



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 June 3, 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 May 6, 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 #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
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002556: 825 Nelson Dr. (MEADOWBROOK ADDN, BLOCK 2, LOT 33, TAYLOR COUNTY, TEXAS), Owner: Maston, Desirae Et Al
- C. 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

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-000200: 401 Delaware Rd (FOSTER COX SUBD SEC 1, BLOCK 1, LOT 2, TAYLOR COUNTY, TEXAS), Owner: Brokerage House Inc
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-001721: 5502 N 9th St (HOLIDAY HILLS SEC 1 CONT, BLOCK H, LOT 8, TAYLOR COUNTY, TEXAS), Owner: Trevino Fernando
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-001751: 5333 Llano St (BAKER HEIGHTS ADDN SEC 1, BLOCK 4, LOT 12, TAYLOR COUNTY, TEXAS), Owner: Weinald Cheryl Dean c/o Henry Thibodeaux
- G. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-001752: 1274 Portland Ave (CAREY PLACE ADDN, BLOCK 1, LOT 13, TAYLOR COUNTY, TEXAS), Owner: Wright Sharon J & Meeks J E

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 27th day of May, 2026, at 4:30 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC, CMC*

**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. Jeremy McBrayer, Acting Chairman
Mr. Jay Wyatt
Mr. Delbert Allred
Mr. Cache Tankersley
Mr. Sean McNeill
Mr. Lloyd Turner
Mr. Will Duncan

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Van Watson, Building Official
Mr. Trenton Dietz, Assistant City Attorney
Mr. Vic Barber, Abilene City Marshal
Mr. Clay Door, Code Compliance Division Manager
Mr. Stephen Garrison, Code Compliance Manager
Mr. Dustin Aymond, Code Compliance Officer
Mr. James Goeddertz, Code Compliance Officer
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. Tony Ortiz (2333 N Mockingbird Ln)
Mr. Jeremy Ford (302 Willow St)
Ms. Jessica DeLa Garza (742 N 14th St)
Mr. Ignacio Padilla (1841 N 6th St)

CALL TO ORDER

Mr. McBrayer called the meeting to order at 8:30 a.m. Ms. Fears recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, April 1, 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. McNeill

NAYS: None

ABSTAIN: Mr. Turner, Mr. Duncan, Mr. McBrayer

AGENDA ITEMS & PUBLIC HEARINGS

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

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)
- 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)

Staff recommendations are as follows:

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.

Public Hearing: Mr. McBrayer opened the public hearing. Mr. Ortiz stated that he is the owner. He stated that he has almost everything done. He stated that he can meet the staff recommendation. Being no additional speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

Mr. Tankersley made a motion that the owner is ordered to 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, and this was seconded by Mr. McNeill, motion passed.

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

NAYS: None

ABSTAIN: None

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

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 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. McBrayer opened the public hearing. Mr. Diaz and Ms. DelaGarza spoke. Ms. DelaGarza stated she is the owner of the property. She stated that they are still confused by the process and may sell the property due to it not being in a residential zone. They requested more time. Being no additional speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

Mr. Wyatt made a motion to table any action for 30 days, and was seconded by Mr. Allred, motion passed.

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

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), JOCH Properties,
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 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 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. McBrayer opened the public hearing. Mr. Wright explained that the property was brought back for a new order due to a lienholder being identified after the last order. Being no speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

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

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

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. Turner, Mr. Duncan, Mr. McBrayer

NAYS: None

ABSTAIN: None

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

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. McBrayer opened the public hearing. Mr. Ford stated he is the owner. He stated that he got confused about the rezoning process. He requested more time. Being no additional speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

Mr. Wyatt made a motion to table any action for 30 days, and was seconded by Mr. Tankersley, motion passed.

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

NAYS: None

ABSTAIN: None

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

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)
- 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)

Staff recommendations are as follows:

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.

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

Mr. Tankersley made a motion that the owner is ordered to 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, and this was seconded by Mr. Wyatt, motion passed.

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

NAYS: None

ABSTAIN: None

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

Mr. Marsh presented the case:

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

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

Staff recommendations are as follows:

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.

Public Hearing: Mr. McBrayer opened the public hearing. Mr. Padilla stated that he is the owner and that he has replaced the plumbing and electric in the house. He stated that it is a slow

process for him due to his disability. He stated that he is strapped for cash..He stated that he believes his roof was damaged by his son while on drugs. Being additional no speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

Mr. McNeill made a motion that the owner is ordered to 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, and this was seconded by Mr. Turner, motion passed.

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

NAYS: None

ABSTAIN: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:53 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date:6/3/2026

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: 1,064
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 a break-in.

January 5, 2025 - Inspected property, during inspecito 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 the 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 was 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.

February 12, 2026 - Owner reached out to Zoning stating they had some questions. Zoning responded asking what questions they had. No response from owner. This was the last contact with the owner to Zoning until May 6th, the day of the Board hearing.

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 with their specific questions about the Board of Adjustments. No application has been requested or submitted.

May 6, 2026 - Board order case tabled to give owners another opportunity to apply to Board of Adjustments.

May 6, 2026 - Owner submitted application for Board of Adjustments. They were sent an invoice for the application fee which was paid May 11th (\$400). Owner's intent per the application is to turn the house back into a rental property.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Findings:

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

Order:

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on June 3, 2026.

ATTACHMENTS:

1. 20260603_Slides Intro 20260603_Slides Intro.pptx
2. 20260603_24-001274_742 N 13th St 20260603_24-001274_742 N 13th St.pptx

**BOARD
OF
BUILDING
STANDARDS**

June 3, 2026



PUBLIC NOTICE – June 3, 2026 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, June 3, 2026 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 742 N. 13th St, 825 Nelson St, 302 Willow St, 401 Delaware Rd, 5502 N 9th St, 5333 Llano St, and 1274 Portland Ave. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



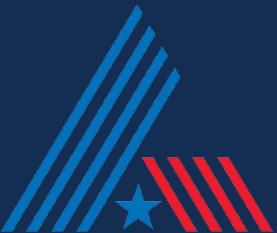
Case #24-001274

742 N. 13th St.

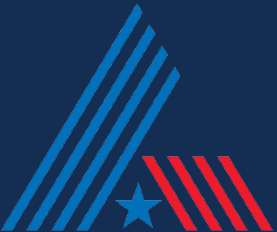


CHECKLIST FOR RECORDS SEARCH

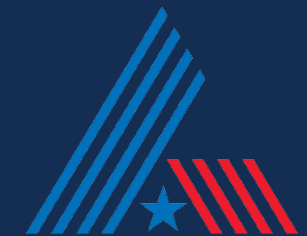
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty naming **Delia Garza and Ramon Silva** as owners and an Affidavit of Heirship naming **Jessica T. Dela Garza**
- **TAYLOR COUNTY** – Shows **Jessica T. Dela Garza** 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



