



## 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 March 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 February 4, 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 #24-000130: 2970 S. 6th St (FAIR PARK ACRES OUTLOT 3, BLOCK 3, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Armstrong Electrical Supply, Inc
- B. 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, Bryan & Jackie
- C. 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.

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case # 24-003876: 849 Green St (WESTERN HEIGHTS REP, BLOCK N, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Casas For All, LLC
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002452: 5174 Twilight Trl (SOUTHERN SANDS ADDN SEC 1 CONT 1, BLOCK 5, LOT 3, TAYLOR COUNTY, TEXAS), Mobile Home Label #TXS0571747. Land owner: Tijerina, David Timothy. Mobile Home owner: King, Olga C.
- F. 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 & 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 26th day of February, 2026, at 12:40 p.m.*

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*Kaitlin Richardson, Deputy City  
Secretary, TRMC*





**BOARD OF BUILDING STANDARDS  
MEETING MINUTES  
February 4, 2026 - 8:30 a.m.  
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS  
COUNCIL CHAMBERS, CITY HALL**

**Members Present:** Mr. Jeremy McBrayer, Chairman  
Mr. Jay Wyatt  
Mr. Delbert Allred  
Mr. Cache Tankersley  
Mr. Sean McNeill  
Mr. Lloyd Turner

**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  
Ms. Kate Alvarez, Downtown Coordinator  
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. Brooks Armstrong (1857 Jeanette St & 2970 S 6<sup>th</sup> St)  
Ms. Doris Armstrong (1857 Jeanette St & 2970 S 6<sup>th</sup> St)  
Ms. Jessica Delacruz (742 N 13<sup>th</sup> St)  
Mr. Juan A Diaz (742 N 13<sup>th</sup> St)

**CALL TO ORDER**

Mr. McBrayer 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, January 7, 2026, were provided in advance to Board Members for review.

**Mr. Allred made a motion to approve the minutes as written.**

**The motion was seconded by Mr. Wyatt, motion passed.**

**AYES:** Mr. Wyatt, Mr. Allred, Mr. Tankersley, Mr. McBrayer

NAYS: None

ABSTAIN: Mr. McNeill, Mr. Turner

### AGENDA ITEMS & PUBLIC HEARINGS

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**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 Street LLC A Delaware LLC

Mr. Marsh 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 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)

Staff recommendations are as follows:

**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 154 days. Total civil penalties to be assessed is \$77,000.

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

**Mr. Turner made a motion that 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 154 days. Total civil penalties to be assessed is \$77,000, was seconded by Mr. Tankersley, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer

NAYS: None

ABSTAIN: None

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**Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000054:** 5502 N 1<sup>st</sup> St (ABILENE PLAZA SEC 1, BLOCK 12, LOT E250, TAYLOR COUNTY, TEXAS), Owner: 300 Wall St LLC/A Delaware LLC

Mr. Marsh 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 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)

Staff recommendations are as follows:

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 154 days. Total civil penalties to be assessed is \$38,500.

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

**Mr. Allred made a motion that the 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 154 days. Total civil penalties to be assessed is \$38,500 and was seconded by Mr. Wyatt, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer

NAYS: None

ABSTAIN: None

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

Mr. Marsh 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:

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 154 days. Total civil penalties to be assessed is \$38,500.

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

**Mr. McNeill made a motion that the 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 154 days. Total civil penalties to be assessed is \$38,500 and was seconded by Mr. Turner, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer

NAYS: None

ABSTAIN: None

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

Mr. Marsh 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 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.

**Public Hearing:** Mr. McBrayer opened the public hearing. Mr. John Dela Garza spoke with Ms. Jessica Dela Garza (owner). He stated that they have tried several times to deal with the constant vagrant break-ins to the house. He stated they want to fix the home and have discussed demolition as well. He stated they can meet the staff recommendations. Being no additional speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

**Mr. Tankersley 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, and was seconded by Mr. McNeill, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer,

NAYS: None

ABSTAIN: None

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**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 J

Mr. Marsh 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. McBrayer opened the public hearing. Being no speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

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

AYES: Mr. Wyatt, Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer

NAYS: None

ABSTAIN: None

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

AYES: Mr. Wyatt, Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer

NAYS: None

ABSTAIN: None

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**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.

Mr. Marsh 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 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)

Staff recommendations are as follows:

**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.

**Public Hearing:** Mr. McBrayer opened the public hearing. Mr. Armstrong spoke stated that he has decided to hire a general contractor to manage the project and believes he can have a Plan of

Action in place within a week. Being no additional speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

**Mr. McNeill made a motion that 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, was seconded by Mr. Turner, motion did not pass.**

AYES: Mr. McNeill, Mr. Turner, Mr. McBrayer

NAYS: None

ABSTAIN: Mr. Wyatt, Mr. Allred, Mr. Tankersley

**Mr. McNeill then made a motion to table the item until the March 4<sup>th</sup> Board meeting and it was seconded by Mr. Tankersley**

AYES: Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer

NAYS: None

ABSTAIN: Mr. Wyatt

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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

Ms. Dollar 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:

**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. McBrayer opened the public hearing. Mr. Armstrong spoke and stated that he has a bid to clean out the property and is planning to take down one of the chimneys. He

stated that it is a priority to fix the house. Being no additional speakers, Mr. McBrayer 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 there was no second. The motion was not voted on.**

AYES: Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer

NAYS: Mr. Allred

ABSTAIN: Mr. Wyatt

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**Case for Rehabilitation, Demolition, or Civil penalties - Case# 24-004628 & 24-005247:**

3317 S 1<sup>st</sup> St (ABILENE PLAZA SEC 1, BLOCK 12, LOT W205 OF E455, TAYLOR COUNTY, TEXAS),

Owner: 300 Wall St LLC/A Delaware LLC

Ms. Dollar 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 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.

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

**Mr. Tankersley made a motion that the 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 and was seconded by Mr. McNeill, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer

NAYS: None

ABSTAIN: None

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**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. Allred made a motion to untable the case and it was seconded by Mr. Wyatt. The case was untabled.**

AYES: Mr. Wyatt, Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer

NAYS: None

ABSTAIN: None

Ms. Dollar 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 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.

**Public Hearing:** Mr. McBrayer opened the public hearing. Mr. Ramelot stated he was a buyers representative and wanted to communicate that they were still interested in purchasing. Being no additional speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

**Mr. Wyatt made a motion to table the property until the March 4<sup>th</sup> meeting citing concern for the owner’s family having a funeral to plan and it was seconded by Mr. Allred, motion passed.**

AYES: Mr. Wyatt, Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer,

NAYS: None

ABSTAIN: None

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## ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:46 a.m.

**X**

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Approved, Chairman



**Board of Building Standards  
Agenda Memo**

**Meeting Date:3/4/2026**

**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**

**January 29, 2024** – Affidavit of condemnation recorded at county clerk.

**May 1, 2024** – Board ordered 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. Building Official requested Mr. Armstrong submit plans to show locations of electrical and plumbing fixtures.

**June 20, 2025** - 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 30, 2025** – APD received a call for theft in progress at this building.

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

**January 22, 2026** – Met with Mr. Armstrong at property so we could get photos to show the Board any progress. We were not able to detect any progress. Plans for locations of electrical and plumbing fixtures has still not been submitted. A full plan of action was never received, and owner has not been approved to apply for permit.

