



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 April 1, 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 March 4, 2026 Board of Building Standards meeting minutes.

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 #21-003191: 2333 N. Mockingbird Ln (WOODLAND ADDN 2ND FILING, BLOCK 5, LOT 43, TAYLOR COUNTY, TEXAS), Owner: Ortiz, Mauro Antonio
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000346: 450 Peach St (4-5 185 3 WISE PIEDMONT ABL OT, TAYLOR COUNTY, TEXAS), Owner: FOCO Capital, LLC
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001890: 1741 Anderson St (LILLIE ADAMS SUBDIVISION, LOT 4, TAYLOR COUNTY, TEXAS), JOCH Properties, LLC

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002554: 833 Nelson Dr (MEADOWBROOK ADDN, BLOCK 2, LOT 32, TAYLOR COUNTY, TEXAS), Owner: Mathews, James T. c/o Diane Mathews
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-004020: 302 Willow St (OT ABILENE, BLOCK 60, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Ford, Jeremy Jerome
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-000192: 1110 Houston St (COLLEGE DRIVE REPLAT, BLOCK 20, LOT 13 (JC REESE REP), TAYLOR COUNTY, TEXAS), Owner: Sanchez, Manuel Diaz

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 25th day of March, 2026, at 2:30 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
March 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
Mr. Will Dugger

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Van Watson, Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Stephen Garrison, Code Compliance Manager
Mr. Dustin Aymond, Code Compliance Officer
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. Brett Stewart (4817 Mary Lou Ln)
Mr. Brooks Armstrong (1857 Jeanette St & 2970 S 6th St)
Ms. Doris Armstrong (1857 Jeanette St & 2970 S 6th St)

CALL TO ORDER

Mr. McBrayer called the meeting to order at 8:32 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, February 4, 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. McNeill, motion passed.**

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

NAYS: None

ABSTAIN: Mr. McNeill, Mr. Turner

AGENDA ITEMS & PUBLIC HEARINGS

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

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

Take no action at this time. Owner has entered into a compliance agreement.

Public Hearing: Mr. McBrayer opened the public hearing. The owner, Mr. Armstrong, stated that he is actively working on the building. He stated he will be having a mini-split installed and get the handrails reinstalled. He stated that he plans to follow the compliance agreement. Being no additional speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

Mr. Turner made a motion that no action be taken at this time, and this was seconded by Mr. Tankersley, motion passed.

AYES: Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. McBrayer
NAYS: None
ABSTAIN: Mr. Wyatt

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

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

Staff recommendations are as follows:

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.

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

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

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

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

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

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

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:

Take no action at this time.

Public Hearing: Mr. McBrayer opened the public hearing. The owner, Mr. Armstrong, stated he has a crew working on the house and has an active permit. Being no additional speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

Mr. McBrayer asked if all were in favor to take no action. All agreed.

Case for Rehabilitation, Demolition, or Civil penalties - Case# 25-002452: 5174 Twilight 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

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:

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. 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. Tankersley, motion passed.

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

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. Tankersley, motion passed.

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

NAYS: None

ABSTAIN: None

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. McNeill made a motion to untable the case and it was seconded by Mr. Turner. The case was untabled.

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:

Take no action at this time.

Public Hearing: Mr. McBrayer opened the public hearing. Mr. Stewart stated he is the potential buyer. He stated they have changed title companies and expect the paperwork to be processed more expeditiously. He requested time to complete the sale. Being no additional speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

Mr. McBrayer asked if all were in favor to take no action. All agreed.

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:04 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date:4/1/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #21-003191: 2333 N. Mockingbird Ln (WOODLAND ADDN 2ND FILING, BLOCK 5, LOT 43, TAYLOR COUNTY, TEXAS), Owner: Ortiz, Mauro Antonio

GENERAL INFORMATION

Owner: Ortiz, Mauro Antonio
Sq Ft: 1182
Structural: Good
Foundation: Good
Value: \$27,032
Total Value: \$32,600
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

December 14, 2021 – Affidavit of condemnation recorded at county clerk.
May 31, 2022 – Started working with lienholder to get project moving.
December 14, 2022 – Alteration permit issued.
September 6, 2023 – Board ordered 60 days to obtain rough-ins
January 3, 2024 – Board ordered 30 days to obtain rough ins and all final inspections before expiration of all permits.
August 31, 2025 – Alteration permit expired with seven inspections not completed.
November 24, 2025 – Criminal complaint filed with municipal court for owner’s failure to comply with Board’s orders.
January 23, 2026 – Attempted to reach out to owner through email to inform him what needs to be completed. No response.
February 20, 2026 – Observed owner has completed exterior work to the structure but there

hasn't been an update to the alterations permit. Permit has been expired since August 2025. Seven inspections are left to be completed. The city has not had any contact with the owner or lienholder to explain delays.

March 10, 2026 – Notice of April hearing sent to property owner and lienholder and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

60/30

Order: 60-days to pass insulation inspection and remaining trade inspections, and if that is done, 30 days to pass final building inspection.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 1, 2026.

ATTACHMENTS:

- | | | |
|----|--|---|
| 1. | 20260401_Slides Intro | 20260401_Slides Intro.pptx |
| 2. | 20260401_21-003191_2333 N Mockingbird Ln | 20260401_21-003191_2333 N Mockingbird Ln.pptx |

**BOARD
OF
BUILDING
STANDARDS**

April 1, 2026



PUBLIC NOTICE – April 1, 2026 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, April 1, 2026 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2333 N. Mockingbird Ln, 450 Peach St, 1741 Anderson St, 833 Nelson St, 302 Willow St, and 1110 Houston St. 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.



