



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 May 6, 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 April 1, 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 #24-001274: 742 N 13th St (W105 W140 S100 201 2 W1/2 C MC NAIRY OT ABL, TAYLOR COUNTY, TEXAS), Owner: Dela Garza Jessica T
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001252: 1939 N 20th St (COLLEGE HEIGHTS, BLOCK 56, LOT 112 REP, TAYLOR COUNTY, TEXAS), Batten David K & Christina M

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001890: 1741 Anderson St (LILLIE ADAMS SUBDIVISION, LOT 4, TAYLOR COUNTY, TEXAS), JOCH Properties, LLC
- 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 #25-006036: 826 Ballinger St (CARLISLE REP OF FAIR PARK ACRES, BLOCK 1, LOT 206, TAYLOR COUNTY, TEXAS), Owner: Sky Blue Avenue LLC
- G. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-000511: 1841 N 6th St (W80 LTS 9 & 10 & W80 N12 LT 8 205 1 B FLETCHER OT ABL, TAYLOR COUNTY, TEXAS), Owner: Ignacio & Llolanda Padilla

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 29th day of April, 2026, at 7:15 a.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



**Board of Building Standards
Agenda Memo**

Meeting Date:5/6/2026

TO:

FROM:

SUBJECT: Public hearing and approval of the April 1, 2026 Board of Building Standards meeting minutes.

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 04012026 Minutes

04012026 Minutes.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
April 1, 2026 - 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. Will Dugger, Acting Chairman
Mr. Jay Wyatt
Mr. Delbert Allred
Mr. Cache Tankersley
Mr. Sean McNeill

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Van Watson, Building Official
Ms. Haley Cagle, Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Stephen Garrison, Code Compliance 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:

CALL TO ORDER

Mr. Dugger 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, March 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. Wyatt, motion passed.

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

NAYS: None

ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

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

Mr. Wright presented the case:

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural 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)

Staff recommendations are as follows:

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.

Public Hearing: Mr. Dugger opened the public hearing. Being no speakers, Mr. Dugger 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 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 and this was seconded by Mr. McNeill, motion passed.

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

NAYS: None

ABSTAIN: None

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

Mr. Wright presented the case:

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15, the following conditions exist:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- 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. Dugger opened the public hearing. Being no speakers, Mr. Dugger closed the public hearing and opened the floor for discussion or motion.

Mr. Tankersley 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. Wyatt, motion passed.

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

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. McNeill, motion passed.

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 25-002554: 833 Nelson St (MEADOWBROOK ADDN, BLOCK 2, LOT 32, TAYLOR COUNTY, TEXAS), Owner: Mathews James T

Mr. Wright presented the case:

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15, the following conditions exist:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)

- 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:

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. Dugger opened the public hearing. Being no speakers, Mr. Dugger 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. Tankersley, motion passed.

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

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. Tankersley, motion passed.

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

NAYS: None

ABSTAIN: None

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

Mr. Wright presented the case:

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15, the following conditions exist:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- 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. Dugger opened the public hearing. Being no speakers, Mr. Dugger 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 was seconded by Mr. McNeill, motion passed.

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

NAYS: None

ABSTAIN: None

Mr. Allred 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. McNeill, motion passed.

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

NAYS: None

ABSTAIN: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 8:54 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date:5/6/2026

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 May 6, 2026.

ATTACHMENTS:

- | | | |
|----|--|---|
| 1. | 20260506_Slides Intro | 20260506_Slides Intro.pptx |
| 2. | 20260506_21-003191_2333 N Mockingbird Ln | 20260506_21-003191_2333 N Mockingbird Ln.pptx |

**BOARD
OF
BUILDING
STANDARDS**

May 6, 2026



PUBLIC NOTICE – May 6, 2026 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, May 6, 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, 742 N 13th St, 1939 N 20th St, 1741 Anderson St, 302 Willow St, 826 Ballinger St, and 1841 N 6th 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.



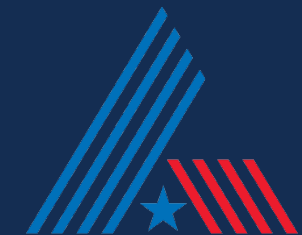
Case #21-003191

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: Apr 13, 2026 at 10:17:04 AM CDT
Local: Apr 13, 2026 at 10:17:04 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

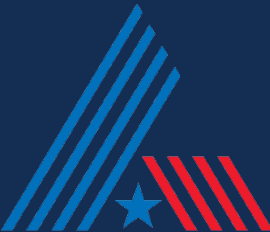


North Side

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



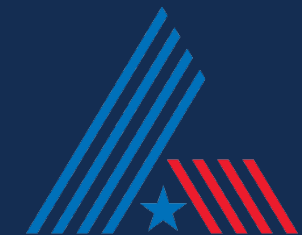
South Side



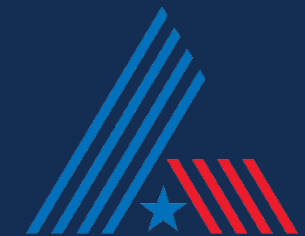
Substandard Code Violations

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

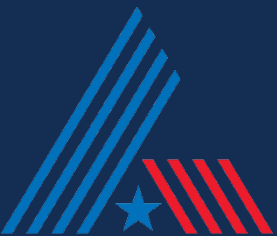
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection,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



Property History (2021)



Property History (2022)

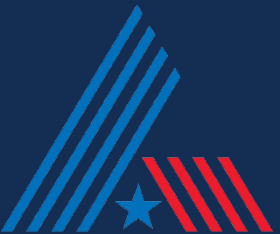


Property History (2023)

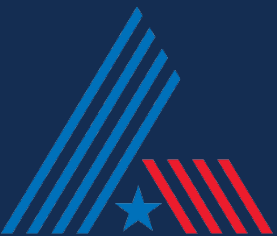


Current Condition (2026)

February 20, 2026 at 2:08 PM



Current Conditions



Current Conditions



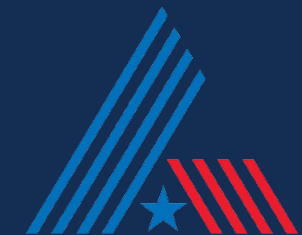
Timeline of Events

- **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.