**February 4, 2026** – Board ordered case tabled until the next hearing. Mr. Brooks stated at the hearing he has a GC to help with the project.

**February 11, 2026** - Met with Mr. Armstrong to do a walk-through of the building with the city Building Official and assistant Building Official to provide guidance to owner on required repairs. Mr. Armstrong provided us with a set of plans that the city had been waiting for. There were workers actively cleaning out the building. The city is now waiting on an asbestos survey and two contractor estimates to be able to issue a permit.

**February 11, 2026** – Notice of March hearing sent to property owner.

**February 16, 2026** – Posted notice of March hearing on the structure. Workers were present cleaning out the building.

### **FUNDING/FISCAL IMPACT**

### **STAFF RECOMMENDATION**

Order: Owner is ordered to adhere to compliance agreement

### **BOARD OR COMMISSION RECOMMENDATION**

The board will hear this case on March 4, 2026.

### **ATTACHMENTS:**

1. 20260304\_Slides Intro 20260304\_Slides Intro.pptx
2. 20260304\_24-000130\_2970 S. 6th St 20260304\_24-000130\_2970 S. 6th St.pptx

**BOARD  
OF  
BUILDING  
STANDARDS  
March 4, 2026**



# PUBLIC NOTICE – March 4, 2026 MEETING

- A meeting of the Board of Building Standards will be held at 8:30a.m., Wednesday, March 4, 2026 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2970 S. 6th St, 1218 Matador St, 1857 Jeanette St, 849 Green St, 5174 Twilight Trl, and 4817 Mary Lou Ln. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



**Case #24-000130**

**2970 S. 6th St.**

**(Tabled at previous hearing)**



# 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

February 16, 2026 at 10:20 AM



**—NOTICE—**  
PUBLIC HEARING  
CONCERNING CONDEMNATION  
OF THIS PROPERTY  
AT CITY HALL ON  
FEBRUARY 16, 2026 AT 8:30 A.M.  
All interested parties are urged to attend.  
325-676-6241

**Danger, Rights and Responsibilities**  
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 a 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.

**PRIVATE  
PROPERTY**

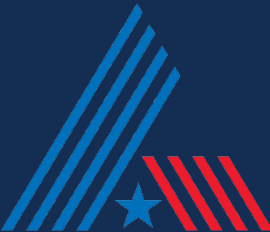
**NO  
TRESPASSING**

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

**CONTACT THE CITY OF ABILENE**  
325-676-6241

**CODE  
COMPLIANCE**  
CITY OF ABILENE TEXAS

BY IS A VIOLATION OF THE LAW FOR ANYONE TO  
RELIQUATE OR OBSCURE THIS NOTICE.

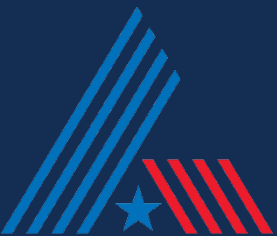


# Front South Side



# Rear North Side

Jan 22, 2026 at 2:30:25 PM



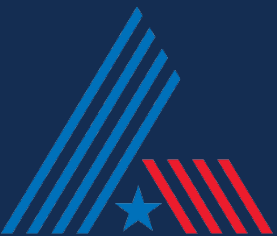
# East Side

Apr 15, 2024 at 10:09:46 AM



# West Side

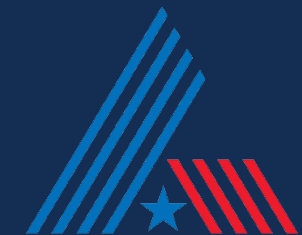
Jan 22, 2026 at 2:31:00 PM



# Substandard Code Violations

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

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



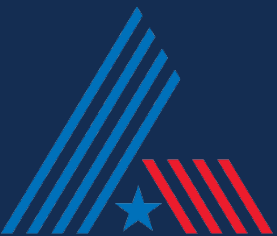
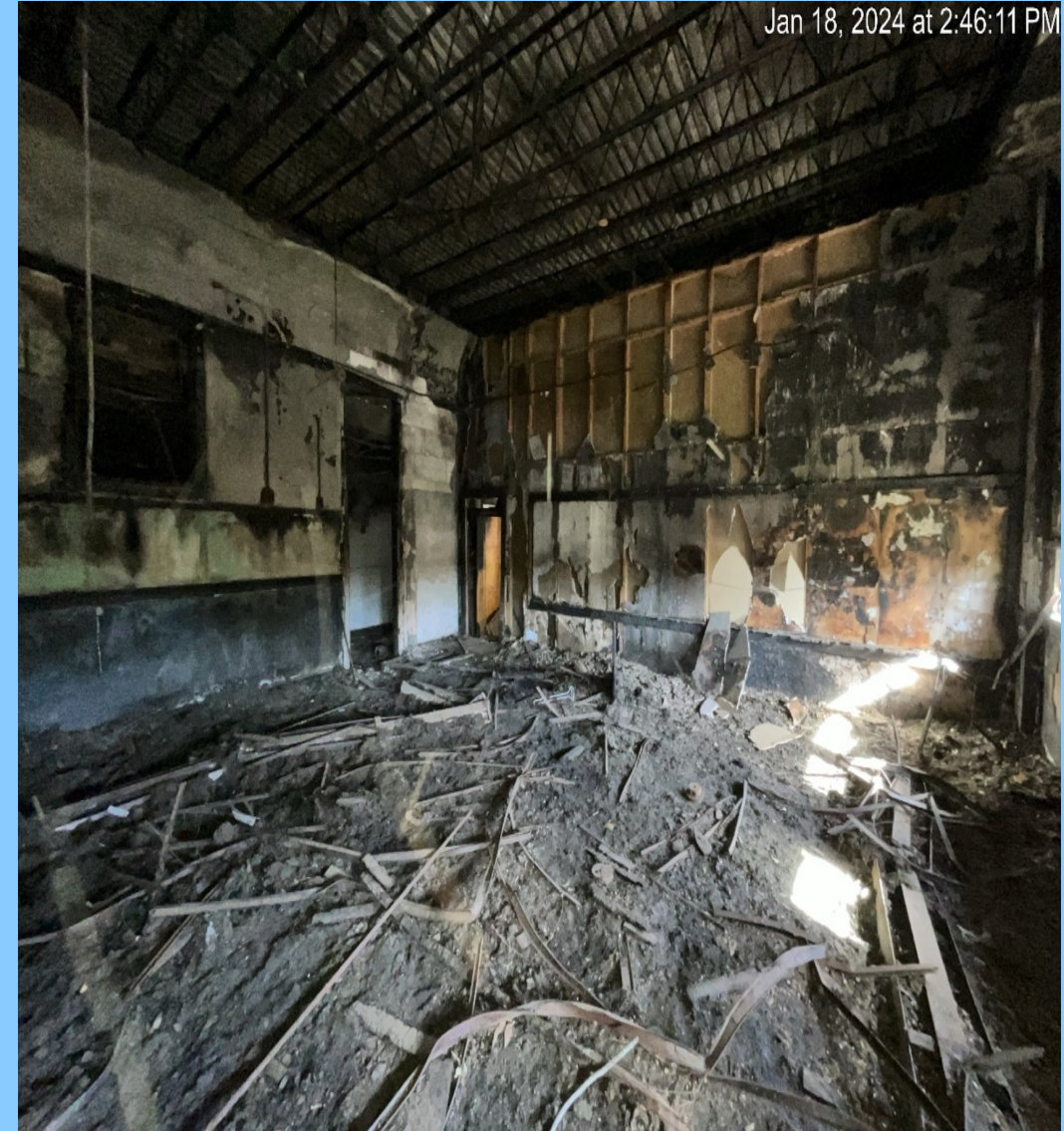
# Exterior Dilapidation