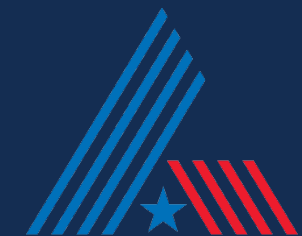
Case #21-003191

2333 N. Mockingbird Ln.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Shows Warranty Deed With Vendor’s Lien naming **Mauro Antonio Ortiz** as owner
- **TAYLOR COUNTY** – Shows **Mauro Antonio Ortiz** 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 31, 2020
- Search reveals **Mauro Antonio Ortiz** to be the owner.



Public Notice

Network: Mar 10, 2026 at 10:45:09 AM CDT
Local: Mar 10, 2026 at 10:45:08 AM CDT



Front West Side

March 20, 2026 at 8:30 AM



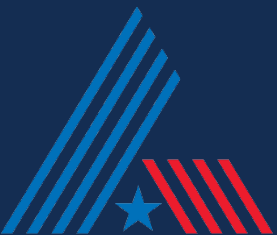
Rear East Side

Network:Mar 19, 2026 at 10:48:06 AM CDT
Local:Mar 19, 2026 at 10:48:06 AM CDT

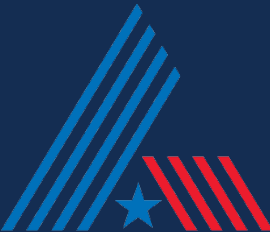


North Side

Network: Mar 19, 2026 at 10:47:28 AM CDT
Local: Mar 19, 2026 at 10:47:28 AM CDT



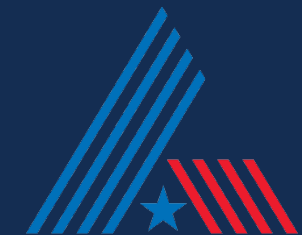
South Side



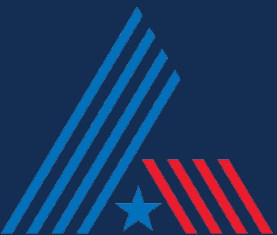
Substandard Code Violations

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

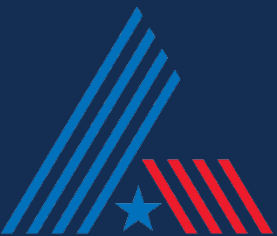
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection,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



Property History (2021)



Property History (2022)



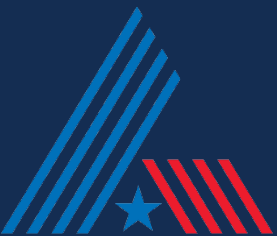
Property History (2023)



Current Conditions



Current Conditions



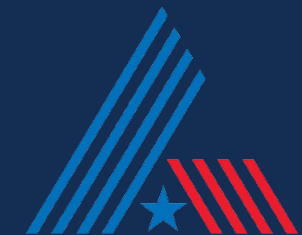
Timeline of Events

- **December 14, 2021** – Affidavit of condemnation recorded at county clerk.
- **May 31, 2022** – Started working with lienholder to get project moving.
- **December 14, 2022** – Alteration permit issued.
- **September 6, 2023** – Board ordered 60 days to obtain rough-ins
- **January 3, 2024** – Board ordered 30 days to obtain rough ins and all final inspections before expiration of all permits.
- **August 31, 2025** – Alteration permit expired with seven inspections not completed.
- **November 24, 2025** – Criminal complaint filed with municipal court for owner's failure to comply with Board's orders.
- **January 23, 2026** – Attempted to reach out to owner through email to inform him what needs to be completed. No response.
- **February 20, 2026** – Observed owner has completed exterior work to the structure but there hasn't been an update to the alterations permit. Permit has been expired since August 2025. Seven inspections are left to be completed. The city has not had any contact with the owner or lienholder to explain delays.
- **March 10, 2026** – Notice of April hearing sent to property owner and lienholder and posted on structure.



Staff Recommendation:

- ORDER OWNER TO REPAIR – OWNER IS ORDERED TO REINSTATE ALTERATIONS PERMIT
- AND IF THIS IS DONE, 60 DAYS TO COMPLETE INSULATION INSPECTION AND REMAINING TRADE INSPECTIONS
- AND IF THIS IS DONE, 30 DAYS TO COMPLETE FINAL BUILDING INSPECTION



Questions?



**End of
2333 N. Mockingbird Ln.
presentation**





**Board of Building Standards
Agenda Memo**

Meeting Date:4/1/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000346: 450 Peach St (4-5 185 3 WISE PIEDMONT ABL OT, TAYLOR COUNTY, TEXAS), Owner: FOCO Capital, LLC

GENERAL INFORMATION

Owner: FOCO Capital, LLC
Sq Ft: 12,964
Structural: Fair
Foundation: Good
Value: \$30,737
Total Value: \$39,361
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

February 12, 2024 – Affidavit of condemnation filed at county clerk.

June 5, 2024 – BoBS ordered 30-60.

June 18, 2024 – Property listed for sale.

July 31, 2024 – Property purchased by FOCO Capital. Condemnation notices sent to new owner.

August 14, 2024 – New owner stated he intended to start renovations next year after fund raising. 30-60 process explained.

August 16, 2024 - Received call from McKenzie Designs to advise that the property was to be converted into apartments.

August 27, 2024 – Received a call from Colton Massey stating that he was hired as a general contractor for this property.

October 2, 2024 – BoBS ordered 30/60. Owner requested a Compliance Agreement with the City.