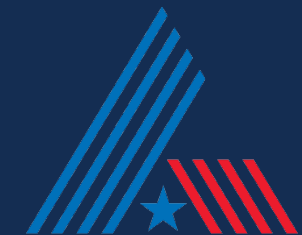
Timeline of Events

- **March 31, 2026** – Spoke with lienholder, decided to pull property from agenda.
- **April 1, 2026** - Prior to hearing spoke with property owner who was present at the hearing. Explained what is still required of him. Recommended while he is at city hall to go to permitting and extend his permit. He did not. Property was removed from this month's agenda.
- **April 10, 2026** – Notice of May hearing sent to property owner and Lienholder. Discovered there is no longer a lienholder.
- **April 13, 2026** – Notice of May hearing posted on structure. Property still doesn't have an active permit.



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:5/6/2026

TO:

FROM:

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

GENERAL INFORMATION

Owner: Dela Garza Jessica T
Sq Ft: 1064
Structural: Fair
Foundation: Good
Value: \$17,391
Total Value: \$27,576
Delinquent Tax: \$624.99

SPECIAL CONSIDERATIONS

April 19, 2024 – Inspection was requested by Constables. They found poor conditions inside home when they were performing a Writ of Possession. Owner was contacted while on scene and explained likely condemnation. Owner secured house.

April 24, 2024 – Affidavit of condemnation recorded at county clerk.

May 1, 2024 – Condemnation notices sent to owner.

December 30, 2025 – Received complaint of break in.

January 5, 2026 – Inspected property, during inspection vagrant found inside home. He left while we were on scene and then we cleared the house and secured the door and storm shelter. Neighbor stopped by and told us there had been several vagrants staying in the house and in the yard. During inspection found interior to be in much worse shape than when the Constables were removing last tenants. One area of the house looked to be partially burned. Plumbing is missing. Lacks proper sanitation.

January 16, 2026 – Received phone call from owner. He is unsure whether they will repair or sell property. Resent owner a 30/60 plan of action worksheet.

January 20, 2026 – City secured front door of house.

January 22, 2026 – Front door open again. Executed Code Inspection Warrant. Evidence of vagrant activity found inside. Resecured front door.

February 4, 2026 – Board ordered 30/60. After the hearing it was discovered that the property is zoned Heavy Commercial. Owner was immediately informed that he would need to bring the property to the Board of Adjustments for approval to continue use as residential. Provided contact information for Zoning so they could start the process to go to the board.

March 2, 2026 – Property unsecured again. Owners notified. Property secured by owners two weeks later.

March 4, 2026 – Incomplete plan of action submitted. Owner notified what is still needed.

April 8, 2026 – Property owner has not submitted a complete plan of action and has not contacted Zoning about the Board of Adjustments.

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 May 6, 2026.

ATTACHMENTS:

- 1. 20260506_24-001274_742 N 13th St 20260506_24-001274_742 N 13th St.pptx

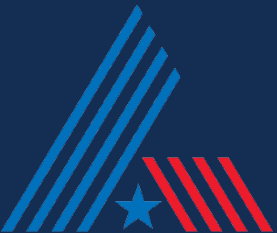
Case #24-001274

742 N. 13th 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 naming **Delia Garza and Ramon Silva** as owners and an Affidavit of Heirship naming **Jessica T. Dela Garza**
- **TAYLOR COUNTY** – Shows **Jessica T. Dela Garza** 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 7, 2023
- Search reveals **Jessica T. Dela Garza** to be the owner.