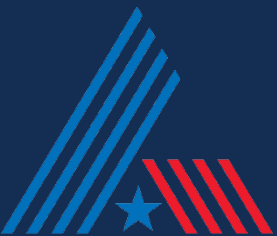
Front South Side



Rear North Side

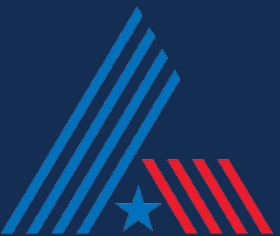


January 22, 2026 at 3:30 PM



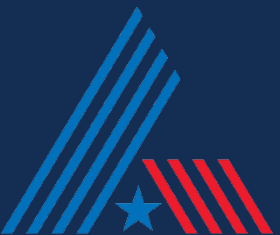
East Side

January 22, 2026 at 3:30 PM



West Side

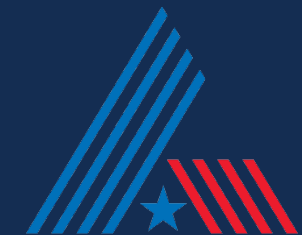
January 22, 2026 at 3:29 PM



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



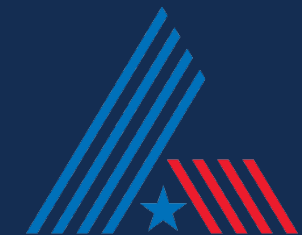
Hazardous Electrical



Inadequate Sanitation/Hazardous Mechanical



Inadequate Sanitation



Inadequate Sanitation/Interior Dilapidation



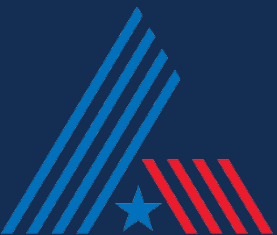
Timeline of Events

- **April 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.
- **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.



Timeline of Events

- **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.
- **May 6, 2026** – **Board order case tabled** to give owners another opportunity to apply to Board of Adjustments.
- **May 6, 2026** – Owner submitted application for Board of Adjustments. They were sent an invoice for the application fee which was paid on May 11th (\$400.00) Owner's intent per the application is to turn the house back into a rental property.
- **May 14, 2026** – Notice of June hearing posted on structure.
- **May 15, 2026** – Notice of June hearing sent to property owner.
- **May 18, 2026** – After discussion with Zoning, owner decided to have the property rezoned rather than applying for an exception to current zoning. On May 21st owner requested case be removed from the Board of Adjustments agenda. We are awaiting the Zoning board application.



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:6/3/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-002556: 825 Nelson Dr. (MEADOWBROOK ADDN, BLOCK 2, LOT 33, TAYLOR COUNTY, TEXAS), Owner: Maston, Desirae Et Al

GENERAL INFORMATION

Owner: Maston, Lewis
Sq Ft: 550
Structural: Poor
Foundation: Poor
Value: \$31,405
Total Value: \$36,847
Delinquent Tax: \$3,263.15

SPECIAL CONSIDERATIONS

- **June 30, 2025** – Affidavit of Condemnation filed with the county. Spoke with brother of owner. Discovered owner is deceased. He said she would discuss the property with the family and decide who would be the point of contact for the condemnation
- **July 8, 2025** – Spoke with step-daughter of owner. She said she would be the point of contact for the family. Condemnation notice and Plan of Action sent to her. She informed us she would try to get the property put into her name.
- **July 24, 2025** – Spoke to individual that said her daughter is the heir to the property and she would file an affidavit of heirship with the county that lists the owners 3 daughters as the heirs.
- **October 9, 2025** – Notice of November hearing sent to family point of contact and posted on structure.

- **October 24, 2025** – Affidavit of heirship filed.
- **October 29, 2025** – Received addresses for owner's 3 daughters listed on affidavit of heirship. Notices sent to heirs.
- **November 5, 2025** - BoBS ordered 30/60.
- **December 11, 2025** - The building official approved the Plan of Action, and I advised the owner she could apply for the alteration permit.
- **April 20, 2026** - There has been no progress on this property, and the alterations permit was never applied for. I spoke with the owner and she said they were trying to come up with the funds to start repairing the house. I advised her she needed to apply for the alteration permit and start showing some progress, or we would be taking the property back to BoBS in June. She understood what she had to do.
- **May 13, 2026** - Still no progress and no permit applied for.

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 June 3, 2026.

ATTACHMENTS:

1. 20260603_25-002556_825 Nelson Dr 20260603_25-002556_825 Nelson Dr.pptx

Case #25-002556

825 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 naming **Lewis Maston** (deceased) as owner and an affidavit of heirship naming **Desirae Maston Et al**
- **TAYLOR COUNTY** – Shows **Desirae Maston Et al** to be the owners
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since October 3, 2024
- Search reveals **Desirae Maston Et al** to be the owners.

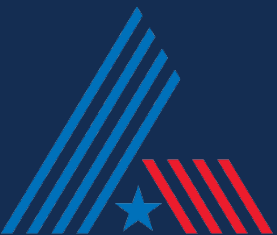


Public Notice

Network: May 14, 2026 at 1:40:42 PM CDT
Local: May 14, 2026 at 1:40:42 PM CDT



Front West Side



Rear East Side

Network: Oct 8, 2025 at 10:22:26 AM CDT
Local: Oct 8, 2025 at 10:22:25 AM CDT



North Side

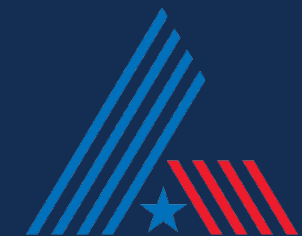
Network: Oct 8, 2025 at 10:22:03 AM CDT
Local: Oct 8, 2025 at 10:22:03 AM CDT



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 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)



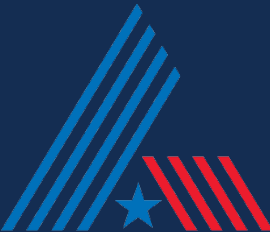
Exterior Dilapidation



Interior Dilapidation



Interior Dilapidation/Inadequate Sanitation



Timeline of Events

- **June 30, 2025** – Affidavit of Condemnation filed with the county clerk. Spoke with brother of owner. Discovered owner is deceased. He said she would discuss the property with the family and decide who would be the point of contact for the condemnation.
- **July 8, 2025** – Spoke with step-daughter of owner. She said she would be the point of contact for the family. Condemnation notice and Plan of Action sent to her. She informed us she would try to get the property put into her name.
- **July 24, 2025** – Spoke to individual that said her daughter is the heir to the property and she would file an affidavit of heirship with the county that lists the owner's three daughters as the heirs.
- **October 9, 2025** – Notice of November hearing sent to family point of contact and posted on structure.
- **October 24, 2025** – Affidavit of heirship filed with county clerk.
- **October 29, 2025** – Received addresses for owner's three daughters listed on affidavit of heirship. Notices sent to heirs.