October 9, 2024 – Notice of hearing sent to owner.
October 10, 2024 – Notice of hearing posted on structure. Compliance agreement emailed to owner with a requirement of 10-days to respond.
October 14, 2024 – Inspection of property shows debris behind the property.
October 21, 2024 – *Compliance Agreement signed by property owner.*
November 6, 2024 – **BoBS ordered Compliance Agreement**
November 20, 2024 – Owner again advised of debris behind property which needs to be removed. Progress report received.
January 5, 2025 – Progress report received.
February 5, 2025 – Plastic falling off of the roof appears to be temporary protection. Owner stated he was waiting on asbestos report. Advised him that the engineer report that was submitted was insufficient.
February 7, 2025 – Asbestos report for south wall received. No asbestos found. Progress report received.
March 4, 2025 – Advised owner that he was out of compliance with the agreement due to the expiration of the timeline to obtain the Alterations permit. Engineer’s report and roof estimate received later and a permit was applied for that evening.
March 17, 2025 – Progress report received.
April 8, 2025 – Progress report received.
August 4, 2025 – Progress report received.
August 5, 2025 – Roof permit application received.
October 6, 2025 – Interior Alteration permit expired.
December 5, 2025 – PMI emailed requesting an update.
January 11, 2026 – Progress report received. (Roof)
January 13, 2026 – PMI emailed requesting an update. Advised the owner that a final inspection was still needed on the roof.
January 31, 2026 – Roof permit expired.
February 24, 2026 – PMI emailed requesting an update.
February 25, 2026 – PMI Inspected the exterior. The building is unsecured. It appears that the southernmost garage attachment has a partial interior and roof demolition started.
March 5, 2026 – PMI discovered that FOCO Capital LLC filed a tax forfeiture on February 27, 2026 and is listed as “Forfeited Existence”.
March 10, 2026 – Notice of April hearing sent to property owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Civil Penalties

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 1, 2026.

ATTACHMENTS:

1. 20260401_24-000346_450 Peach St 20260401_24-000346_450 Peach St.pptx

Case #24-000346

450 Peach St.

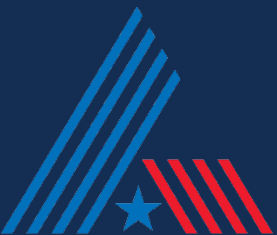


CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **FOCO Capital LLC** as owner
- **TAYLOR COUNTY** – Shows **FOCO Capital LLC** to be the owner.
- **SECRETARY OF STATE** – Lists registered agent to which notices have been sent
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – No record of service to this address
- Search reveals **FOCO Capital LLC - Festus Oguhebe** to be the owner.

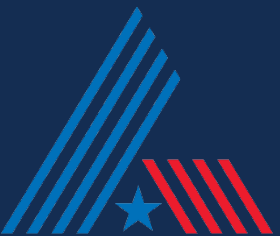


Public Notice



Front East Side

Network: Mar 19, 2026 at 1:46:51 PM CDT
Local: Mar 19, 2026 at 1:46:51 PM CDT



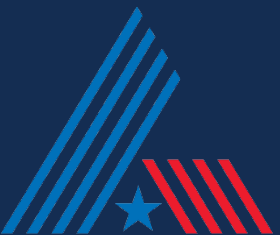
Rear West Side

Network: Mar 19, 2026 at 1:49:58 PM CDT
Local: Mar 19, 2026 at 1:49:57 PM CDT



North Side

Network:Mar 19, 2026 at 1:50:48 PM CDT
Local:Mar 19, 2026 at 1:50:47 PM CDT



South Side

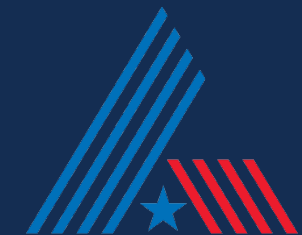
Network: Mar 19, 2026 at 1:48:27 PM CDT
Local: Mar 19, 2026 at 1:48:27 PM CDT



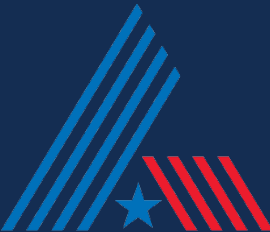
Substandard Code Violations

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

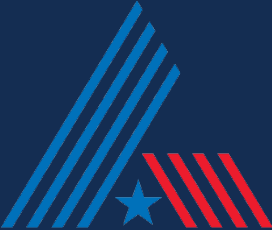
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8,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



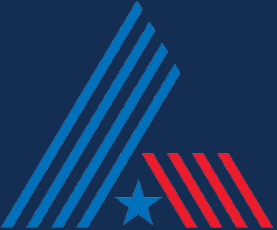
Exterior Dilapidation



Exterior Dilapidation



Exterior Dilapidation



Structural Hazards

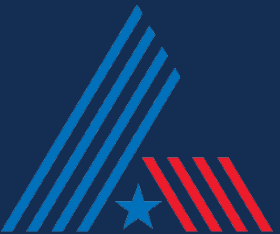
All interior photos were taken on the second floor