Public Notice

April 10, 2026 at 10:17 AM



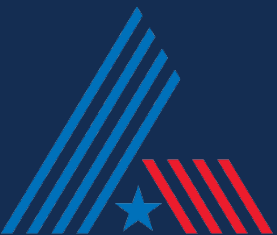
Front South Side



Rear North Side

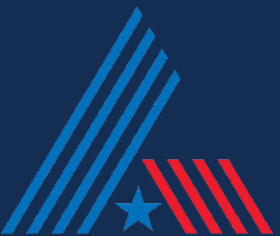


East Side



West Side

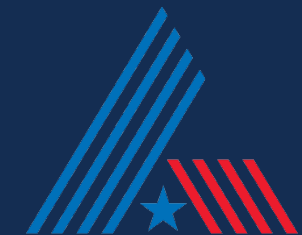
January 22, 2026 at 3:29 PM



Substandard Code Violations

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

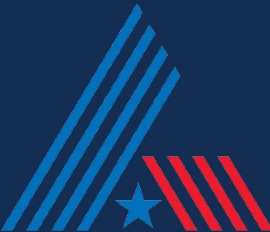
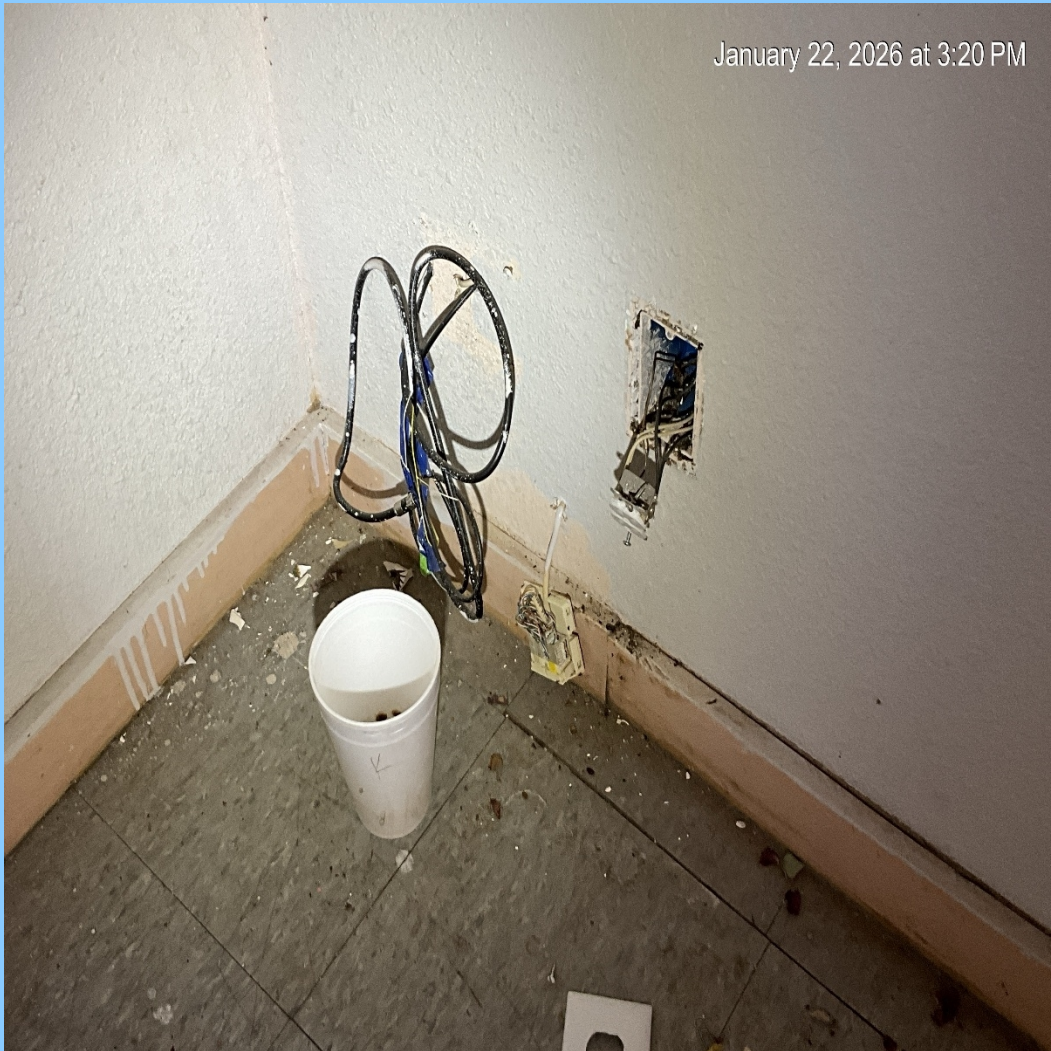
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



Structural & Plumbing Issues



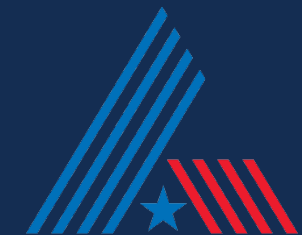
Hazardous Electrical



Inadequate Sanitation/Hazardous Mechanical



Inadequate Sanitation



Inadequate Sanitation/Interior Dilapidation



Timeline of Events

- **April 19, 2024** – Inspection was requested by Constables. They found poor conditions inside home when they were performing a Writ of Possession. Owner was contacted while on scene and explained condemnation. Owner secured house.
- **April 24, 2024** – Affidavit of condemnation recorded at county clerk.
- **May 1, 2024** – Condemnation notices sent to owner.
- **December 30, 2025** – Received complaint of break in.
- **January 5, 2026** – Inspected property, during inspection vagrant found inside home. He left while we were on scene and then we cleared the house and secured the door and storm shelter. Neighbor stopped by and told us there had been several vagrants staying in the house and in the yard. During inspection found interior to be in much worse shape than when the Constables were removing last tenants. One area of the house looked to be partially burned. Plumbing is missing. Lacks proper sanitation.
- **January 16, 2026** – Received phone call from owner. He is unsure whether they will repair or sell property. Resent owner a 30/60 plan of action worksheet.
- **January 20, 2026** – City secured front door of house.
- **January 22, 2026** – Front door open again. Executed Code Inspection Warrant. Evidence of vagrant activity found inside. Resecured front door.



Timeline of Events

- **February 4, 2026 – Board ordered 30/60.** After the hearing it was discovered that the property is zoned Heavy Commercial. Owner was immediately informed that he would need to bring the property to the Board of Adjustments for approval to continue use as residential. Provided contact information for Zoning so they could start the process to go to the board.
- **March 2, 2026 –** Property unsecured again. Owners notified. Property secured by owners two weeks later.
- **March 4, 2026 –** Incomplete plan of action submitted. Owner notified what is still needed.
- **April 8, 2026 –** Property owner has not submitted a complete plan of action and has not contacted Zoning about the Board of Adjustments.
- **April 10, 2026 –** Notice of May hearing posted on structure.
- **April 13, 2026 –** Notice of May hearing sent to property owner.



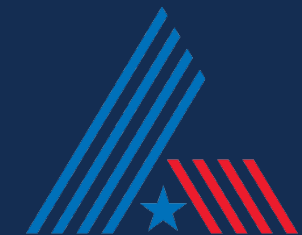
Staff Recommendation:

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
742 N. 13th St.
presentation**





**Board of Building Standards
Agenda Memo**

Meeting Date:5/6/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-001252: 1939 N 20th St (COLLEGE HEIGHTS, BLOCK 56, LOT 112 REP, TAYLOR COUNTY, TEXAS), Batten David K & Christina M

GENERAL INFORMATION

Owner: Batten David K & Christina M
Sq Ft: Not listed
Structural: Good
Foundation: Good
Value: Not listed
Total Value: \$31,595
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

May 16, 2023 – Affidavit of condemnation recorded with county clerk. Property was condemned under previous address 1941½ Victoria St and previous owner. Property had a structure fire in April 2022.

June 29, 2023 – Property ownership changed to current owners.

July 5, 2023 – Condemnation notices sent to current owners. Explained permitting process to owner.

January 3, 2024 – Board ordered 30/60

February 1, 2024 – Owner submitted plan of action, applied for permit. Permit was denied by Planning Division for various zoning regulations.

July 31, 2024 – Property was re-platted. Main and substructure from 1941 Victoria St separated into their own lot.

March 28, 2025 – 1941½ Victoria St released from condemnation and new condemnation filed

with the county clerk under its newly assigned address of 1939 N 20th St.

April 9, 2025 – Explained to owner condemnation recorded under new address. Provided new plan of action worksheet and requested floor plan that shows proposed changes.

April 8, 2025 – No permit ever issued for this property. No contact to explain delay. Still need a second floor plan, updated plan of action, and new permit applied for under the new address.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order:

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits. And if this is done, 60 days to obtain rough-in inspections. And if this is done, all final inspections shall be passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on May 6, 2026.

