

**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 6<sup>th</sup> St)  
Ms. Doris Armstrong (1857 Jeanette St & 2970 S 6<sup>th</sup> 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

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**Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000130:** 2970 S 6<sup>th</sup> 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

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**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

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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

**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.**

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

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

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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. 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.**

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### ADJOURNMENT

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

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Approved, Chairman