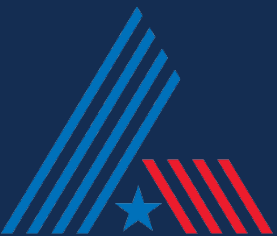
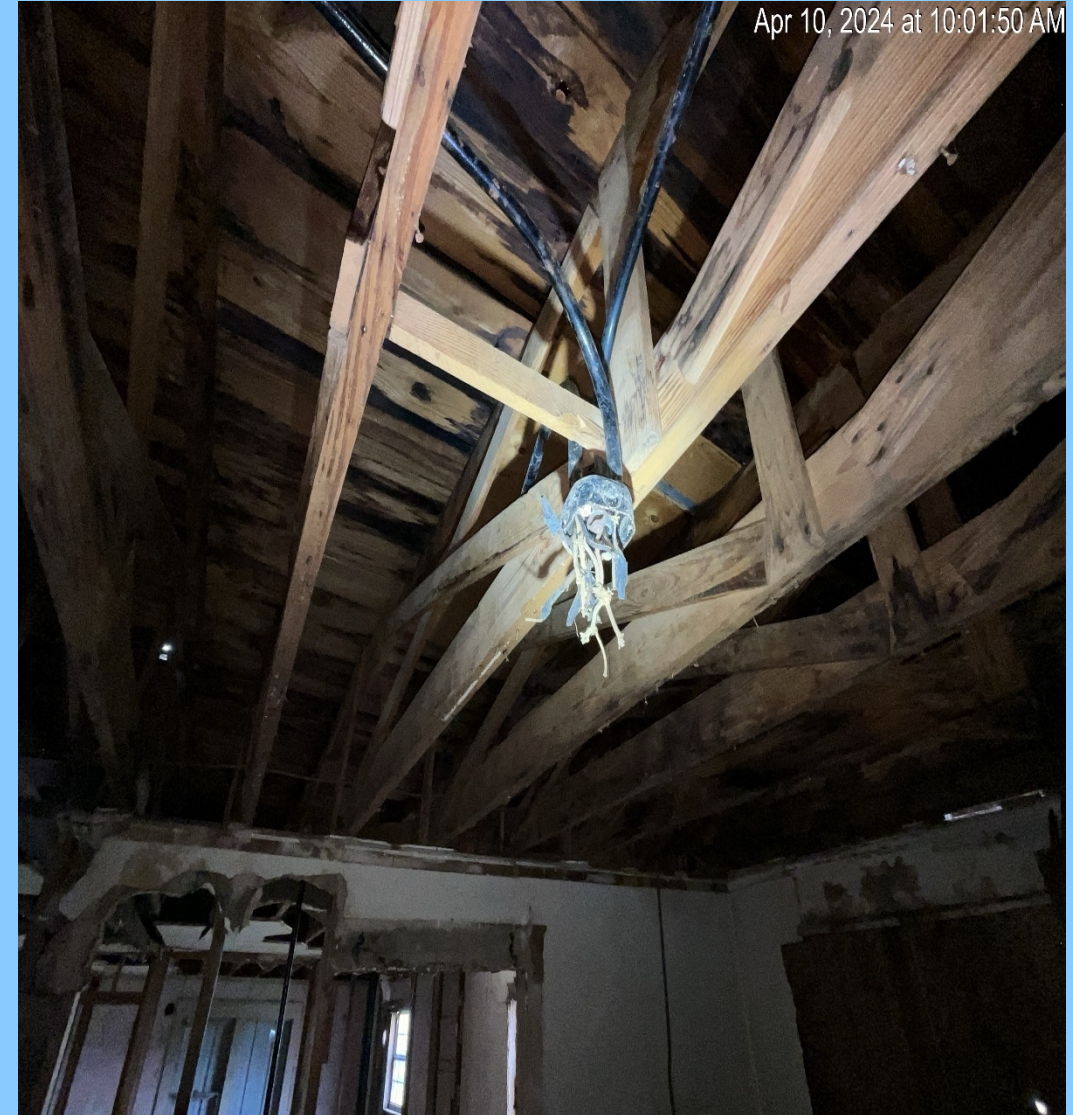
Structural Hazards/Faulty Weather Protection



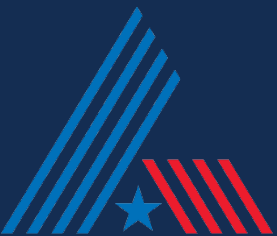
Structural and Electrical Hazards



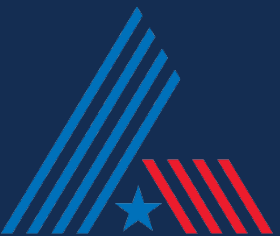
Structural/Electrical Hazards



Inadequate Sanitation/Structural Hazards



Faulty Weather Protection



Timeline of Events

- **February 12, 2024** – Affidavit of condemnation filed at county clerk.
- **June 5, 2024** – Board ordered 30-60.
- **June 18, 2024** – Property listed for sale.
- **July 31, 2024** – Property purchased by FOCO Capital - Festus Oguhebe. Condemnation notices sent to new owner.
- **August 14, 2024** – New owner stated he intended to start renovations next year after fund raising. He repeatedly stated that he is not in Texas and needed the condemnation removed. 30-60 process explained.
- **August 16, 2024** - Received call from McKenzie Designs to advise that the property was to be converted into apartments.
- **August 27, 2024** – Received a call from Colton Massey stating that he was hired as a general contractor for this property.
- **October 2, 2024** – BoBS ordered 30/60. Owner requested a **Compliance Agreement with the City**.
- **October 9, 2024** – Notice of hearing sent to owner.
- **October 10, 2024** – Notice of hearing posted on structure. Compliance agreement emailed to owner with a requirement of 10-days to respond.



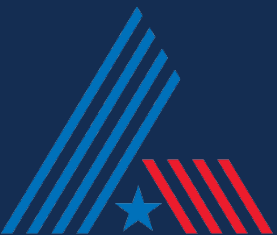
Timeline of Events

- **October 14, 2024** – Inspection of property shows debris behind the property.
- **October 21, 2024** – *Compliance Agreement signed by property owner.*
- **November 6, 2024** – **BoBS ordered Compliance Agreement**
- **November 20, 2024** – Owner again advised of debris behind property which needs to be removed. *Progress report received.*
- **January 5, 2025** – *Progress report received.*
- **February 5, 2025** – Plastic falling off of the roof appears to be temporary protection. Owner stated he was waiting on asbestos report. Advised him that the engineer report that was submitted was insufficient.
- **February 7, 2025** – Asbestos report for **south wall** received. No asbestos found. *Progress report received.*
- **March 4, 2025** – Advised owner that he was out of compliance with the agreement. Engineer's report and roof estimate received later and a permit was applied for that evening.



Timeline of Events

- **March 17, April 8, and August 4, 2025** – *Progress reports received.*
- **August 5, 2025** – Roof permit application received.
- **October 6, 2025** – Interior Alteration permit expired.
- **December 5, 2025** – PMI emailed requesting an update.
- **January 11, 2026** – *Progress report received.* (Roof)
- **January 13, 2026** – PMI emailed requesting an update. Advised the owner that a final inspection was still needed on the roof.
- **January 31, 2026** – Roof permit expired.
- **February 24, 2026** – PMI emailed requesting an update.
- **February 25, 2026** – PMI Inspected the exterior. The building is unsecured and it appears that the south end has a partial interior and roof demolition started.
- **March 5, 2026** – PMI discovered that FOCO Capital LLC filed a tax forfeiture on February 27, 2026 and is listed as “Forfeited Existence”.