ATTACHMENTS:

1. 20260506_25-001252_1939 N 20th St 20260506_25-001252_1939 N 20th St.pptx

Case #25-001252

1939 N 20th 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 **David K. Batten and Christina M. Batten** as owner.
- **TAYLOR COUNTY** – Shows **Batten David K. & Christina M.** 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 February 9, 2023
- Search reveals **David K. Batten and Christina M. Batten** to be the owners.



Public Notice

April 10, 2026 at 10:29 AM



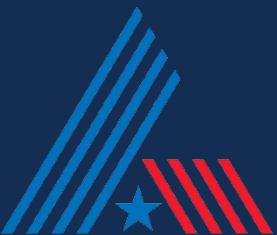
Front North Side



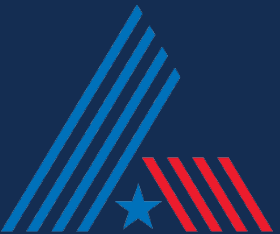
Rear South Side



April 8, 2026 at 11:06 AM



East Side



West Side

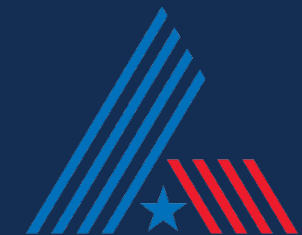
April 8, 2026 at 11:07 AM



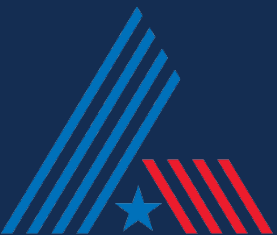
Substandard Code Violations

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

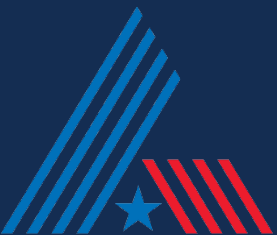
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



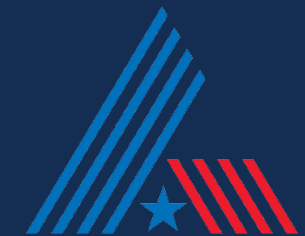
Condition when condemned



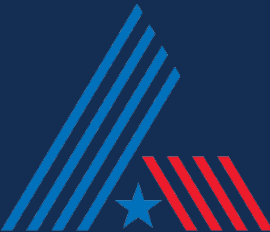
Condition when condemned



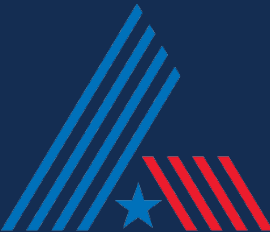
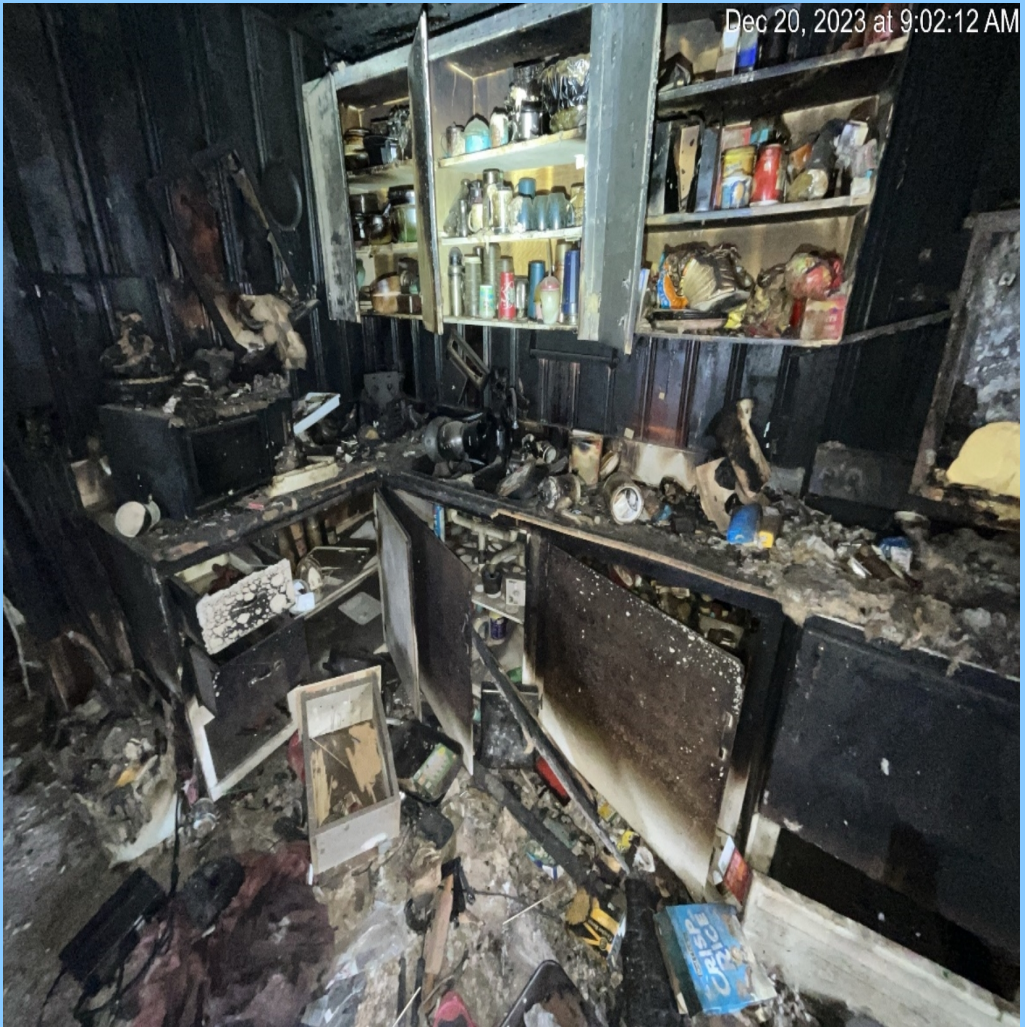
Exterior Dilapidation



