

**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 6th St)
Ms. Doris Armstrong (1857 Jeanette St & 2970 S 6th St)
Ms. Jessica Delacruz (742 N 13th St)
Mr. Juan A Diaz (742 N 13th 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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000054: 5502 N 1st 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

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

Mr. Marsh presented the case:

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

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.

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 4th 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

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

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 4th 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