Compliance Agreement Highlights:

From date of agreement (October 21, 2024):

- ***45 days to provide a repair plan from the engineer,***
- ***75 days to obtain permits required,***
- ***180 days to have final inspections*** and have the property in a condition that it is no longer deemed condemned.

Owner must submit monthly written progress reports to the city until property is no longer condemned.

Owner must cooperate with city staff for inspection purposes.

Owner is responsible for maintaining the property to minimum city code standards. Property must be clean, mowed, and free of nuisances.



Staff Recommendation:

Order:

Owner is ordered to pay civil penalties for non-compliance of the Board's order on October 21, 2024, in the amount of \$25 for each day of non-compliance.

Total number of days of non-compliance is 348 days.

Total civil penalties to be assessed is \$8,700.



End of 450 Peach St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:4/1/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001890: 1741 Anderson St (LILLIE ADAMS SUBDIVISION, LOT 4, TAYLOR COUNTY, TEXAS), JOCH Properties, LLC

GENERAL INFORMATION

Owner: JOCH Properties, LLC
Sq Ft: 1616
Structural: Fair
Foundation: Unknown
Value: \$42,417
Total Value: \$54,973
Delinquent Tax: \$1,358.03

SPECIAL CONSIDERATIONS

May 21, 2025 – Affidavit of condemnation recorded at the county clerk.
June 27, 2025 – Attempted to reach out to owner but phone number was out of service. Unable to locate good number for one of the owners.
December 3, 2025 – Board ordered 30/60
February 6, 2026 – Contacted other owner to make sure they are aware of condemnation and necessary actions.
February 24, 2026 – Two liens for mowing abatements recorded with the county clerk.
March 10, 2026 – Notice of April 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 April 1, 2026.

ATTACHMENTS:

1. 20260401_25-001890_1741 Anderson St 20260401_25-001890_1741 Anderson St.pptx

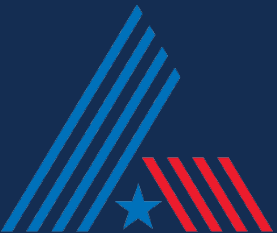
Case #25-001890

1741 Anderson 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 **Joch Properties, LLC** as owner
- **TAYLOR COUNTY** – Shows **Joch Properties, 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 March 4, 2023
- Search reveals **Joch Properties, LLC** to be the owner.



Public Notice

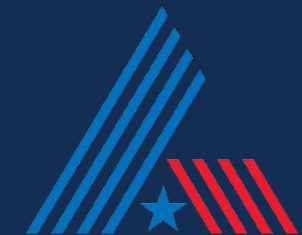
Network: Mar 10, 2026 at 10:51:28 AM CDT

Local: Mar 10, 2026 at 10:51:28 AM CDT



Front North Side

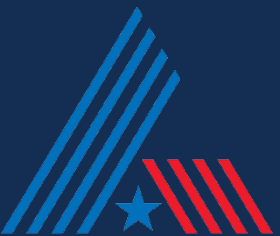
March 20, 2026 at 9:09 AM



Rear South Side



March 20, 2026 at 9:14 AM



East Side



West Side

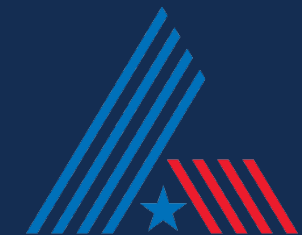
March 20, 2026 at 9:12 AM



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)



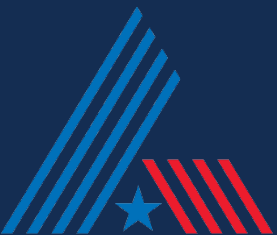
Exterior Dilapidation



Exterior Dilapidation



Exterior Dilapidation



Unsecured/Interior Dilapidation



Interior Dilapidation



Interior Dilapidation/Inadequate Sanitation



Timeline of Events

- **May 21, 2025** – Affidavit of condemnation recorded at the county clerk.
- **June 27, 2025** – Attempted to reach out to owner but phone number was out of service. Unable to locate good number for one of the owners.
- **December 3, 2025 – Board ordered 30/60**
- **February 6, 2026** – Contacted other owner to make sure they are aware of condemnation and necessary actions.
- **February 24, 2026** – Two liens for mowing abatements recorded with the county clerk.
- **March 10, 2026** – Notice of April 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?



End of 1741 Anderson St presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:4/1/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002554: 833 Nelson Dr (MEADOWBROOK ADDN, BLOCK 2, LOT 32, TAYLOR COUNTY, TEXAS), Owner: Mathews, James T. c/o Diane Mathews

GENERAL INFORMATION

Owner: Mathews, James T c/o Diane Mathews
Sq Ft: 550
Structural: Poor
Foundation: Unknown
Value: \$22,609
Total Value: \$28,501
Delinquent Tax: \$2,407.95

SPECIAL CONSIDERATIONS

June 26, 2025 – Affidavit of Condemnation filed with the county clerk.
July 7, 2025 – Discovered property owner is deceased. His wife is listed as the care of in Taylor CAD. Spoke to wife of owner by phone and she let us know she secured and cleaned up the property and she would get quotes for repair.
July 8, 2025 – Condemnation notice and Plan of Action sent to spouse of owner.
November 5, 2025 – Board ordered 30/60.
December 5, 2025 – Last contact with wife of owner at city hall. Gave her a plan of action worksheet. She said she would turn in plan of action in a week. Have not received anything.
March 10, 2026 – Notice of April 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 April 1, 2026.