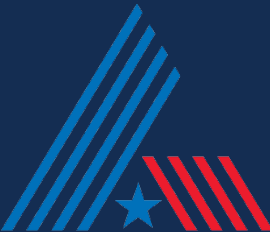
Condition when condemned



Condition when condemned



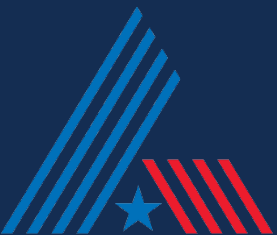
Condition when condemned



Current Condition



Current Condition



Current Condition



Timeline of Events

- **May 16, 2023** – Affidavit of condemnation recorded with county clerk. Property was condemned under previous address 1941½ Victoria St and previous owner. Property had a structure fire in April 2022.
- **June 29, 2023** – Property ownership changed to current owners.
- **July 5, 2023** – Condemnation notices sent to current owners. Explained permitting process to owner.
- **January 3, 2024 – Board ordered 30/60**
- **February 1, 2024** – Owner submitted plan of action, applied for permit. Permit was denied by Planning Division for various zoning regulations.
- **July 31, 2024** – Property was re-platted. Main and substructure from 1941 Victoria St separated into their own lot to satisfy Planning & Zoning requirements.
- **March 28, 2025** – 1941½ Victoria St released from condemnation and new condemnation filed with the county clerk under its newly assigned address of 1939 N 20th St.
- **April 9, 2025** – Explained to owner condemnation recorded under new address. Provided new plan of action worksheet and requested floor plan that shows proposed changes.
- **April 8, 2025** – No permit ever issued for this property. Still need a second floor plan, updated plan of action, and new permit applied for under the new address.
- **April 10, 2026** – Notice of May hearing posted on structure.
- **April 13, 2026** – May hearing notice sent to property owners.
- **April 16, 2026** – Spoke with property owner. He is ready to get to work on the project. Sent him a new plan of action worksheet and we are now awaiting floor plans and estimates.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- 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



Questions?



End of 1939 N 20th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:5/6/2026

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 May 6, 2026.

ATTACHMENTS:

1. 20260506_25-001890_1741 Anderson St 20260506_25-001890_1741 Anderson St.pptx

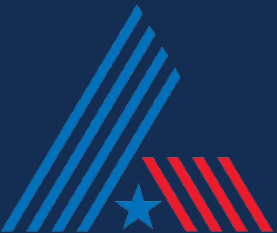
Case #25-001890

1741 Anderson St



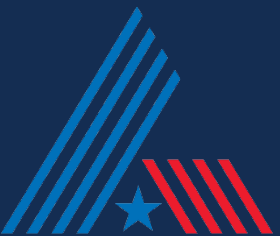
CHECKLIST FOR RECORDS SEARCH

- 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.



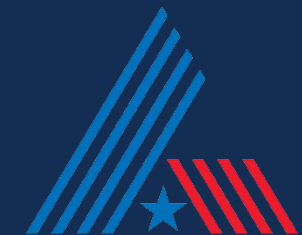
Public Notice

Apr 10, 2026 at 8:43:57 AM



Front North Side

March 20, 2026 at 9:09 AM



Rear South Side



March 20, 2026 at 9:14 AM

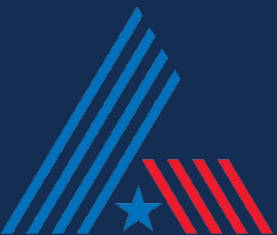


East Side



West Side

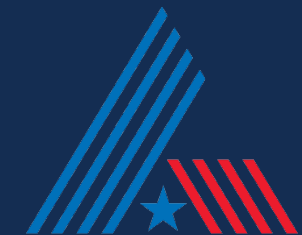
March 20, 2026 at 9:12 AM



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



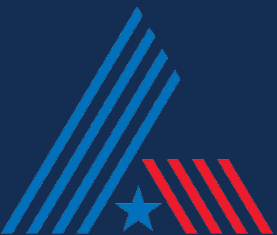
Exterior Dilapidation/Interior conditions



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 primary owner.
- **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.
- **April 1, 2026** – Board ordered demo, however, it was discovered a notice of hearing was not sent to lienholder. The April 1st demo order was not recorded with the county clerk and case is back for reconsideration due to this error.
- **April 10, 2026** – Notice of May hearing sent to owner and lienholder and posted on structure. No action by property owners during this time.



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:5/6/2026

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.

April 9, 2026 - Inspected property. Owner and another person were on scene. Requested entry to the house for inspection. We were denied entry due to the owner having to get to work. Interior inspection scheduled for next week.

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 May 6, 2026.

ATTACHMENTS:

1. 20260506_25-00004020_302 Willow St 20260506_25-00004020_302 Willow St.pptx

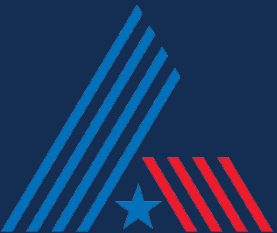
Case #25-004020

302 Willow St



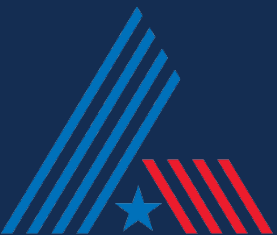
CHECKLIST FOR RECORDS SEARCH

- 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

April 10, 2026 at 10:53 AM



Front East Side

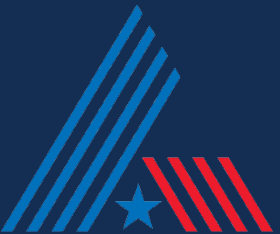
March 20, 2026 at 8:47 AM



Rear West Side



March 20, 2026 at 8:54 AM



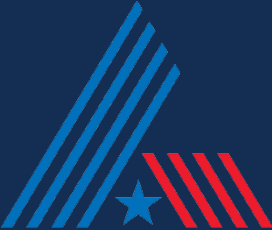
North Side



March 20, 2026 at 8:49 AM



South Side



Substandard Code Violations

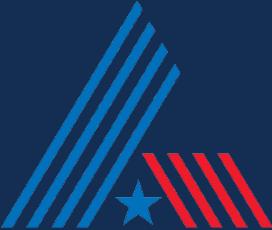
**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15
THE FOLLOWING CONDITIONS EXIST:**