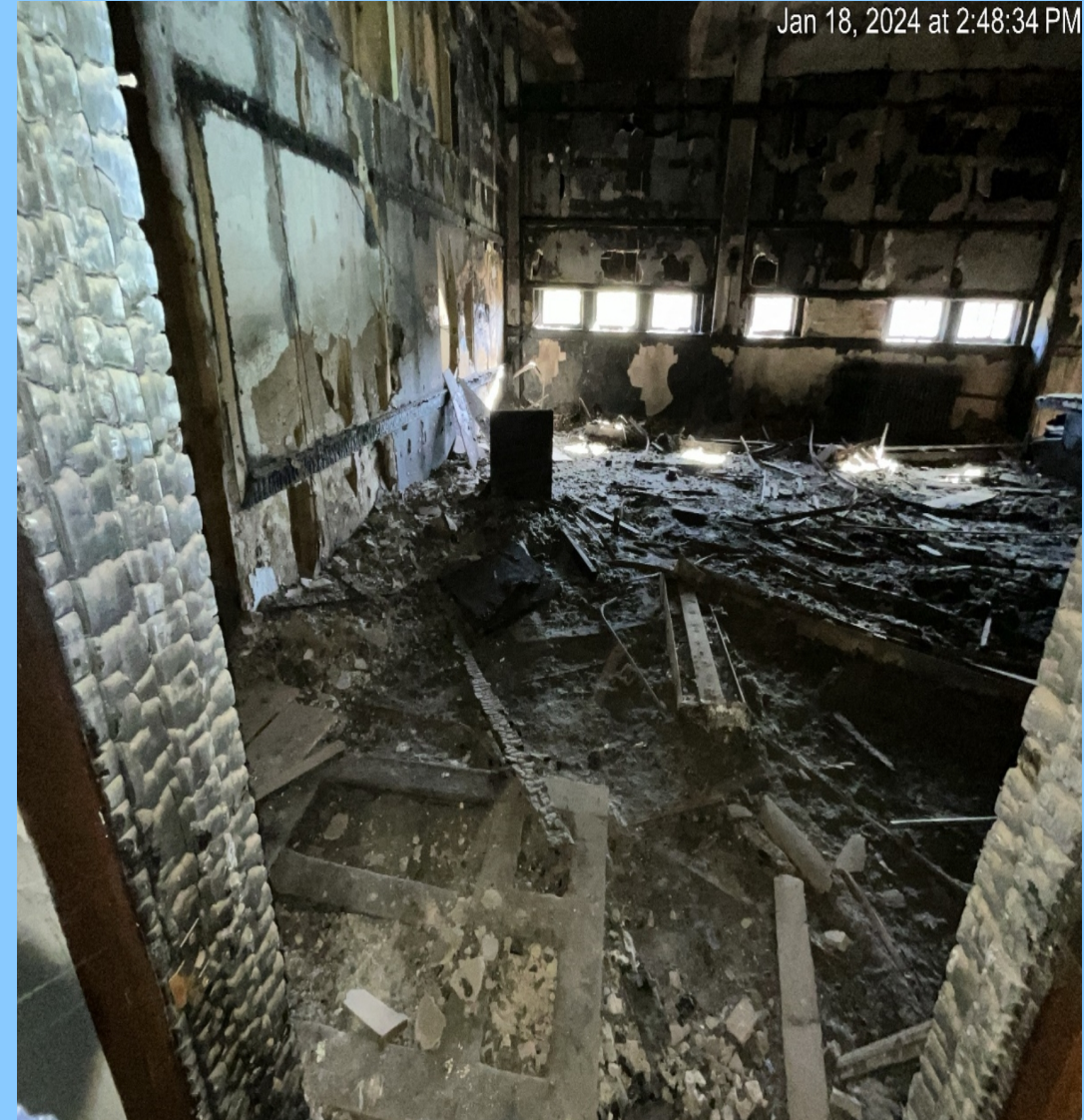
# Exterior Dilapidation



# Interior Dilapidation



# Interior Dilapidation



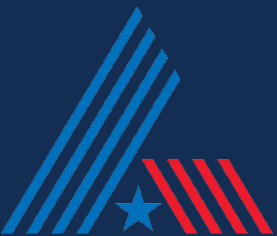
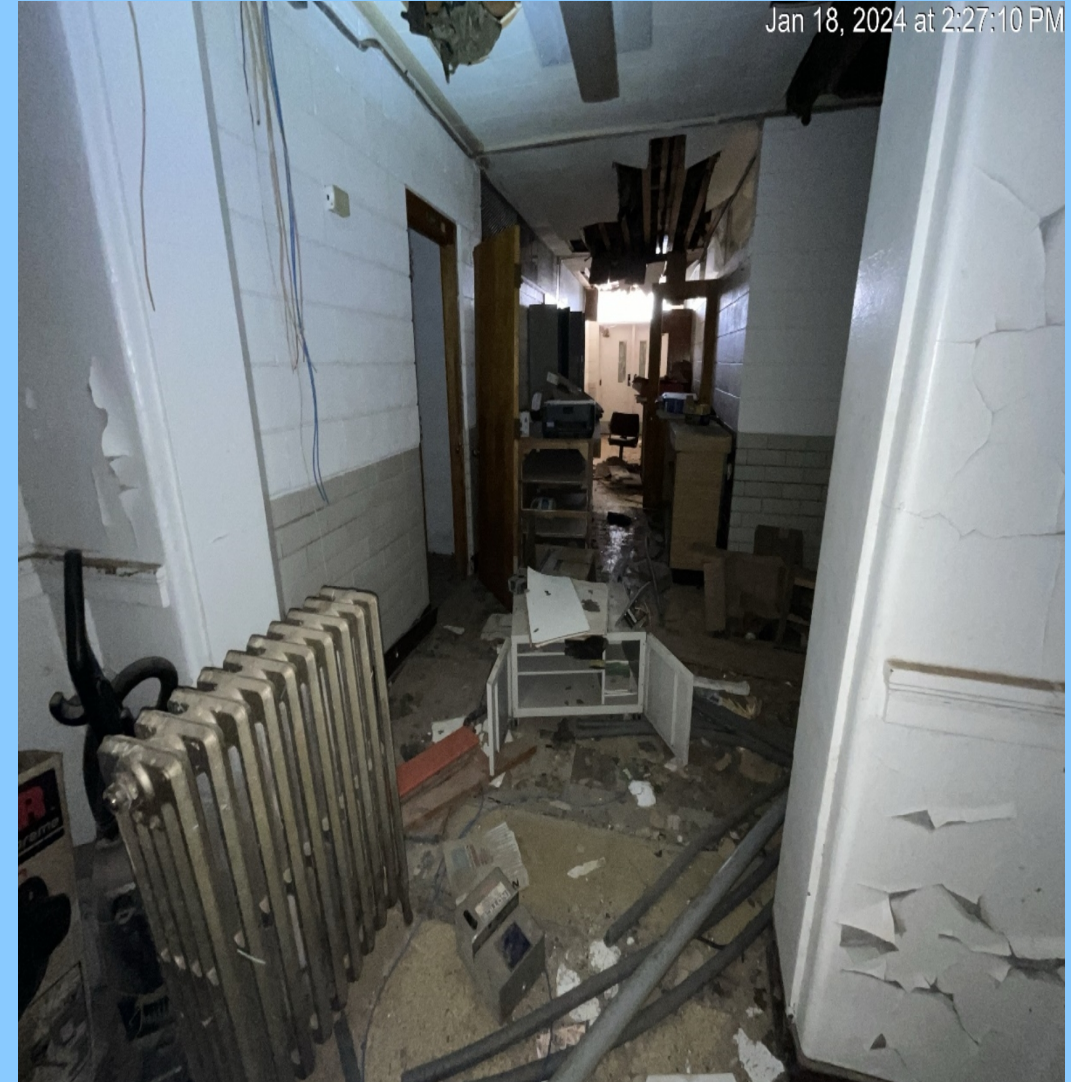
# Interior Dilapidation