Timeline of Events

- **November 5, 2025-** Board ordered a 30/60
- **December 11, 2025-** The building official approved the Plan of Action, and I advised the owner she could apply for the alteration permit.
- **April 20, 2026-** There has been no progress on this property, and the alteration permit was never applied for. We spoke with the owner and she said they were trying to come up with the funds to start repairing the house. We advised her she needed to apply for the alteration permit and start showing some progress, or we would be taking the property back to the board in June.
- **May 13, 2026-** Still no progress and no permit applied for.
- **May 14, 2026** – Notice of June hearing posted on structure.
- **May 15, 2026** – Notice of June hearing sent to property owners.



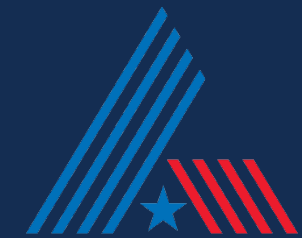
Staff Recommendation:

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 825 Nelson Dr. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:6/3/2026

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.
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.
May 4, 2026 - Informed by Zoning that the special exception granted by the Board of Adjustments to continue use as a residential structure expired on April 12, 2026 and there is no permit or permit request for renovation of the property which was a requirement of the special exception.
May 6, 2026 - Board ordered case tabled until next hearing. Owner is to submit application to take the property back to the Board of Adjustments for an extension.

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 June 3, 2026.

ATTACHMENTS:

- 1. 20260603_25-00004020_302 Willow St 20260603_25-00004020_302 Willow St.pptx

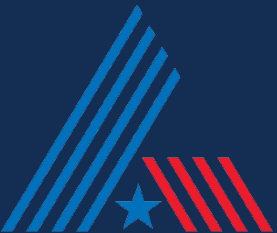
Case #25-004020

302 Willow St



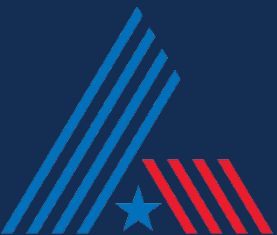
CHECKLIST FOR RECORDS SEARCH

- 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.



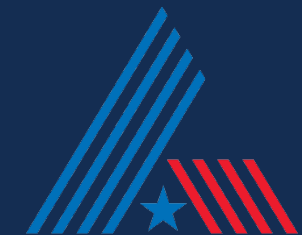
Public Notice

Network: May 14, 2026 at 11:55:47 AM CDT
Local: May 14, 2026 at 11:55:47 AM CDT



Front East Side

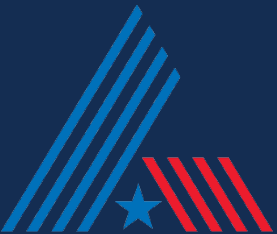
March 20, 2026 at 8:47 AM



Rear West Side

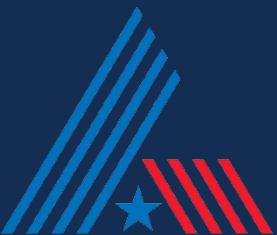


March 20, 2026 at 8:54 AM

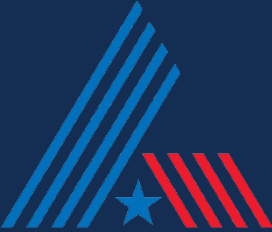


North Side

March 20, 2026 at 8:49 AM



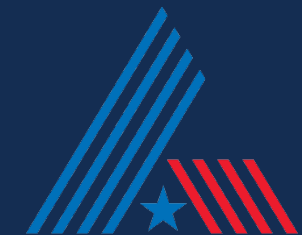
South Side



Substandard Code Violations

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

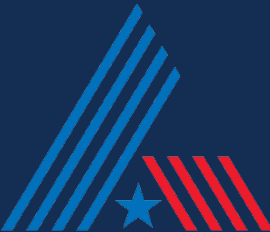
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