- 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



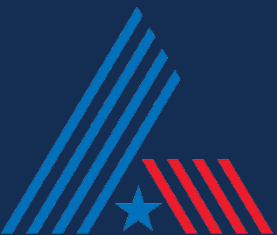
Initial Condition

November 21, 2025 at 8:08 AM



Initial Condition

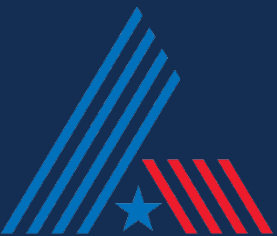
November 21, 2025 at 8:05 AM



Initial Condition



November 21, 2025 at 8:04 AM



Initial Interior Conditions

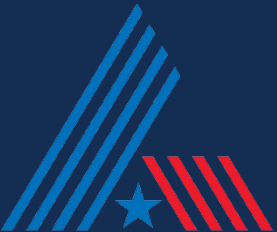
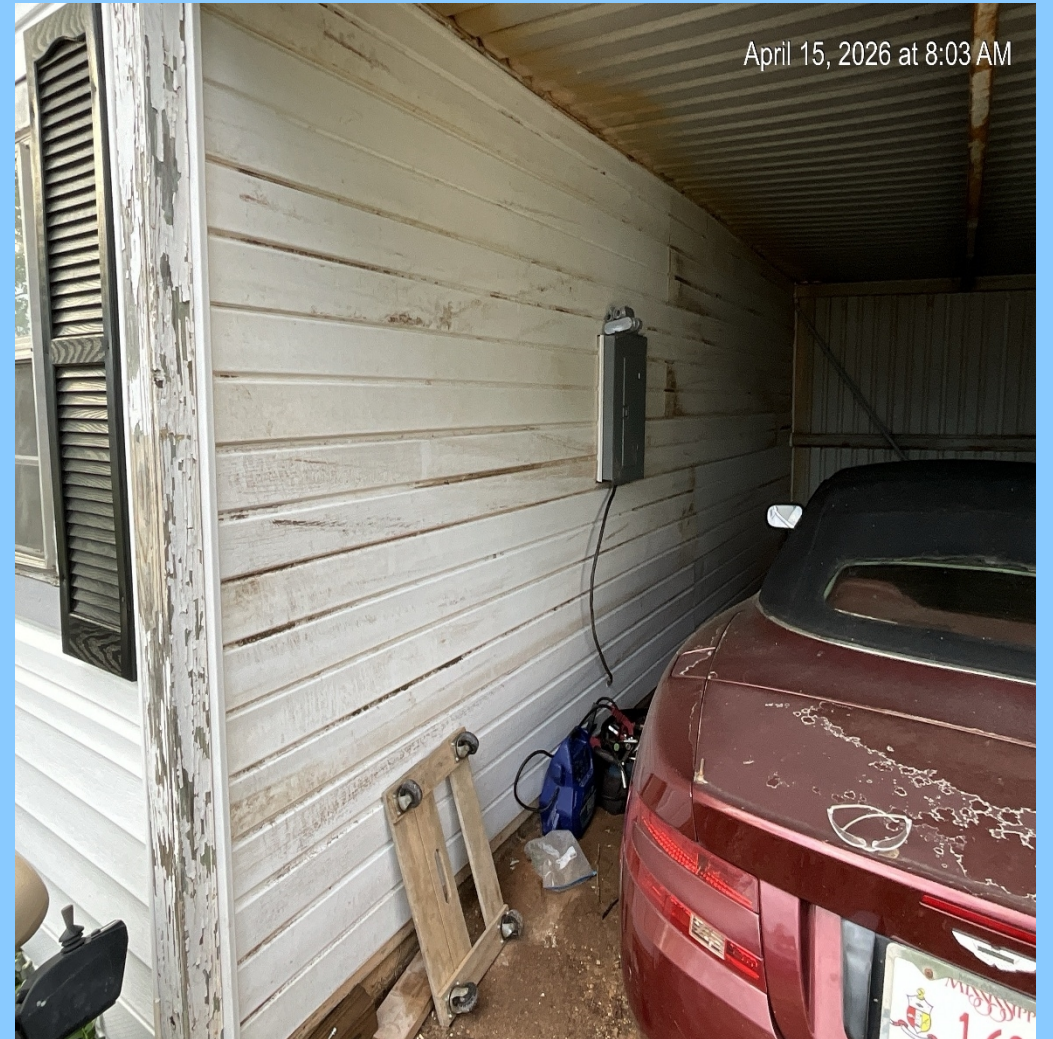


Current Conditions

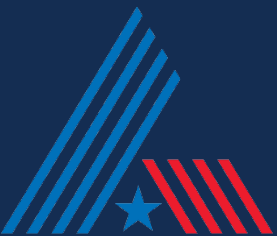


Current Conditions

New electrical panel (right)



Current Conditions



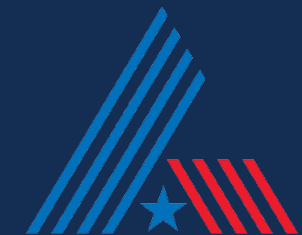
Current Conditions



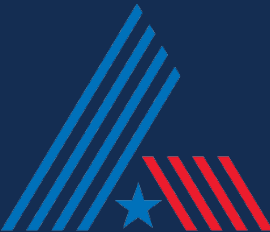
Current Conditions



Current Conditions



Completed bathroom work & possible electrical work



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** – 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, vehicles undergoing unauthorized mechanic work, and an RV that appears to be lived in.
- **April 9, 2026** – Inspected property. Requested entry to the house for inspection. We were denied entry. Interior inspection scheduled for following week.
- **April 9, 2026** – Notice of May hearing sent to property owner and lienholder.
- **April 10, 2026** – Reposted condemnation notice on property and posted notice of May hearing.
- **April 15, 2026** – Completed walk through of property with property owner. Found what appeared to be new electrical and plumbing work completed. Explained plan of action process again.