# Interior Dilapidation



# Interior Dilapidation



# Interior Dilapidation



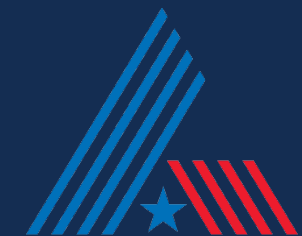
# Timeline of Events

- **January 29, 2024** – Affidavit of condemnation recorded at county clerk.
- **May 1, 2024** – Board ordered 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. Building Official requested Mr. Armstrong submit plans to show locations of electrical and plumbing fixtures.
- **June 20, 2025** - 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 30, 2025** – APD received a call for theft in progress at this building.
- **January 14, 2026** – Notice of February hearing sent to property owner and posted on structure.
- **January 22, 2026** – Met with Mr. Armstrong at property so we could get photos to show the Board any progress. We were not able to detect any progress. Plans for locations of electrical and plumbing fixtures has still not been submitted. A full plan of action was never received, and owner has not been approved to apply for permit.



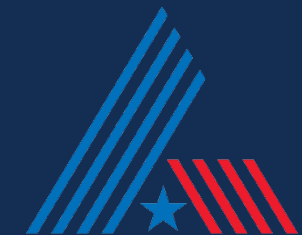
# Timeline of Events

- **February 4, 2026** – Board ordered case tabled until the next hearing. Mr. Brooks stated at the hearing he has a GC to help with the project.
- **February 11, 2026** - Met with Mr. Armstrong to do a walk-through of the building with the city Building Official and assistant Building Official to provide guidance to owner on required repairs. Mr. Armstrong provided us with a set of plans that the city had been waiting for. There were workers actively cleaning out the building. The city is now waiting on an asbestos survey and two contractor estimates to be able to issue a permit.
- **February 11, 2026** – Notice of March hearing sent to property owner.
- **February 16, 2026** – Posted notice of March hearing on the structure. Workers were present cleaning out the building.
- **February 19, 2026** – Notified by owner that an asbestos survey was taking place today.



# Staff Recommendation:

**Order:** Owner is ordered to adhere to terms of compliance agreement



# Questions?



# End of 2970 S. 6th St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:3/4/2026**

**TO:**

**FROM:**

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

**GENERAL INFORMATION**

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

**SPECIAL CONSIDERATIONS**

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

**March 14, 2024** – Condemnation notices sent to owner.

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

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

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

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

owner.

**January 7, 2026 – BOBS ordered 30/60.** No representation at hearing.

**February 11, 2026 –** Notice of March hearing sent to property owner.

**February, 16, 2026 –** Notice of March hearing 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 March 4, 2026.

### **ATTACHMENTS:**

1. 20260304\_24-000572\_1218 Matador St 20260304\_24-000572\_1218 Matador St.pptx

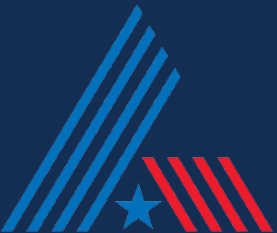
**Case #24-000572**

**1218 Matador St**



# CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed w/Vendor's Lien naming **Brian & Jackie Smith** as owners
- **TAYLOR COUNTY** – Shows **Brian & Jackie Smith** to be the owners
- **SECRETARY OF STATE** – Names not listed.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Jan 19, 2017
- Search reveals **Brian & Jackie Smith** to be the owners.



# Public Notice

February 16, 2026 at 10:46 AM



# Front East Side



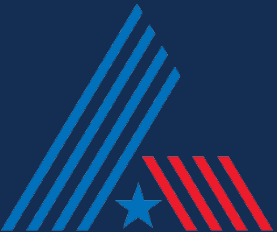
# Rear West Side



# North Side



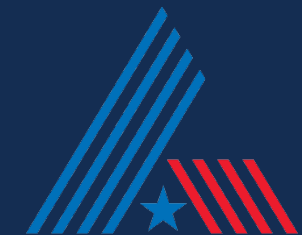
# South Side



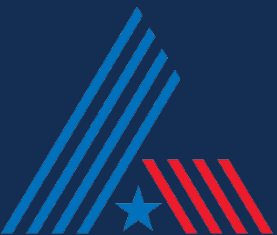
# Substandard Code Violations

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

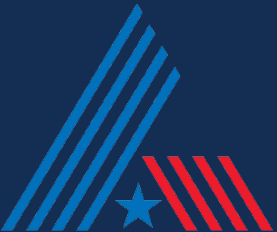
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



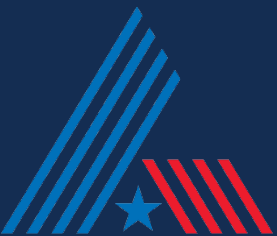
# Exterior Dilapidation



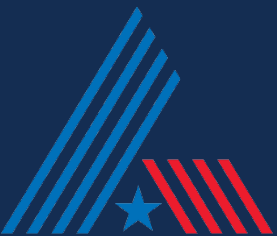
# Structure fire affecting southwest part of house Unable to determine date of fire



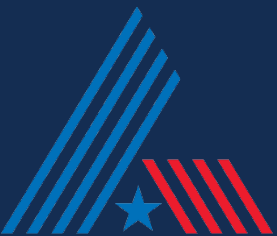
# Interior Dilapidation



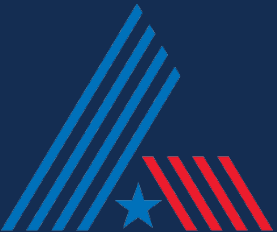
# Interior Conditions



# Bathroom



# Nuisance Conditions



# Timeline of Events

- **March 8, 2024** – Affidavit of condemnation recorded at county clerk. There was a structure fire at this property that affected the southwest portion of the house, which has been boarded up.
- **March 14, 2024** – Condemnation notices sent to owner.
- **May 1, 2024** – Spoke to owner by phone, explained condemnation process, asked that he address the falling garage immediately since it poses a hazard. He told us he would get right to work on demo of the detached garage and a plan of action for the house.
- **October 8, 2024** – Spoke to owner and his daughter by phone and explained the condemnation process again. We resent condemnation notices and plan of action to owner's daughter.
- **January 28, 2025** – Discovered detached garage has been demolished, demo debris still on site, rear door of house had been broken into. We let the owner know what we found. They said they would secure the house.
- **December 12, 2025** – Notice of January hearing posted on structure and sent to property owner.
- **January 7, 2026** – Board ordered 30/60.
- **February 11, 2026** – Notice of March hearing sent to property owner.
- **February 16, 2026** – Notice of March hearing 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?