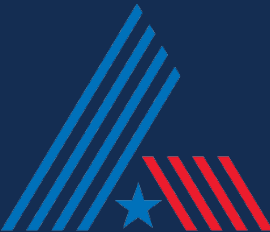
Initial Condition



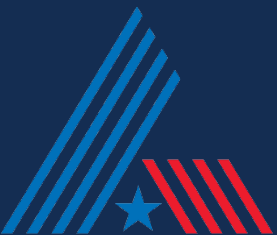
November 21, 2025 at 8:03 AM



Initial Condition



Initial Condition



Initial Condition



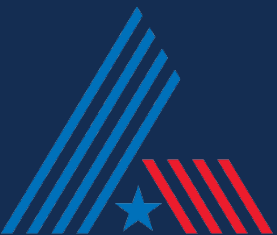
November 21, 2025 at 8:04 AM



Initial Interior Conditions

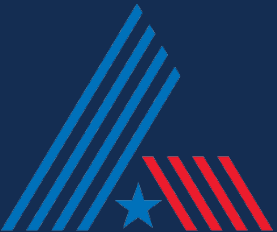
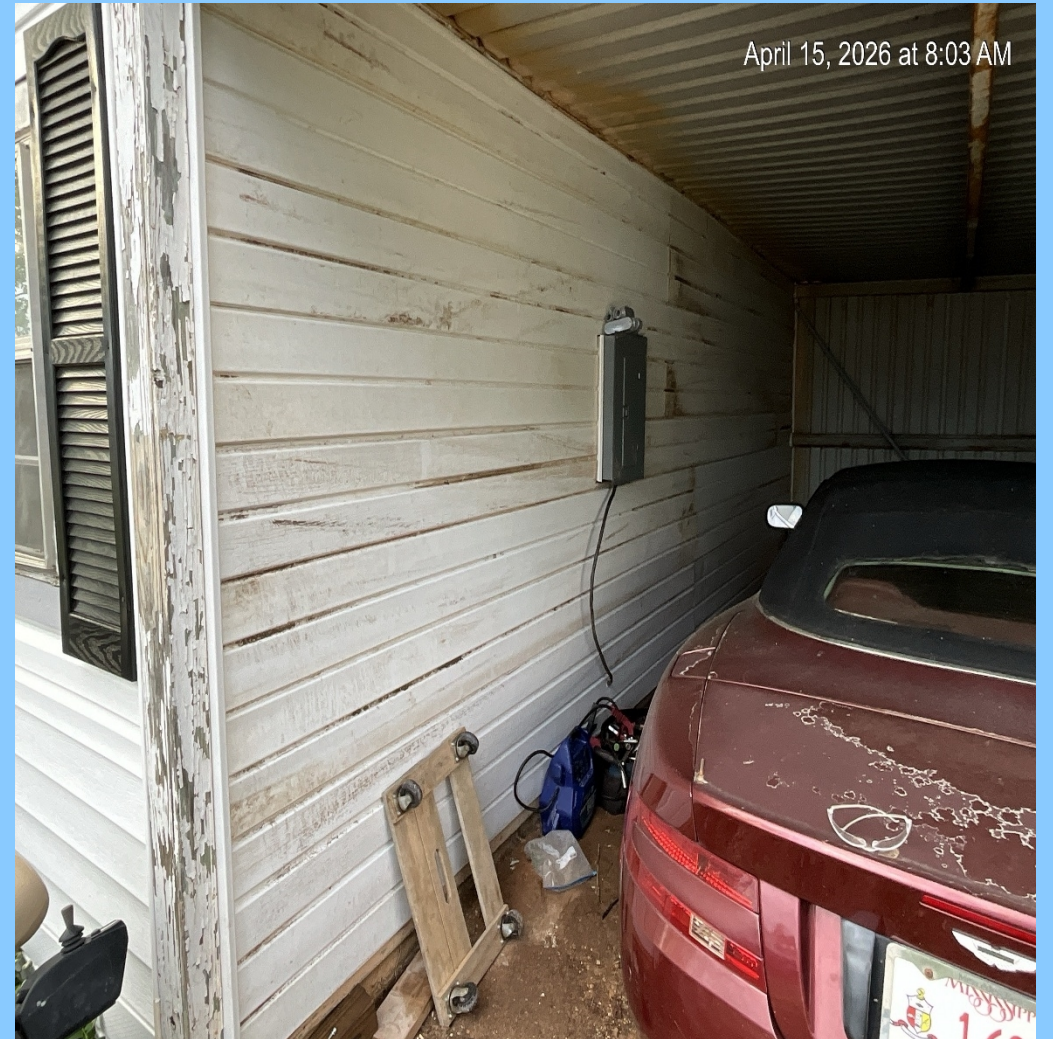


Current Conditions

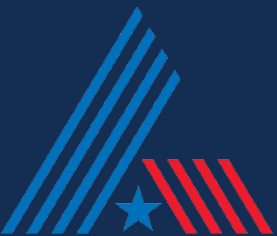


Current Conditions

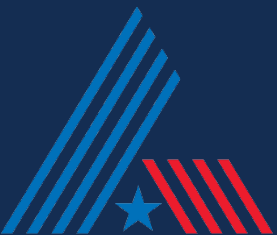
New electrical panel (right)



Current Conditions



Current Conditions



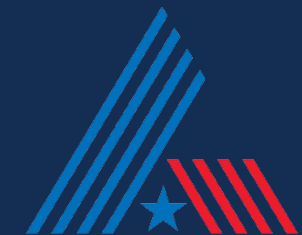
Current Conditions



Current Conditions

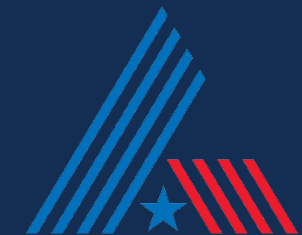


Completed bathroom work & possible electrical work



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 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.
- **May 4, 2026** – Informed by Zoning that the special exception granted by the Board of Adjustment to continue use as a residential structure expired on April 12, 2026 and there is no permit or permit request for renovation of the property which was a condition of the special exception.
- **May 15, 2026** – Notice of June hearing sent to property owner and lienholder and posted on structure.
- **May 26, 2026** – Property has been scheduled for June Board of Adjustment.



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:6/3/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-000200: 401 Delaware Rd (FOSTER COX SUBD SEC 1, BLOCK 1, LOT 2, TAYLOR COUNTY, TEXAS), Owner: Brokerage House Inc

GENERAL INFORMATION

Owner: Brokerage House Inc
Sq Ft: 5,005
Structural: Poor
Foundation: Unknown
Value: \$7,860
Total Value: \$32,160
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

January 13, 2026 – Affidavit of condemnation filed at county clerk and notices sent to owner.
February 11, 2026 – Spoke with owner about the property. She stated she wanted to use it for retail or multifamily residential. I advised her that it would have to be re-zoned.
March 19, 2026 – Owner stated she would provide a Plan of Action by the end of the month.
March 27, 2026 – Owner stated she is waiting for an estimate from North American Analytical as she may decide to demolish the building. She later provided an estimate for the testing for asbestos. She stated she was going to decide soon what to do.

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 June 3, 2026.

ATTACHMENTS:

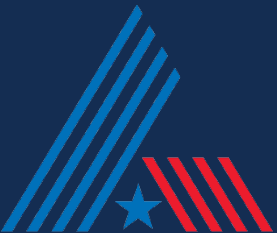
1. 20260603_26-000200_401 Delaware Rd 20260603_26-000200_401 Delaware Rd.pptx

Case #26-000200
401 Delaware Rd



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 with Vendor’s Lien naming **Brokerage House, Inc** as owner.
- **TAYLOR COUNTY** – Shows **Brokerage House Inc.** to be the owner.
- **SECRETARY OF STATE** – Lists Registered Agent for Brokerage House Inc
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Sep 18, 2001
- Search reveals **Brokerage House, Inc** to be the owner.



Public Notice

Network: May 14, 2026 at 11:15:39 AM CDT
Local: May 14, 2026 at 11:15:39 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
06/03/2026 AT 8:30 A.M.