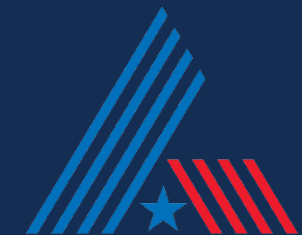
Staff Recommendation:

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:5/6/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-006036: 826 Ballinger St (CARLISLE REP OF FAIR PARK ACRES, BLOCK 1, LOT 206, TAYLOR COUNTY, TEXAS), Owner: Sky Blue Avenue LLC

GENERAL INFORMATION

Owner: Sky Blue Avenue LLC
Sq Ft: 704
Structural: Fair
Foundation: Unk
Value: \$37,902
Total Value: \$47,982
Delinquent Tax: \$1333.12

SPECIAL CONSIDERATIONS

December 18, 2025 – Affidavit of Condemnation filed at the county clerk. Condemnation sign posted and notice of condemnation sent to owner.

March 24, 2026 – Owner came to City Hall to meet with Planning Services to discuss options for the property's use.

April 8, 2026 – Spoke to the owner who stated he was leaning towards tearing the house down and rebuilding.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order:

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits. And if this is done, 60 days to obtain rough-in inspections. And if this is done, all final inspections shall be passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on May 6, 2026.

ATTACHMENTS:

1. 826 Ballinger 826 Ballinger.pptx

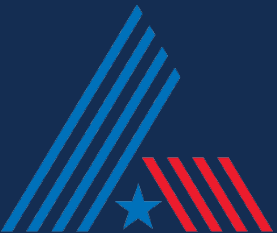
Case #25-006036

826 Ballinger St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows General Warranty Deed naming **Sky Blue Avenue, LLC** as owner
- **TAYLOR COUNTY** – Shows **Sky Blue Avenue, 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 Oct 29, 2024
- Search reveals **Sky Blue Avenue, LLC** to be the owner.



Public Notice

Apr 10, 2026 at 9:09:29 AM

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
~~May 6, 2026~~ AT ~~8:15 AM~~ 8:30 AM
All interested parties are urged to attend.
325-676-~~6323~~ 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.

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

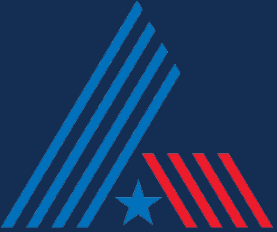
**CONTACT THE CITY OF ABILENE
325-676-6241**
(IT IS A VIOLATION OF THE LAW FOR ANYONE TO
REMOVE OR DESTROY THIS NOTICE.)

City of Abilene
Building Inspections Department

All Persons Are Hereby Ordered to
STOP WORK
On This Structure at Once

This order is issued because of certain violations of the IRC
Please contact the inspector listed below at (325)676-6232.
Inspector: T. DOLLAR
Date Posted: 10/11/2024

This notice shall not be removed except by the Building Inspections Division.
Any person violating this order is committing a misdemeanor and is subject to a fine.



Front East Side

Apr 17, 2026 at 9:20:10 AM



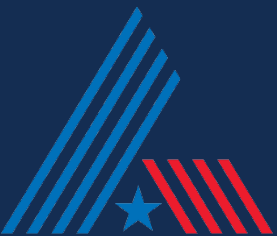
Rear West Side

Apr 17, 2026 at 9:21:02 AM



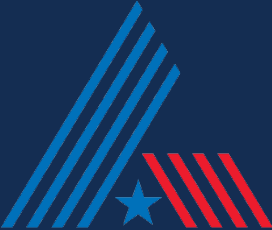
North Side

Apr 17, 2026 at 9:21:20 AM



South Side

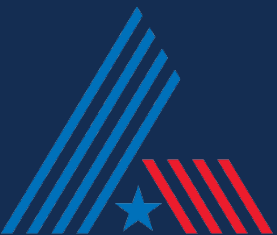
Apr 17, 2026 at 9:20:29 AM



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)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4) Structure unfit for human habitation. Contractor started renovation without first applying for appropriate permit(s). Project has ceased more than one year ago after stop work order was posted to prompt contractor to obtain permit(s).
- 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)



Incomplete Interior Electrical/Plumbing



Incomplete Interior Plumbing



Incomplete Interior Electrical/Plumbing



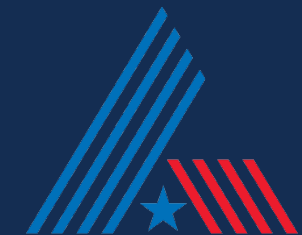
Timeline of Events

- **December 18, 2025** – Affidavit of condemnation filed at county clerk. On October 11, 2024, a stop work order was posted and notice sent to owner for renovation without any permits on file. Permit was applied for on December 18, 2024. The application was not approved.
- **March 23, 2026** – Owners came to City Hall to discuss options with the property. They were unsure if they were going to sell it or demolish and rebuild.
- **April 8, 2026** – Spoke with owner and he stated they were planning to demolish the property. He stated he'd confirm and get back with me that same day. No further communication has been received from them.
- **April 10, 2026** – Notice of Hearing posted on the structure and sent to owners.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- 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



Questions?



End of 826 Ballinger St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:5/6/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-000511: 1841 N 6th St (W80 LTS 9 & 10 & W80 N12 LT 8 205 1 B FLETCHER OT ABL, TAYLOR COUNTY, TEXAS), Owner: Ignacio & Llolanda Padilla

GENERAL INFORMATION

Owner: Ignacio & Llolanda Padilla
Sq Ft: 1916
Structural: Poor
Foundation: Unknown
Value: \$47,584
Total Value: \$58,168
Delinquent Tax: \$

SPECIAL CONSIDERATIONS

March 18, 2026 – Affidavit of condemnation recorded at the county clerk and posted on structure. This was done after verifying more than once with property owner that property is vacant. After initial condemnation procedures were completed, we called property owner to inform him of the condemnation. A bit later received a voicemail from the wife of the property owner to inform us she is still living in the property. It was decided we needed to keep moving forward with the condemnation due to the level of deterioration present. Owner let me know verbally and on text message he wishes to appeal the condemnation, however, he later changed his mind. Condemnation notices were sent to property owners.

March 23, 2026 – Received an estimate for roof recovering. We were also sent some photos of the electrical box attempting to show that power was disconnected to the house. There is still a

power line going to the meter. The city has not terminated utilities to this property.

March 23, 2026 – The city contacted the roofing company that provided the repair estimate to ask whether they were able to inspect the roof framing since that was not included in their estimate. They replied that the roof was too unstable to get on, and the owners son said that there is damaged/rotten rafters. They were just to recover the roof after trusses and rafters are repaired.