# End of 1218 Matador St presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:3/4/2026**

**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.

**February 11, 2026** - Notice of March hearing sent to property owner.

**February 16, 2026** - Notice of March hearing posted on structure.

### **FUNDING/FISCAL IMPACT**

### **STAFF RECOMMENDATION**

Take no action at this time. Update only.

### **BOARD OR COMMISSION RECOMMENDATION**

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

### **ATTACHMENTS:**

1. 20260304\_24-000771\_1857 Jeanette St 20260304\_24-000771\_1857 Jeanette St.pptx

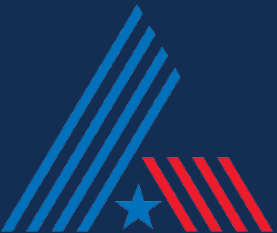
**Case #24-000771**

**1857 Jeanette St.**  
**(Tabled at previous hearing)**



# 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

February 16, 2026 at 10:32 AM



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

CITY OF ABILENE TEXAS

**CONTACT THE CITY OF ABILENE**  
325-676-6241  
IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.

—NOTICE—  
PUBLIC HEARING CONCERNING CONDEMNATION OF THIS PROPERTY AT CITY HALL ON MAR 9, 2026, AT 8:30 A.M. All interested parties are urged to attend. 325-676-6241

**Owner Rights and Responsibilities**  
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 a 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.

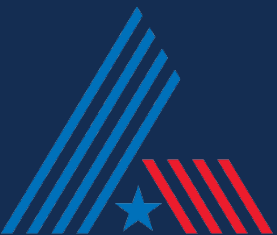


# Front West Side



# Rear East Side

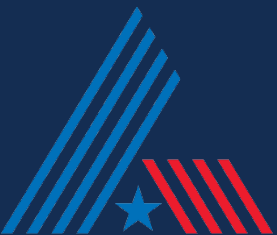
Jan 22, 2026 at 10:11:29 AM



# Rear East Side



# North Side



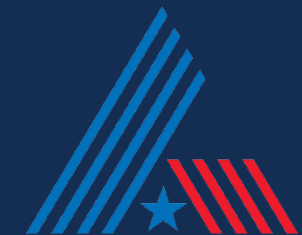
# South Side



# Substandard Code Violations

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

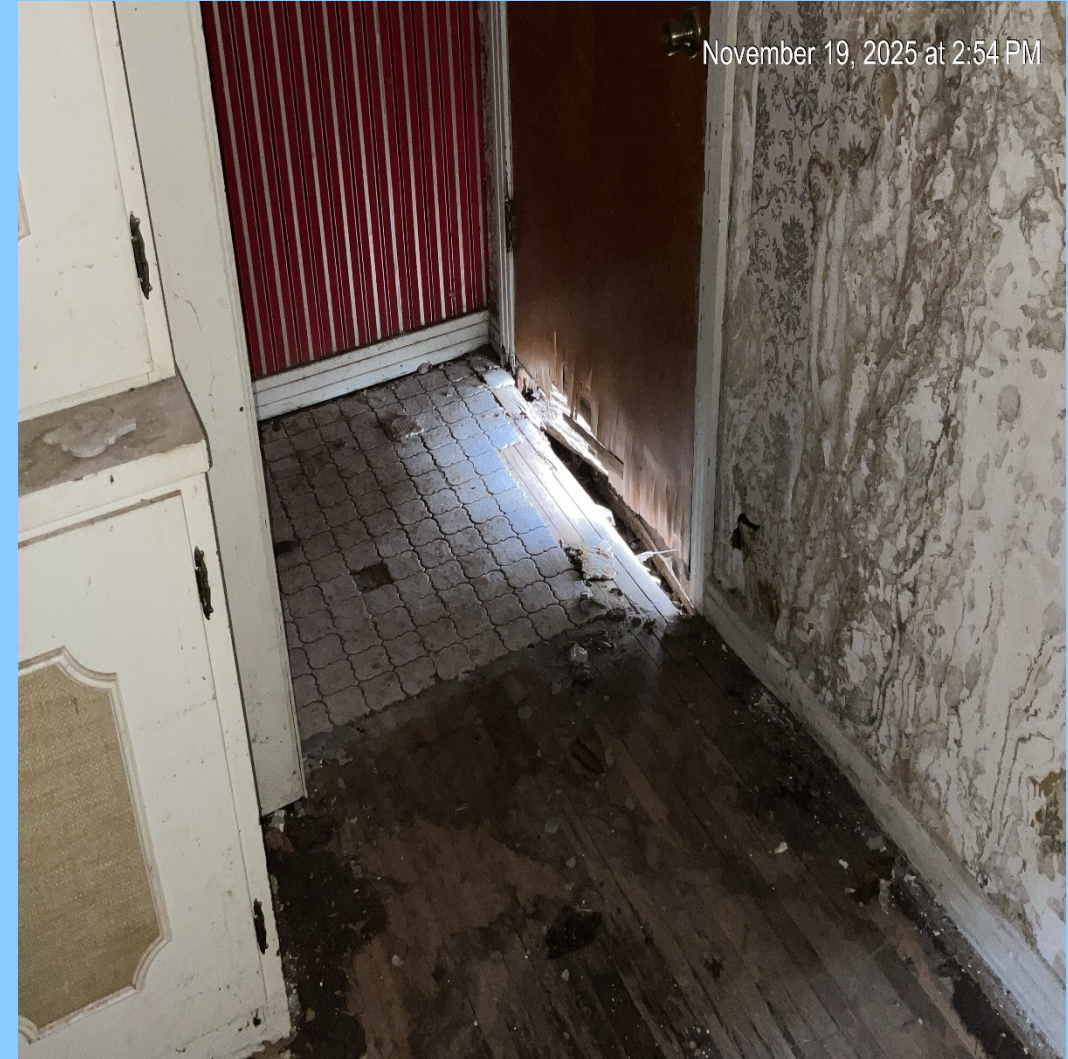
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
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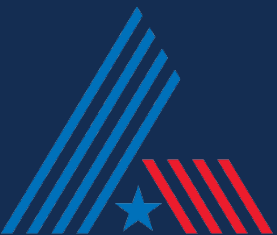
# Exterior Dilapidation



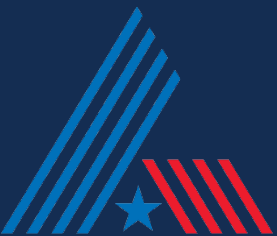
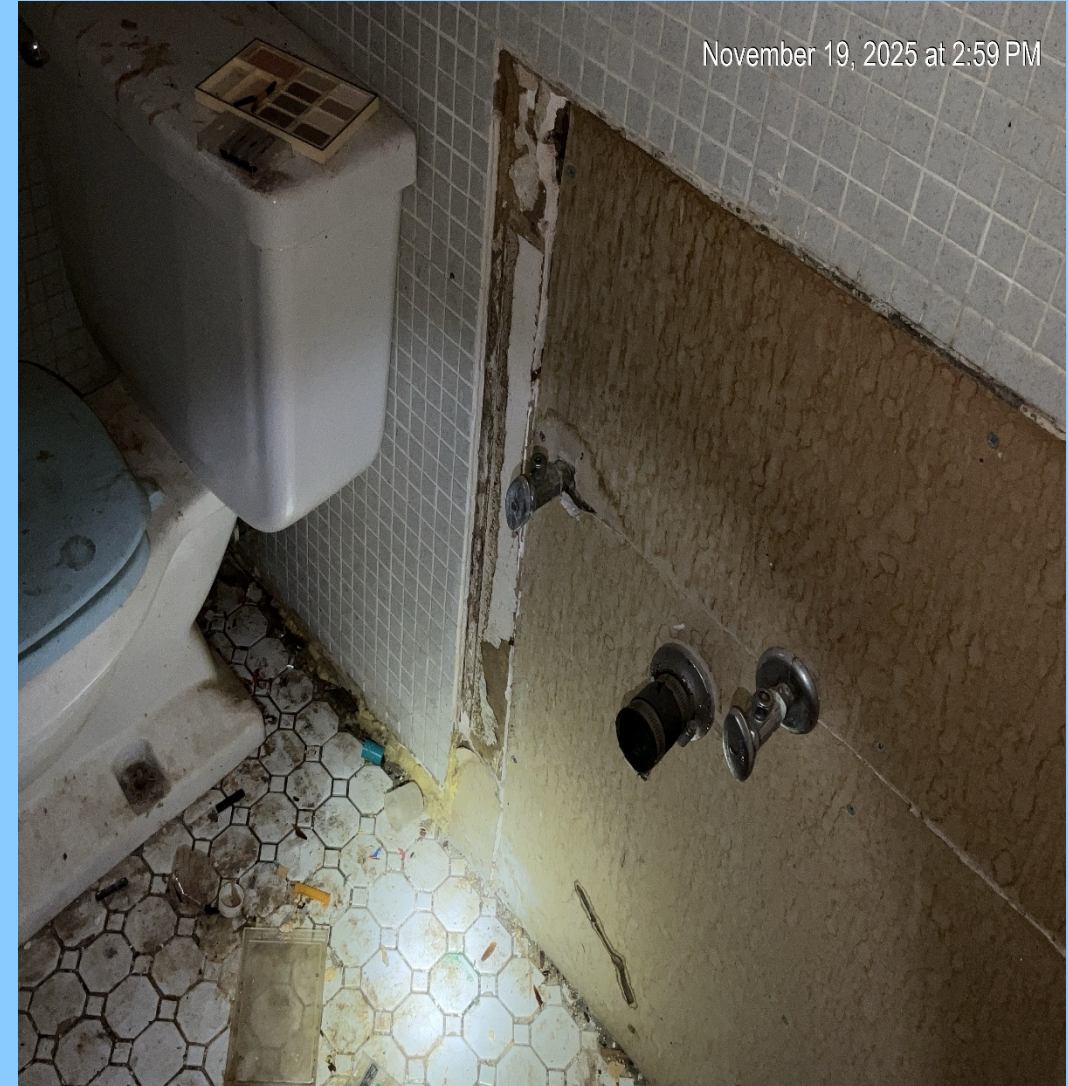
# Interior Dilapidation



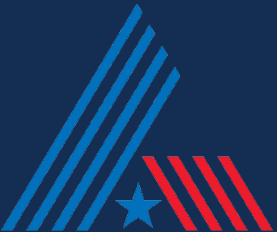
# Inadequate Sanitation



# Inadequate Sanitation



# Roof Repair Completed



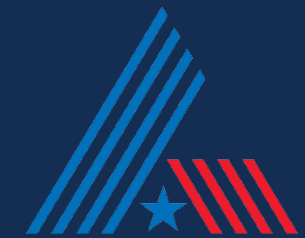
# Timeline of Events

- **April 2, 2024** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to property owner.
- **September 4, 2024 – Board ordered 30/60.** Roof permit was issued. Final roof inspection completed/permit closed on March 28, 2025.
- **April 9, 2025** – Alterations permit issued.
- **September 24, 2025** – Alterations permit expired. No inspections were completed on this permit.
- **December 3, 2025 - Board ordered 30/60.**
- **February 4, 2026 – Board ordered case tabled due to new actions taken by property owner.**
- **February 9, 2026** – Alterations permit reinstated
- **February 11, 2026** – Notice of March hearing sent to property owner.
- **February 16, 2026** – Notice of March hearing posted on structure. Observed substantial progress taking place while posting notice. Major interior work is in progress.



# Staff Recommendation:

**Take no Action. Case presented as an update only.**



# Questions?



# End of 1857 Jeanette St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:3/4/2026**

**TO:**

**FROM:**

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

**GENERAL INFORMATION**

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

**SPECIAL CONSIDERATIONS**

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

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

been completed.

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

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

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

**November 12, 2025** – Property listed for sale.

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

**January 7, 2026** – **BOBS ordered 30/60. No representation at hearing.**

**January 28, 2026** – SWE Homes sent an email to see if they are good to pull a permit. I emailed back with a list of everything they still owe us.

**January 30, 2026** – A different rep than we were working with emailed and asked how to do an appeal. They stated in the email that they needed more time to get the required documents together to apply for permit.

**February 11, 2026** – Notice of March hearing was sent to property owner.

**February 16, 2026** – Notice of March hearing was posted on the property.

### **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 March 4, 2026.

### **ATTACHMENTS:**

1. 20260304\_24-003876\_849 Green St 20260304\_24-003876\_849 Green St.pptx

**Case #24-003876**

**849 Green St**



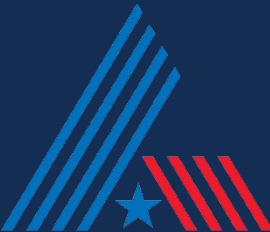
# CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed w/Vendor’s Lien naming **Casas For All, LLC** as owner
- **TAYLOR COUNTY** – Shows **Casas For All, LLC** to be the owner.
- **SECRETARY OF STATE** – Lists Registered Agent to which notices were sent.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since June 10, 2021
- Search reveals **Casas For All, LLC, now known as SWE Homes, LLC** to be the owner.

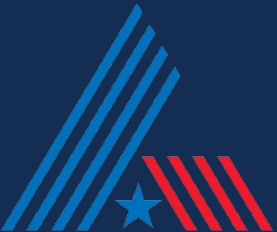


# Public Notice

February 16, 2026 at 2:59 PM



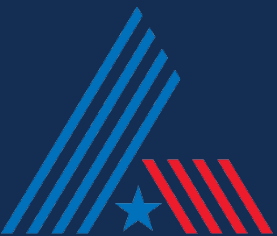
# Front West Side



# Rear East Side



# North Side



# South Side



# Top View

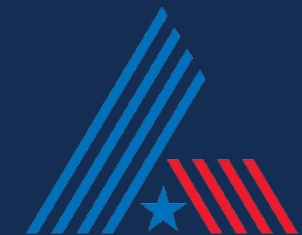
## Property is 60 Feet From AISD Campus



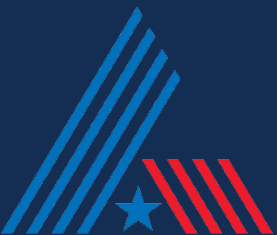
# Substandard Code Violations

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

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



# Condition Prior to City Abatement



# Photos Prior to City Abatement



# Observed During Warrant Inspection



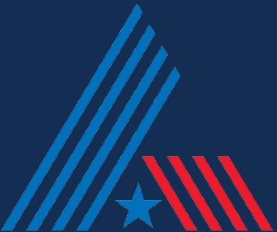
# Prior to City Securement



# April 7, 2025



# Prior to City Securement and 2<sup>nd</sup> Clean-up



# December 5, 2025



# December 5, 2025 – Unsecured Again



# Timeline of Events

- **August 20, 2024** – Affidavit of condemnation recorded at county clerk. When we inspected the property today we observed a carport that was being used as a living quarters, there were unauthorized occupants inside the house, and another individual living in a tent in the backyard. There was a terrible odor emanating from the inside of the house as well as the backyard. There was hazardous electrical in several locations. Power to the house was active. Accumulation in the backyard got to the point where it was entering into the alley. One officer went home sick after visiting this property. The house is only 60 feet from an AISD property. No water service since June 10, 2021.
- **August 27, 2024** – Contacted by property owner, Casas For All/SWE Homes, they requested photos of the property which were sent. We also sent them a plan of action which to date has not been completed.
- **September 9, 2024** – Upon arrival at the property found a sheriff's deputy was completing a Writ of Possession. Vagrants and all of their belongings were being removed.
- **April 7, 2025** – Discovered house had been broken into and was accumulating junk. The city secured the house and abated all junk, debris, and fallen fence panels. During clearing of the house prior to securement it was noticed the interior of the house was still extremely unsanitary and dilapidated.



# Timeline of Events

- **June 6, 2025** – City mowed high grass and weeds in backyard that were over 4 feet tall.
- **November 12, 2025** – Property listed for sale.
- **December 5, 2025** – Contacted owner by email and informed them of the board hearing and sent them a new plan of action with instructions to complete it.
- **January 7, 2026** – BOBS ordered 30/60.
- **January 28, 2026** – SWE Homes sent an email to see if they are good to pull a permit. I emailed back with a list of everything they still need to provide to the city.
- **January 30, 2026** – A different rep than we were working with emailed and asked how to do an appeal. They stated in the email that they needed more time to get the required documents together to apply for permit.
- **February 11, 2026** – Notice of March hearing was sent to property owner.
- **February 16, 2026** – Notice of March hearing was posted on the property.



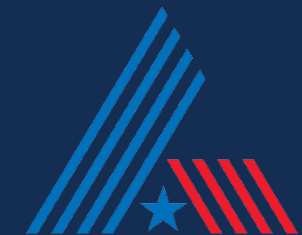
# Staff Recommendation:

## Findings:

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

## Order:

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



# Questions?



# End of 849 Green St presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:3/4/2026**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002452: 5174 Twilight Trl (SOUTHERN SANDS ADDN SEC 1 CONT 1, BLOCK 5, LOT 3, TAYLOR COUNTY, TEXAS), Mobile Home Label #TXS0571747. Land owner: Tijerina, David Timothy. Mobile Home owner: King, Olga C.**

**GENERAL INFORMATION**

**Land Owner:** Tijerina, David Timothy

**Mobile Home Owner:** King, Olga C.

**Sq Ft:** 1,008

**Structural:** Poor

**Foundation:** N/A

**Value:** \$7,419

**Total Value:** \$13,982

**Delinquent Tax:** \$168.16

**SPECIAL CONSIDERATIONS**

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

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

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

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

said the property owner wants the mobile home removed. The son expressed interest in moving the mobile home to another location to repair it at the new property.

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

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

**January 7, 2026** – Board ordered 30/60.

**February 11, 2026** – Notice of March hearing sent to property owner.

**February 16, 2026** – Notice of March hearing 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 March 4, 2026.

### **ATTACHMENTS:**

1. 20260304\_25-002452\_5174 Twilight Trl 20260304\_25-002452\_5174 Twilight Trl.pptx

**Case #25-002452**

**5174 Twylight Trl**



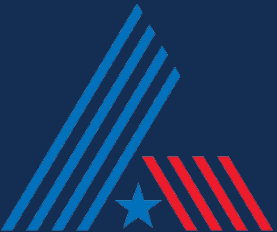
# CHECKLIST FOR RECORDS SEARCH

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

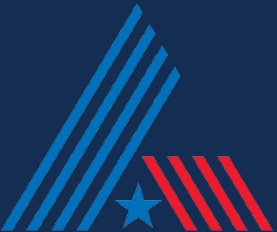


# Public Notice

February 16, 2026 at 2:19 PM



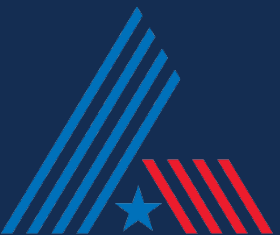
# Front South Side



# Rear North Side



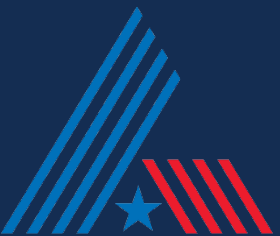
June 12, 2025 at 9:30 AM



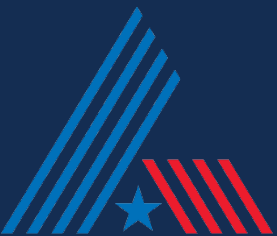
# East Side



# West Side



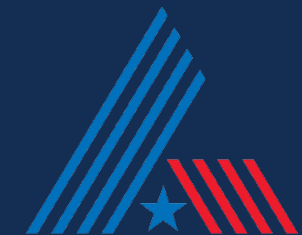
# West Side



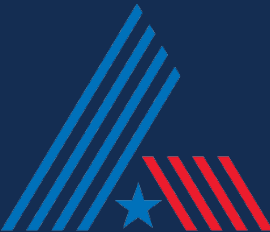
# Substandard Code Violations

**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)



# Current Condition



# Exterior Missing/Interior Dilapidation



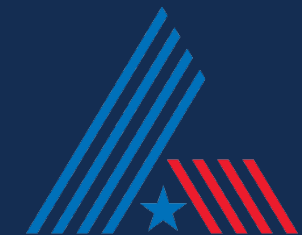
# Hazardous Floor (left)/Faulty Weather Protection



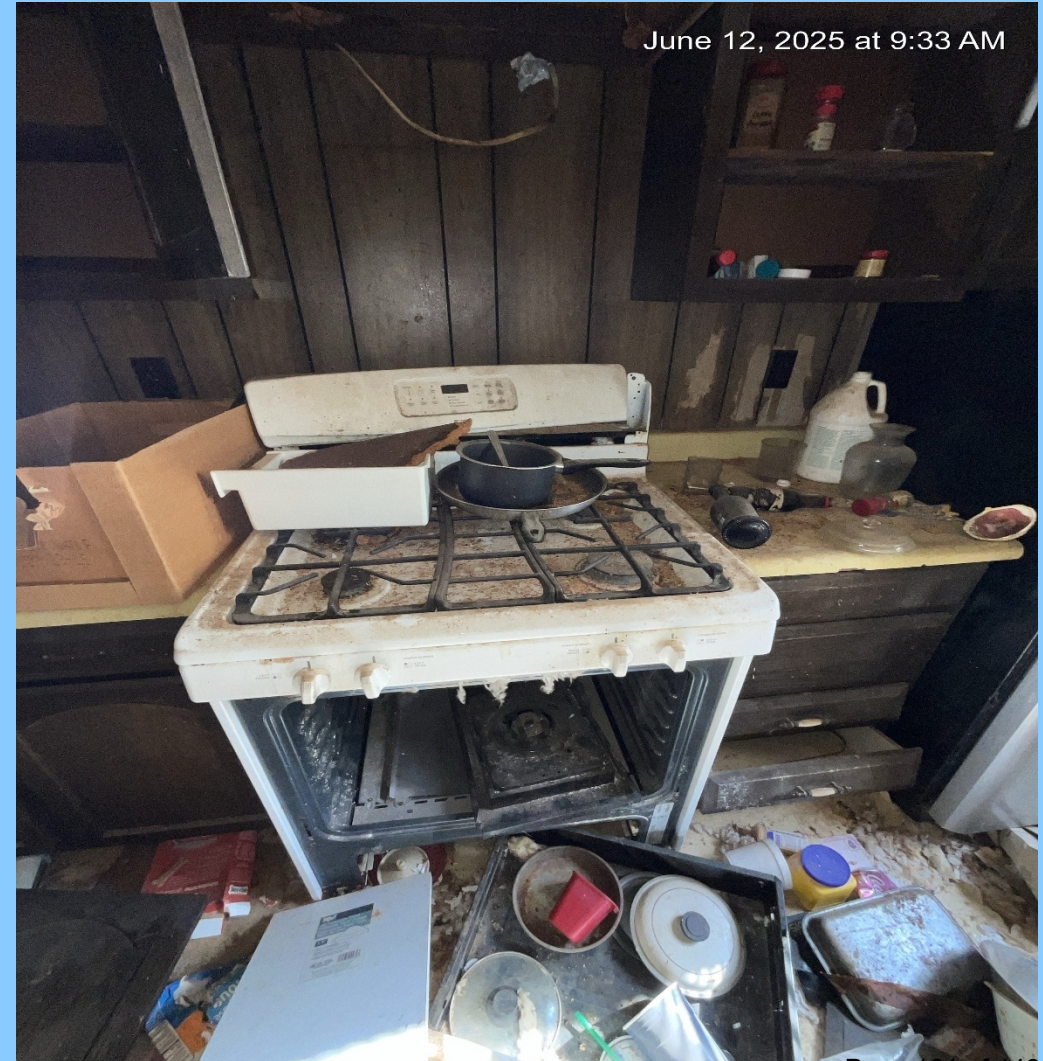
# Hazardous Mechanical/Inadequate Sanitation



# Inadequate Sanitation



# Hazardous Mechanical/Inadequate Sanitation



# Timeline of Events

- **June 17, 2025** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to land owner as well as mobile home owner.
- **June 23, 2025** – Mobile home owner came to city hall and requested contact info for land owner that her mobile home is on. We got a hold of the land owner and he said he would reach out to the mobile home owner.
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- **February 16, 2026** – Notice of March hearing 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?



# End of 5174 Twilight Trl presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:3/4/2026**

**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 & 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.  
**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.  
**February 4, 2026** – Board ordered case tabled.  
**February 11, 2026** - Notice of March hearing sent to property owner.  
**February 16, 2026** - Notice of March hearing posted on structure.

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

Update only. Take no action.

**BOARD OR COMMISSION RECOMMENDATION**

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

**ATTACHMENTS:**

1. 20260304\_25-003241\_4817 Mary Lou Ln 20260304\_25-003241\_4817 Mary Lou Ln.pptx

**Case #25-003241**

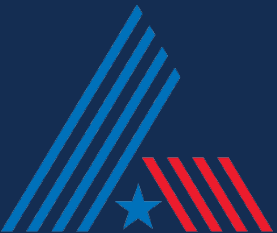
**4817 Mary Lou Ln**

**(Tabled at previous hearing)**



# 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

February 16, 2026 at 2:01 PM



—NOTICE—  
PUBLIC HEARING  
CONCERNING CONDEMNATION  
OF THIS PROPERTY

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

CONTACT THE CITY OF ABILENE  
325-676-6241  
IT IS A VIOLATION OF THE LAW FOR ANYONE TO  
REMOVE OR DESTROY THIS NOTICE.

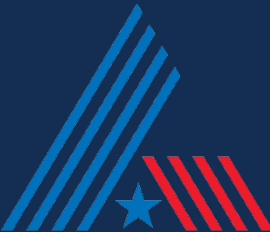
CODE  
COMPLIANCE  
CITY OF ABILENE TEXAS

—NOTICE—  
PUBLIC HEARING  
CONCERNING CONDEMNATION  
OF THIS PROPERTY  
AT CITY HALL ON  
MAR 4, 2026 AT 8:30 A.M.  
All interested parties are urged to attend.  
325-676-6241

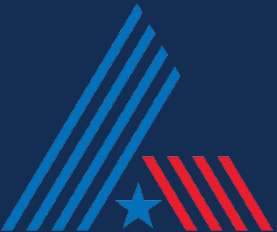
**Owner Rights and Responsibilities**  
Information:

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 a 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.



# Front West Side



# Rear East Side



December 22, 2025 at 11:16 AM



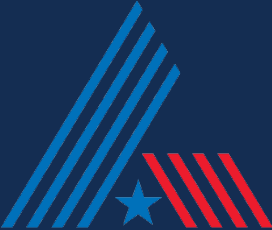
# North Side



December 22, 2025 at 11:15 AM



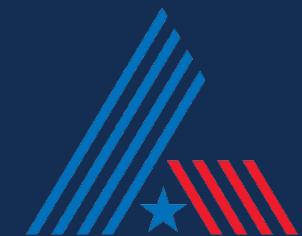
# South Side



# Substandard Code Violations

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

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



# Exterior Dilapidation



# Exterior Dilapidation



# Roof After Expiration of Roof Permit



# Interior Dilapidation/Faulty Weather Protection



# Interior Dilapidation



# Inadequate Sanitation



# Interior Conditions



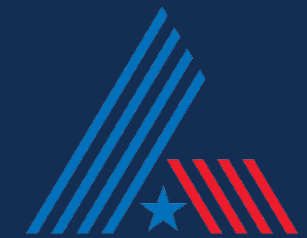
# Timeline of Events

- **July 17, 2025** – Affidavit of condemnation recorded at county clerk.
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- **February 11, 2026** – Notice of March hearing sent to property owner.
- **February 16, 2026** – Notice of March hearing posted on structure.



# Staff Recommendation:

- Take no action at this time.



# Questions?



# End of 4817 Mary Lou Ln presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:3/4/2026**

**TO:**

**FROM:**

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

**GENERAL INFORMATION**

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

**BOARD OR COMMISSION RECOMMENDATION**

**ATTACHMENTS:**