ATTACHMENTS:

1. 20260401_25-002554_833 Nelson Dr 20260401_25-002554_833 Nelson Dr.pptx

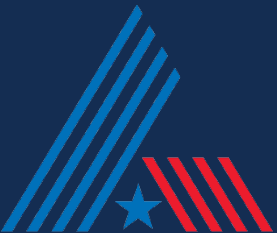
Case #25-002554

833 Nelson Dr.



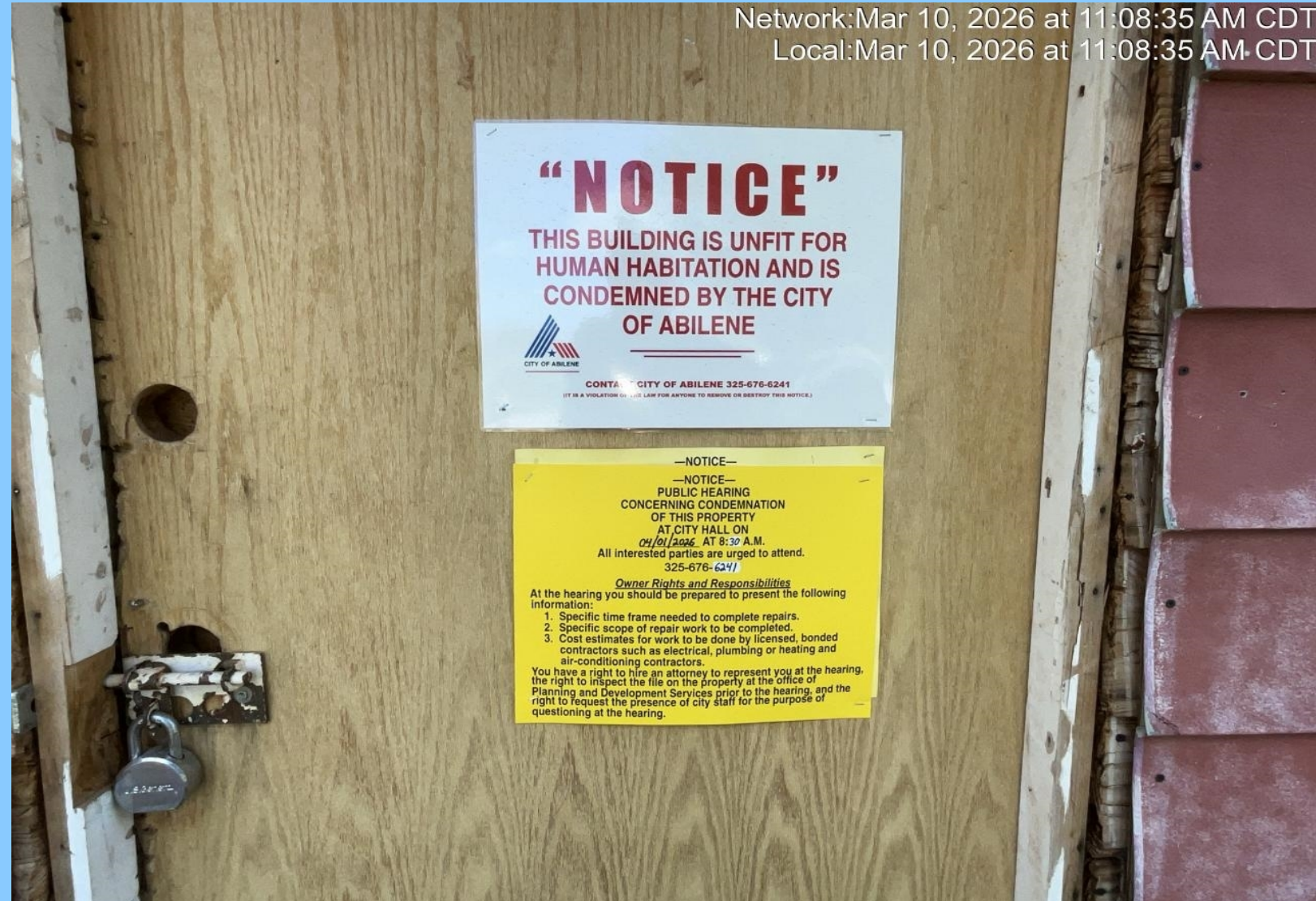
CHECKLIST FOR RECORDS SEARCH

- 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 **James Mathews** as owner
- **TAYLOR COUNTY** – Shows **James Mathews** 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 May 1, 2021
- Search reveals **James Mathews** to be the owner.

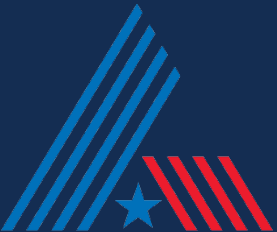


Public Notice

Network: Mar 10, 2026 at 11:08:35 AM CDT
Local: Mar 10, 2026 at 11:08:35 AM CDT



Front West Side

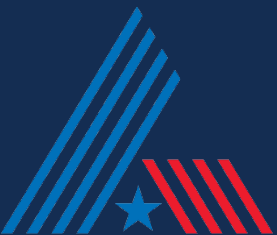


Rear East Side

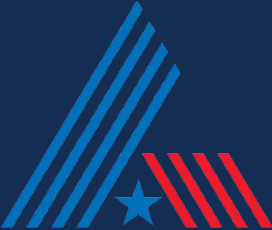


North Side

March 20, 2026 at 1:58 PM



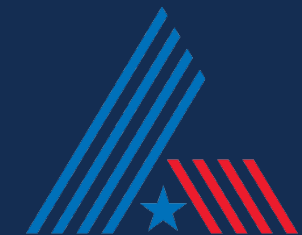
South Side



Substandard Code Violations

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

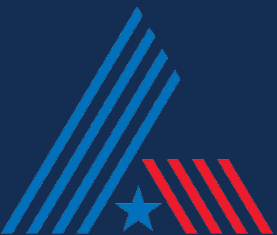
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