April 7, 2026 – Owner came into city hall and attempter to pull a permit for roof recovering. He told the officer helping him that roof framing is good. He was told to come back the next day so the officer working the case can be present.

April 8, 2026 – It was determined that due to deterioration of the roof framing, a roof contractor should pull the roof permit, and not the property owner, so that the city can be assured that the contractor verifies that the roof framing is in good repair before installing the roof covering. At this time, we were told again by the property owner that no one is staying in the house.

April 10, 2026 – Arrived at property, noticed condemnation sign was removed. Reposted condemnation notice on the front of the house and posted public hearing notice. Sent notice of hearing to both property owners.

April 13, 2026 – Owner gave his final decision verbally that he does not wish to appeal the condemnation. He refused to send the decision in writing as was requested. I requested the city be able to conduct an interior inspection of the property. He said he would get with his son and come up with a time. He never got back to us.

April 17, 2026 – Went to property to post a door notice requesting occupants schedule a time for us to do an interior inspection. Prior to arriving I contacted occupant/owner by text message requesting to schedule an interior inspection. Then called owner to inform him we are going to the property to post the notice and would like someone to meet us there so we can do a walk-through of the interior. Upon arrival it was noticed that there are several extension cords being run from exterior outlets by the electrical meter. One extension cord is run from the outside outlet into a window, another is being run from the outside outlet to the rear of the house, and a third to another location outside. This is an indicator that the house is in fact occupied. While we were on site the owner contacted his wife and son, and we were denied access. Owner told us he is now interested in selling the house.

April 22, 2026 – Warrant inspection was completed today. It was very difficult to enter the house through the front door, and it was extremely difficult to walk through the house. The only way to get through the house was to walk on and climb on junk and trash that was piled several feet high. During the inspection, an officer heard what sounded like a rat scurrying around on the floor. We inspected all of the accessible areas of the house. We did not find a sleeping area, a kitchen, a bathroom that looks functional, a heating and cooling system or a water heater.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order:

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits. And if this is done, 60 days to obtain rough-in inspections. And if this is done, all final inspections shall be passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on May 6, 2026.

ATTACHMENTS:

1. 20260506_26-000511_1841 N 6th St 20260506_26-000511_1841 N 6th St.pptx

Case #26-000511

1841 N 6th 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 naming **Ignacio & Llolanda Padilla** as owners
- **TAYLOR COUNTY** – Shows **Ignacio Padilla** to be 50% owner. Does not name other owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Active, but October 2025 last month to have regular usage per Water Department.
- Search reveals **Ignacio & Llolanda Padilla** to be the owners.



Public Notice

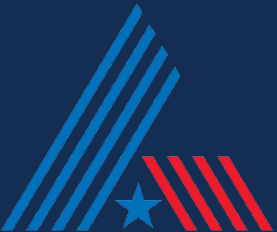
April 10, 2026 at 10:43 AM



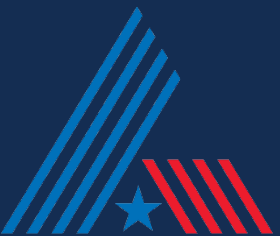
Front North Side



Rear South Side



East Side



West Side

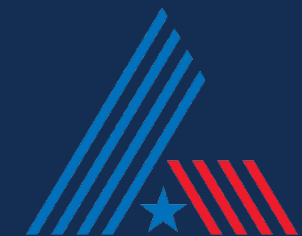


Substandard Code Violations

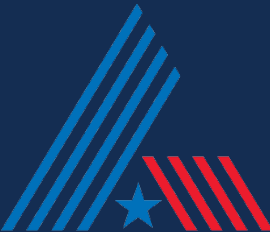
**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15
THE FOLLOWING CONDITIONS EXIST:**

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

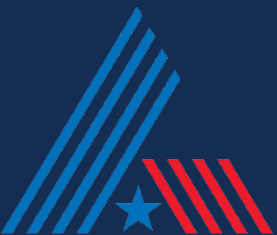
Due to interior conditions, unable to inspect plumbing and mechanical



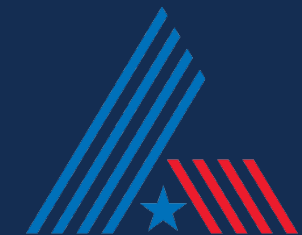
Conditions at and inside the main entrance



Living room ceiling held in place by rods and boards



Extreme hoarding conditions throughout



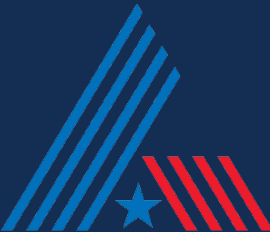
Faulty weather protection/hazardous electrical



Faulty weather protection/hazardous electrical



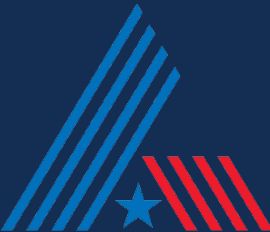
Entrance to and inside bathroom



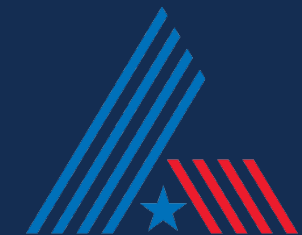
Extension cord dropped though bathroom ceiling(left)



Power active to meter and exterior outlets



Drone Photos of Nuisance Conditions



Drone photos of main structure and shed



Drone photos of main structure and shed roof



Timeline of Events

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- **April 7, 2026** – Owner came into city hall and attempted to pull a permit for roof recovering. He told the officer helping him that roof framing is good. We told him we were informed otherwise. He was not issued a permit.
- **April 8, 2026** – It was determined that due to deterioration of the roof framing, a roof contractor should pull the roof permit, and not the property owner, so that the city can be assured that the contractor verifies that the roof framing is in good repair before installing the roof covering.



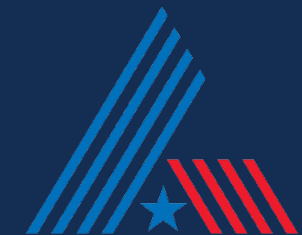
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- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS



Questions?



End of 1841 N 6th St presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:5/6/2026

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