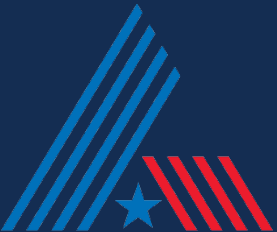
All interested parties are urged to attend.
325-676-6241

Owner Rights and Responsibilities

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

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

You have a right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.



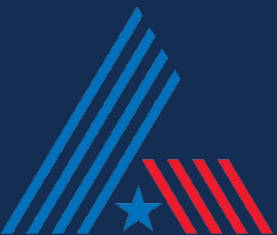
Front West Side

May 22, 2026 at 9:54:53 AM



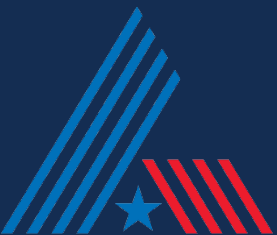
Rear East Side

Jan 9, 2026 at 4:35:58 PM



North Side

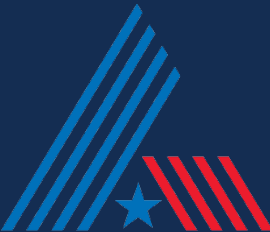
May 22, 2026 at 9:56:31 AM



South Side

8:30 AM
4:00 PM
L DAYS
→

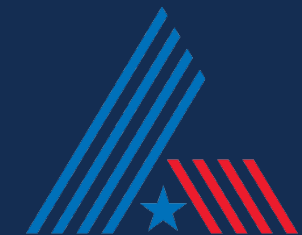
May 22, 2026 at 9:55:29 AM



Substandard Code Violations

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

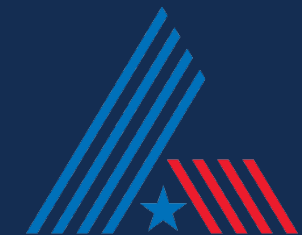
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



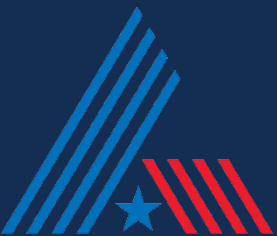
Exterior Dilapidation



Structural Hazards



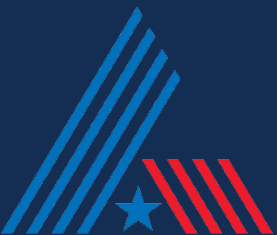
Structural Hazards



Interior Dilapidation



Interior Dilapidation



Timeline of Events

- **January 13, 2026** – Affidavit of condemnation filed at county clerk and notices sent to owner.
- **February 11, 2026** – Spoke with owner about the property. She stated she wanted to use it for retail or multifamily residential. I advised her that it would have to be re-zoned.
- **March 19, 2026** – Owner stated she would provide a Plan of Action by the end of the month.
- **March 27, 2026** – Owner stated she is waiting for an estimate from North American Analytical as she may decide to demolish the building. She later provided an estimate for the testing for asbestos. She stated she was going to decide soon what to do.
- **May 14, 2026** – Notice of June hearing posted on structure.
- **May 15, 2026** – Notice of June hearing sent to owner and lienholder.



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 401 Delaware Rd presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:6/3/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-001721: 5502 N 9th St (HOLIDAY HILLS SEC 1 CONT, BLOCK H, LOT 8, TAYLOR COUNTY, TEXAS), Owner: Trevino Fernando

GENERAL INFORMATION

Owner: Trevino Fernando
Sq Ft: 840
Structural: Poor
Foundation: Unknown
Value: \$42,288
Total Value: \$47,610
Delinquent Tax: \$5,890.51

SPECIAL CONSIDERATIONS

September 29, 2025 - I inspected this property after it was reported to me by a Code Compliance Officer. The property had to be abated by the City of Abilene for high grass and weeds. During the abatement, they discovered a large bee hive in the back of the house. On 08/12/2025, an abatement was done to remove the bee hive. A large section on the back of the house had to be removed to access the hive. The house was unsecured and very dilapidated on the inside and outside. I opened a PMI case.

April 16, 2026 - After getting no response on the PMI case, I did some research and determined the owner was deceased.

April 24, 2026 - I submitted an administrative search warrant to the court, to check the interior conditions of the house.

April 28, 2026 - Executed an administrative search warrant. Found the interior of the house to be cluttered with furniture, trash, and debris. There were several areas of the ceiling that had

collapsed and other areas with holes and/or water damage.

April 30, 2026 - An Affidavit of Condemnation was recorded at the County Clerk.

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 June 3, 2026.

ATTACHMENTS:

1. 20260603_26-001721_5502 N 9th St 20260603_26-001721_5502 N 9th St.pptx

Case #26-001721

5502 N. 9th St.



CHECKLIST FOR RECORDS SEARCH

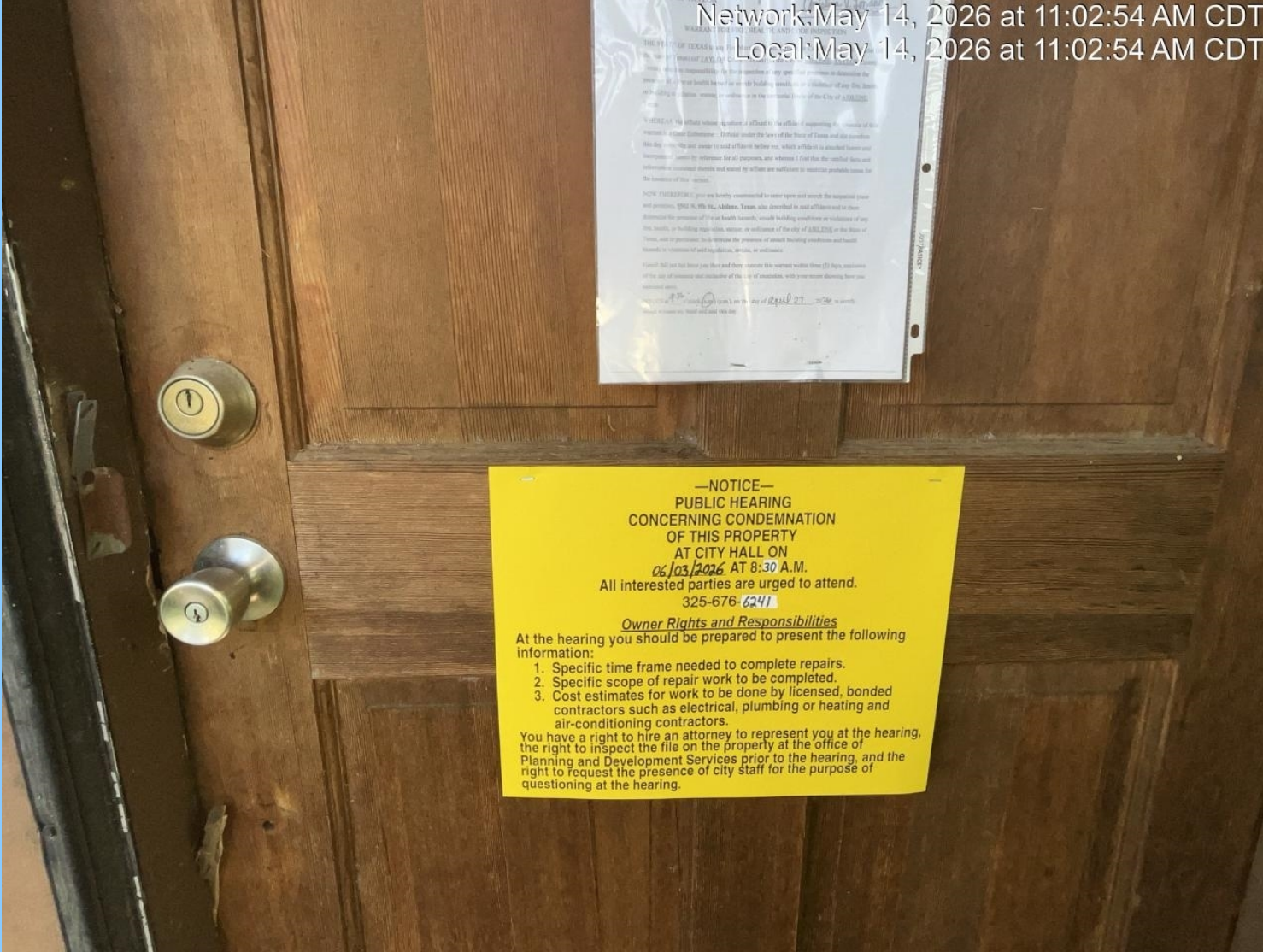
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed with Vendor’s Lien naming **Fernando Trevino and Janie Trevino** as owners.
- **TAYLOR COUNTY** – Shows **Fernando Trevino** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Apr 13, 2018
- Search reveals **Fernando Trevino** to be the owner.



Public Notice

Network: May 14, 2026 at 11:02:54 AM CDT

Local: May 14, 2026 at 11:02:54 AM CDT



—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
06/03/2026 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:

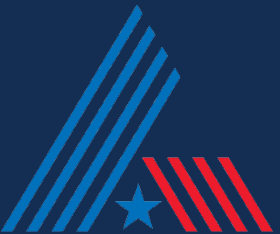
1. Specific time frame needed to complete repairs.
2. Specific scope of repair work to be completed.
3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.

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.



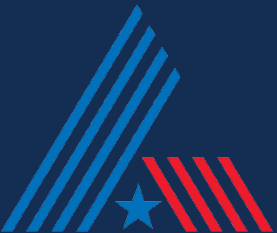
Front South Side

Network: May 20, 2026 at 11:06:56 AM CDT
Local: May 20, 2026 at 11:06:56 AM CDT

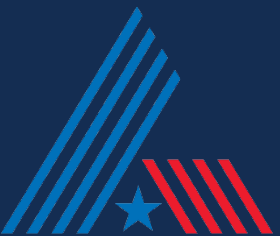


Rear North Side

Network: May 20, 2026 at 11:11:02 AM CDT
Local: May 20, 2026 at 11:11:02 AM CDT

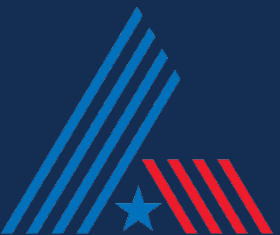


East Side



West Side

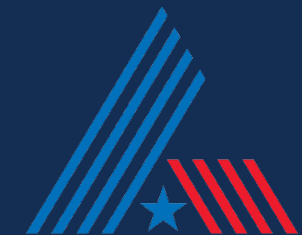
Network: May 20, 2026 at 11:07:11 AM CDT
Local: May 20, 2026 at 11:07:11 AM CDT



Substandard Code Violations

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

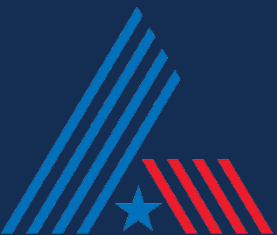
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



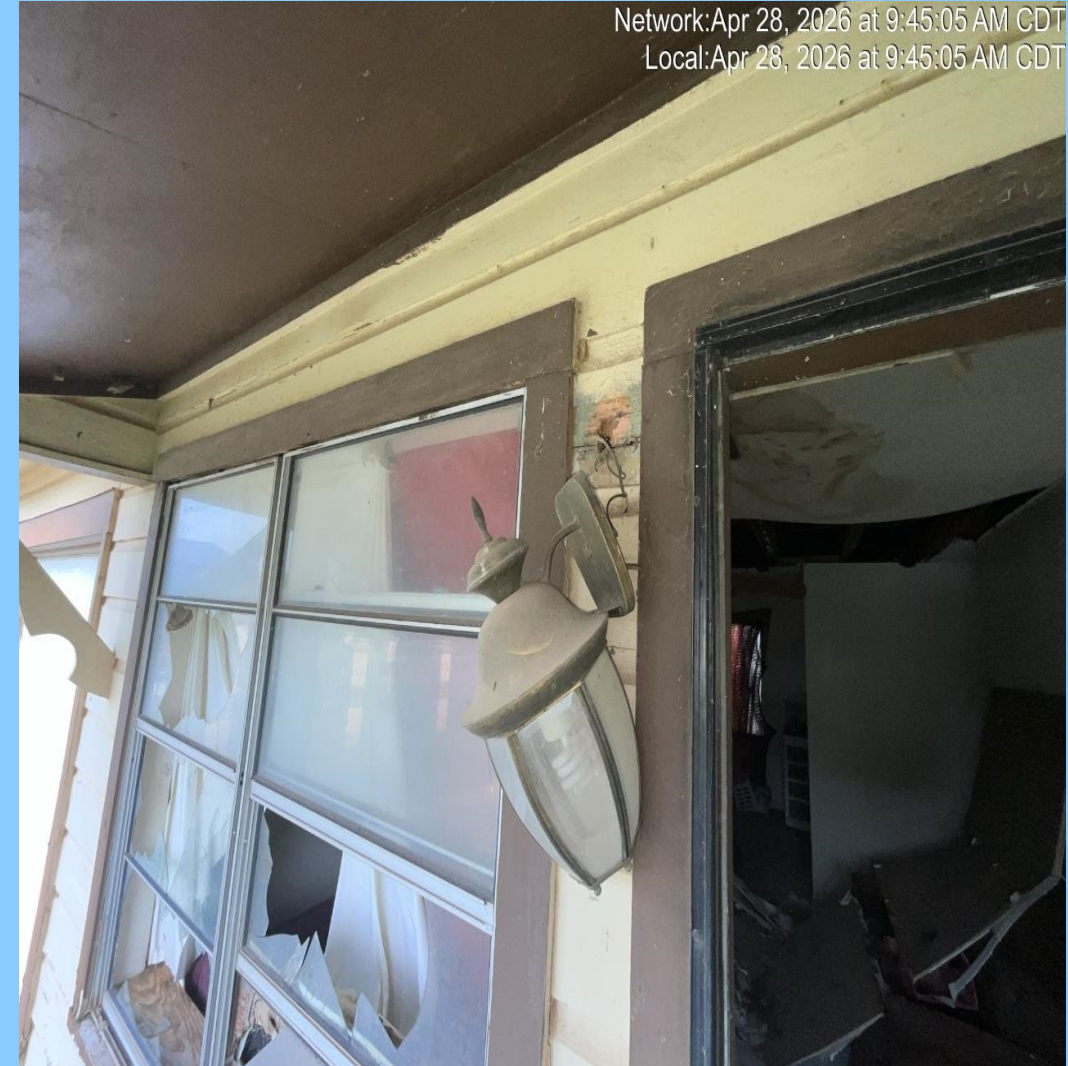
Exterior Dilapidation



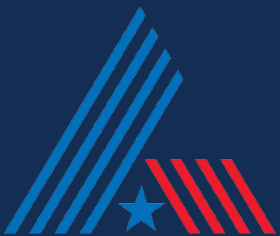
Exterior Dilapidation



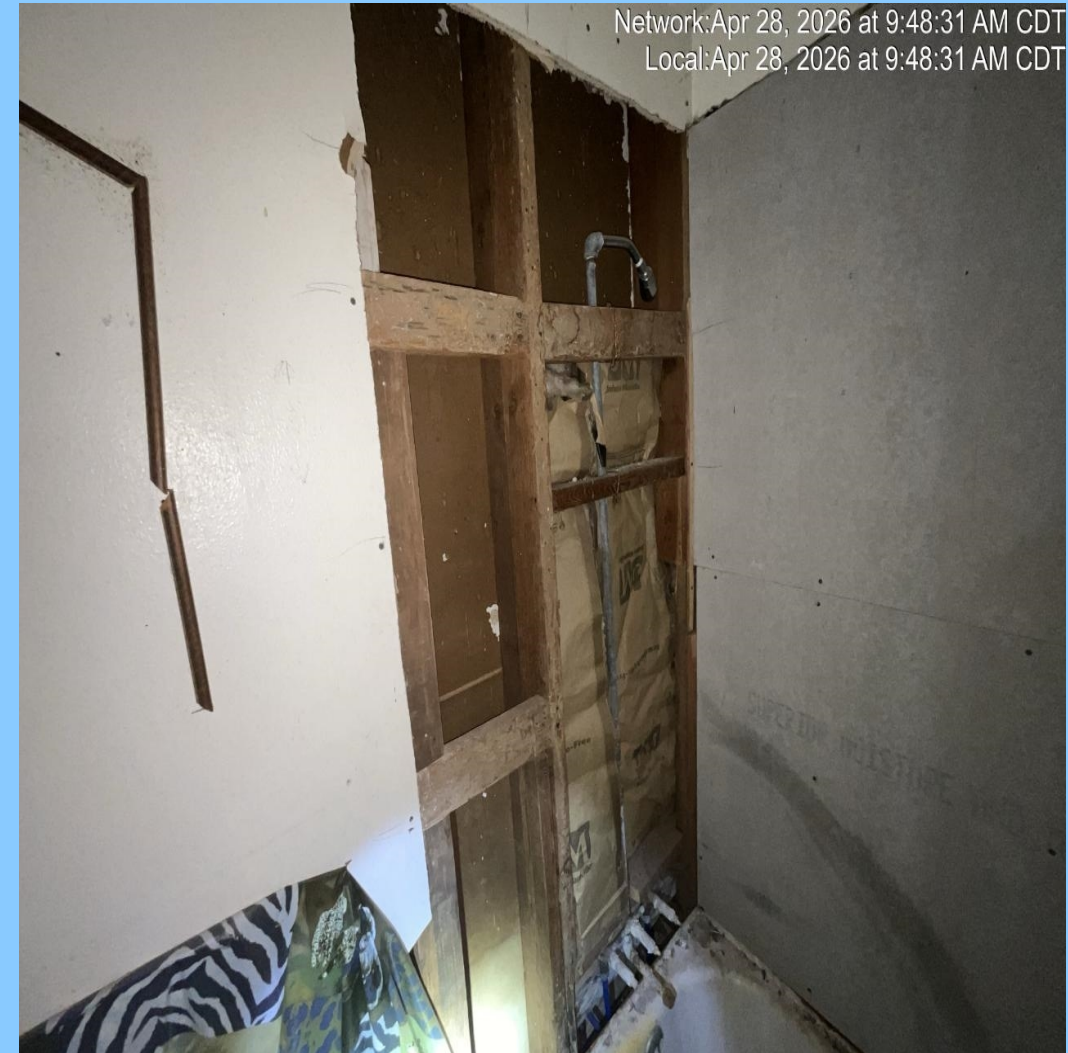
Exterior Dilapidation



Faulty Weather Protection



Faulty Weather Protection/Inadequate Sanitation

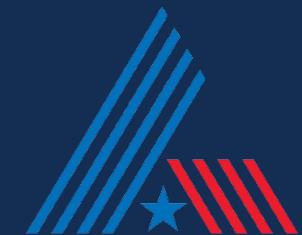


Inadequate Sanitation



Timeline of Events

- **April 30, 2026** – Affidavit of condemnation recorded at county clerk. Property was brought to our attention due to it being unsecured and required mowing by city contractor. The city also needed to contract to remove a large beehive which was located in the back wall of the house.
- **May 1, 2026** – Discovered owner is deceased. Notice of condemnation sent to address of record of property owner. No heirs were located to send notices to.
- **May 14, 2026** – Notice of June hearing posted on structure.
- **May 15, 2026** – Notice of June hearing sent to address of record of property owner.



