side



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)
- 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





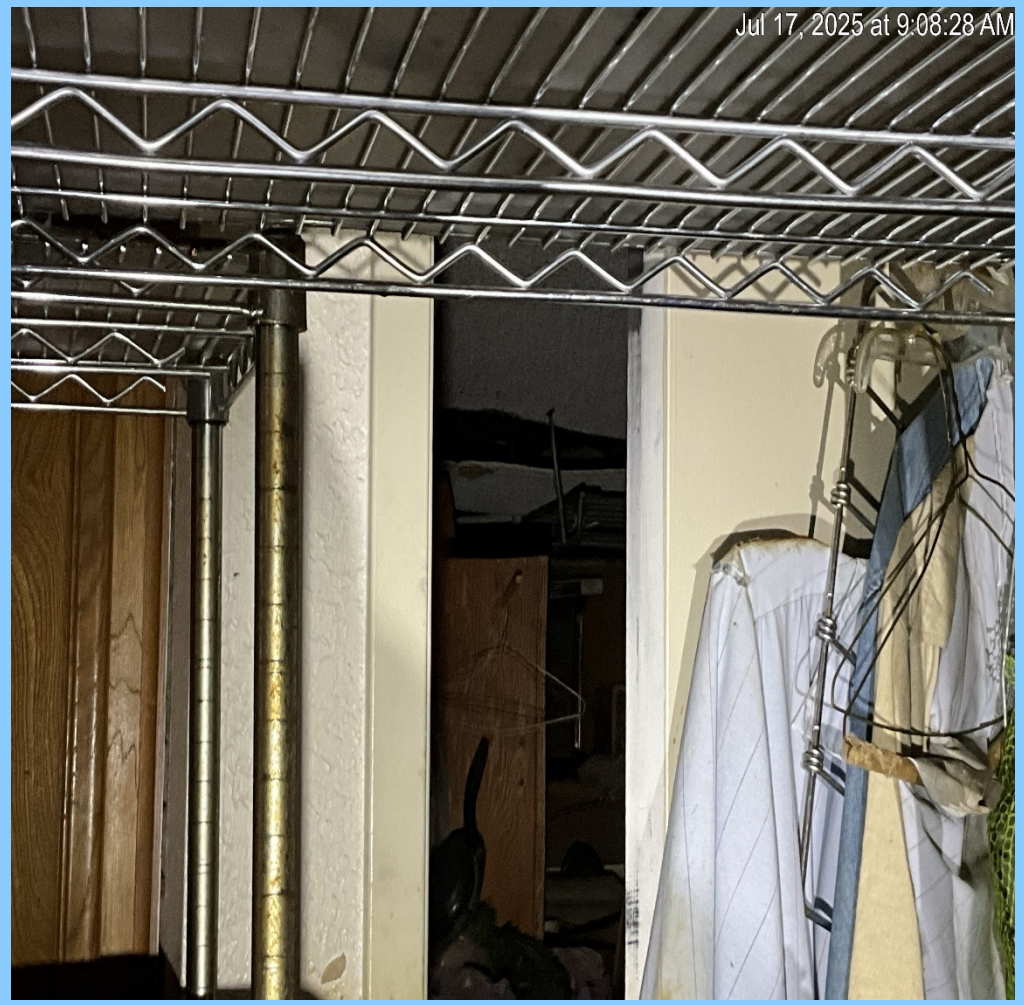
Interior Dilapidation/Faulty Weather Protection





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.
- **January 7, 2026** – Board ordered case tabled due to pending sale.
- **January 14, 2026** – Notice of February hearing sent to property owner and posted on structure.

Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS

- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS

- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS

Questions?

CITY OF ABILENE TEXAS

End of 4817 Mary Lou Ln presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:2/4/2026

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: