

**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

- 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:

**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

---

- 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 4<sup>th</sup> 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