Faulty Weather Protection



Interior Dilapidation



Interior Dilapidation



Network: Jun 17, 2025 at 10:38:07 AM CDT
Local: Jun 17, 2025 at 10:38:07 AM CDT



Timeline of Events

- **June 26, 2025** – Affidavit of Condemnation filed with the county clerk.
- **July 7, 2025** – Discovered property owner is deceased. His wife is listed as the care of in Taylor CAD. Spoke to wife of owner by phone and she let us know she secured and cleaned up the property and she would get quotes for repair.
- **July 8, 2025** – Condemnation notice and Plan of Action sent to spouse of owner.
- **November 5, 2025** – Board ordered 30/60.
- **December 5, 2025** – Last contact with wife of owner at city hall. Gave her a plan of action worksheet. She said she would turn in plan of action in a week. Have not received anything.
- **March 10, 2026** – Notice of April hearing sent to property owner.
- **March 11, 2026** – Notice of April 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 833 Nelson Dr. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:4/1/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-004020: 302 Willow St (OT ABILENE, BLOCK 60, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Ford, Jeremy Jerome

GENERAL INFORMATION

Owner: Ford, Jeremy, Jerome
Sq Ft: 1544
Structural: Fair
Foundation: Unknown
Value: \$23,002
Total Value: \$31,315
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

August 27, 2025 – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to property owner. Prior to condemnation owner was instructed to reach out to Planning & Zoning to ask whether he could get an exemption to be able to renovate this structure since it is located in an area zoned for Light Industrial.

September 11, 2025 – Explained to property owner he should not continue to work on the house while he does not have a permit.

October 24, 2025 – CoA Board of Adjustments approved special exemption for non-conforming use to allow for residential use and for repair costs at over 50% of home's taxable value.

December 3, 2025 – Board ordered 30/60. Since then we have had multiple contacts with the owner to remind him what he needs to do to pull permit.

February 20, 2026 – Property is overrun by scattered construction materials, junk cars undergoing unauthorized mechanic work, and an RV that appears to be lived in.

March 10, 2026 – Notice of April 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 April 1, 2026.

ATTACHMENTS:

1. 20260401_25-00004020_302 Willow St 20260401_25-00004020_302 Willow St.pptx

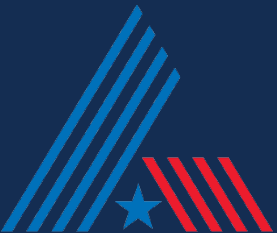
Case #25-004020

302 Willow St



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 w/Vendor’s Lien naming **Jeremy Jerome Ford** as owner
- **TAYLOR COUNTY** – Shows **Jeremy Jerome Ford** 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 January 23, 2010
- Search reveals **Jeremy Jerome Ford** to be the owner.



Public Notice

Network: Mar 10, 2026 at 10:26:39 AM CDT
Local: Mar 10, 2026 at 10:26:39 AM CDT



“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.)

—NOTICE—

PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
04/01/2026 AT 8:30 A.M.

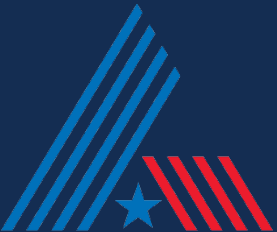
All interested parties are urged to attend.
325-676-6241

Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

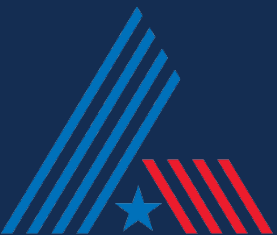
1. Specific time frame needed to complete repairs.
2. Specific scope of repair work to be completed.
3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.

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 East Side

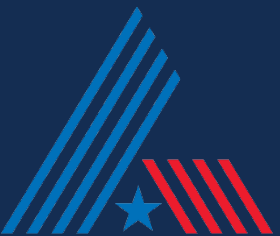
March 20, 2026 at 8:47 AM



Rear West Side



March 20, 2026 at 8:54 AM

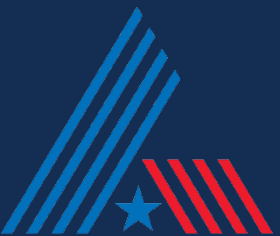


North Side

March 20, 2026 at 8:49 AM



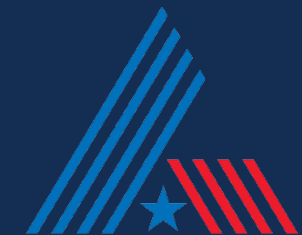
South Side



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



Initial Condition

November 21, 2025 at 8:03 AM



Initial Condition

November 21, 2025 at 8:08 AM



Initial Condition

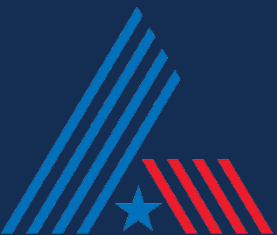
November 21, 2025 at 8:05 AM



Initial Condition



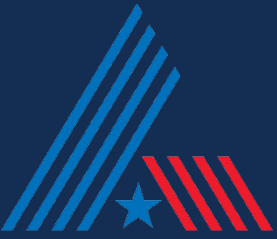
November 21, 2025 at 8:04 AM



Initial Interior Conditions

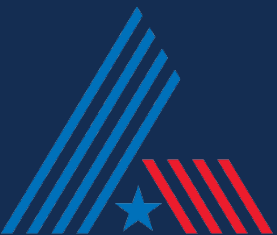


Indicators of Residing at Condemned Property



Timeline of Events

- **August 27, 2025** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to property owner. Prior to condemnation owner was instructed to reach out to Planning & Zoning to ask whether he could get an exemption to be able to renovate this structure since it is located in an area zoned for Light Industrial.
- **September 11, 2025** – Explained to property owner he should not continue to work on the house while he does not have a permit.
- **October 24, 2025** – CoA Board of Adjustments approved special exemption for non-conforming use to allow for residential use and for repair costs at over 50% of home's taxable value.
- **December 3, 2025** – **Board ordered 30/60.** Since then we have had multiple contacts with the owner to remind him what he needs to do to pull permit.
- **February 20, 2026** – Property is overrun by scattered construction materials, junk cars undergoing unauthorized mechanic work, and an RV that appears to be lived in.
- **March 10, 2026** – Notice of April 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?



End of 302 Willow St presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:4/1/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-000192: 1110 Houston St (COLLEGE DRIVE REPLAT, BLOCK 20, LOT 13 (JC REESE REP), TAYLOR COUNTY, TEXAS), Owner: Sanchez, Manuel Diaz

GENERAL INFORMATION

Owner: Snachez, Manuel Diaz
Sq Ft: 688
Structural: Poor
Foundation: Unknown
Value: \$22,473
Total Value: \$24,089
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

January 13, 2026 – Affidavit of condemnation recorded at county clerk. Confirmed with APD that deceased person removed from residence in October 2024 was the listed owner. No one has contacted the city concerning the condemnation of this property.

March 10, 2026 – Notice of hearing sent to address of record of property owner and posted on structure. Unable to locate any heirs to send notice to. No one has contacted the city about condemnation.

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 April 1, 2026.

ATTACHMENTS:

1. 20260401_26-000192_1110 Houston St 20260401_26-000192_1110 Houston St.pptx

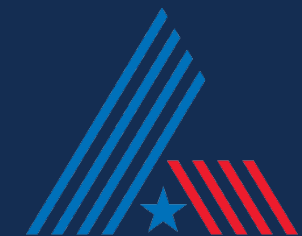
Case #26-000192

1110 Houston 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 naming **Manuel Diaz Sanchez** as owner.
- **TAYLOR COUNTY** – Shows **Manuel Diaz Sanchez** 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 2024
- Search reveals **Manuel Diaz Sanchez** to be the owner.



Public Notice

Network: Mar 10, 2026 at 11:04:29 AM CDT
Local: Mar 10, 2026 at 11:04:29 AM CDT



“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.)

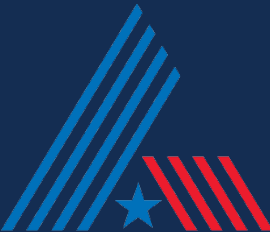
—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
04/01/2026 AT 8:30 A.M.
All interested parties are urged to attend.
325-676-6241

Owner Rights and Responsibilities

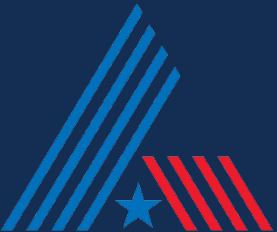
At the hearing you should be prepared to present the following information:

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 East Side



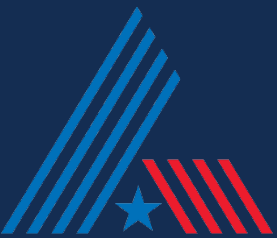
Rear West Side



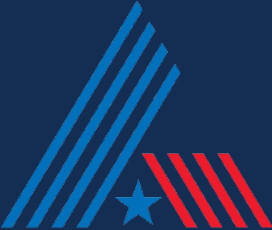
North Side



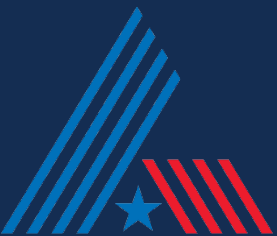
March 23, 2026 at 9:52 AM



South Side



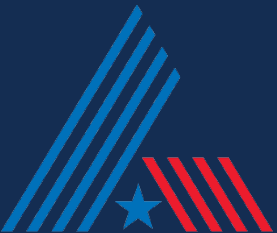
Top View



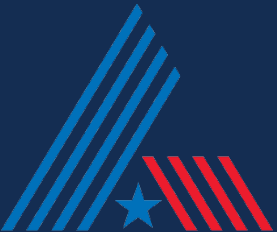
Substandard Code Violations

**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)



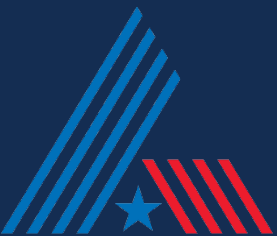
Exterior Conditions



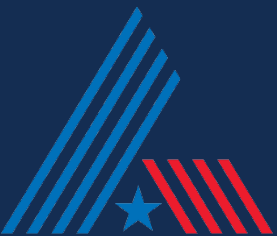
Structural/Nuisance Hazards



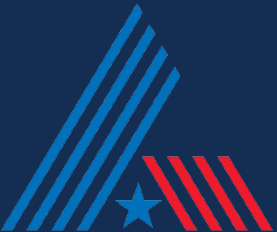
Exterior Conditions



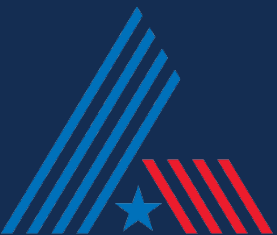
Hazardous Electrical



Hazardous Structural/Nuisance Conditions

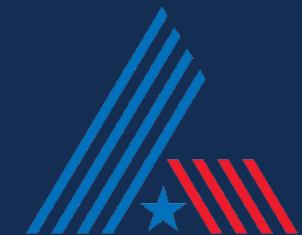


Inadequate Sanitation/Faulty Weather Protection (Inside Main Structure)



Timeline of Events

- **January 13, 2026** – Affidavit of condemnation recorded at county clerk. Confirmed with APD that deceased person removed from residence in October 2024 was the listed owner. No one has contacted the city concerning the condemnation of this property.
- **March 10, 2026** – Notice of hearing sent to address of record of property owner and posted on structure. Unable to locate any heirs to send notice to. No one has contacted the city about condemnation.



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 1110 Houston St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:4/1/2026

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