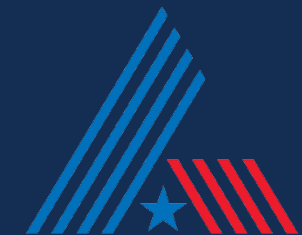
Staff Recommendation:

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
5502 N. 9th St.
presentation**





**Board of Building Standards
Agenda Memo**

Meeting Date:6/3/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-001751: 5333 Llano St (BAKER HEIGHTS ADDN SEC 1, BLOCK 4, LOT 12, TAYLOR COUNTY, TEXAS), Owner: Weinald Cheryl Dean c/o Henry Thibodeaux

GENERAL INFORMATION

Owner: Weinald Cheryl Dean c/o Henry Thibodeaux
Sq Ft: 1144
Structural: Fair
Foundation: Fair
Value: \$96,641
Total Value: \$106,385
Delinquent Tax: \$2652.02

SPECIAL CONSIDERATIONS

September 9, 2025 - I inspected this property after receiving a citizen complaint. I noticed a small hole in the roof on the north-east side of the house. There were multiple areas in the front overhang that had wood damage, allowing access for animals and rodents.

April 9, 2026 - I received the certified mail back from the post office stating both listed owners are deceased. I attempted to locate any family members, with no success.

April 24, 2026 - I submitted an administrative search warrant to the court to check the interior conditions of the house.

April 29, 2026 - PMI Officers Marsh, Dollar, and I executed the administrative search warrant. There were extreme hoarding conditions inside the house, making it difficult to make our way through the house. I was unable to get to the back bedrooms due to the amount of clutter.

April 30, 2026 - An affidavit of condemnation was recorded at the County Clerk.

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 June 3, 2026.

ATTACHMENTS:

1. 20260603_26-001751_5333 Llano St 20260603_26-001751_5333 Llano St.pptx

Case #26-001751

5333 Llano St



CHECKLIST FOR RECORDS SEARCH

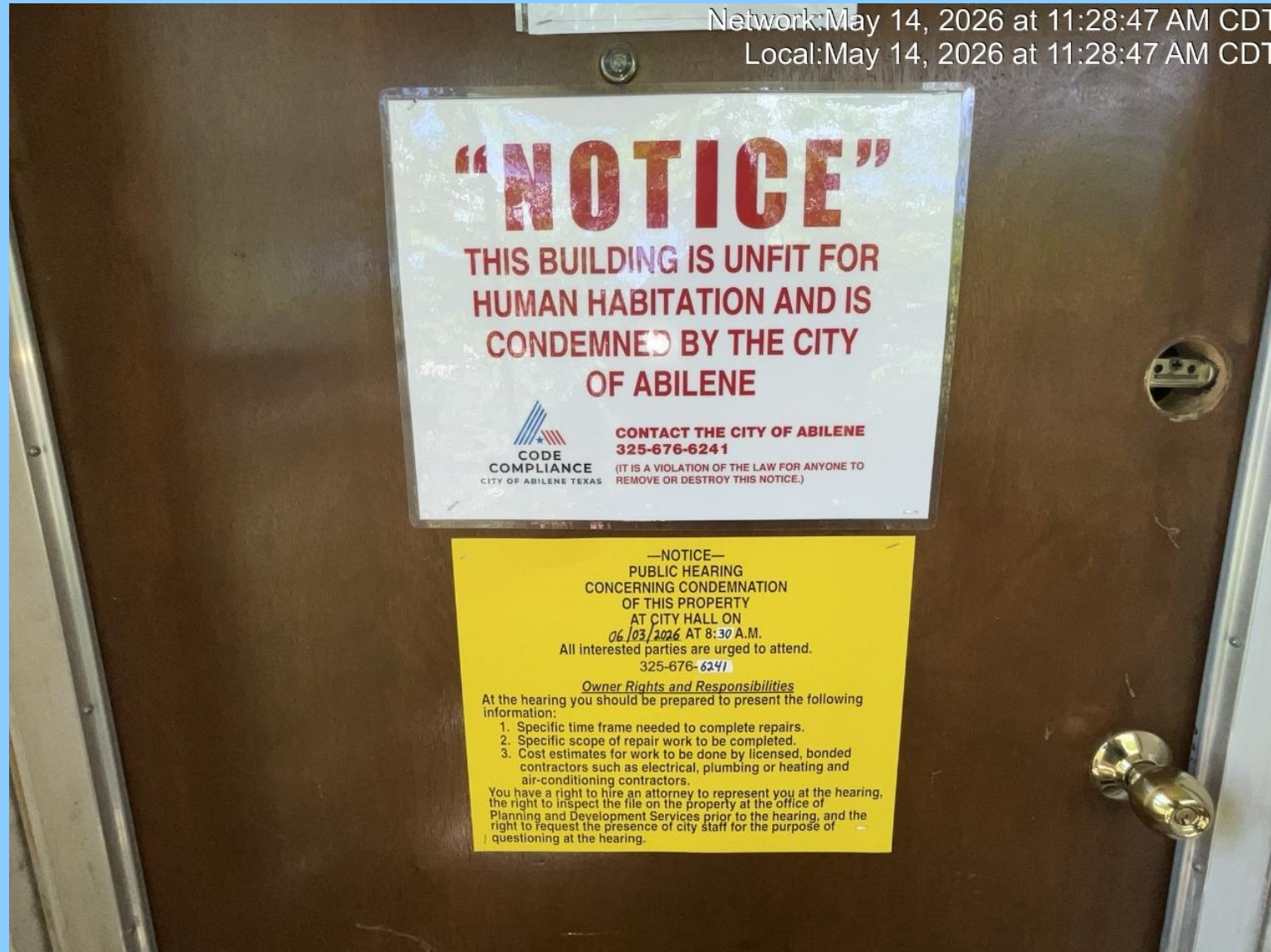
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – No deed on file with the county
- **TAYLOR COUNTY** – Shows **Cheryl Dean Weinald** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Oct 28, 2022
- Search reveals **Cheryl Dean Weinald** to be the owner.



Public Notice

Network: May 14, 2026 at 11:28:47 AM CDT

Local: May 14, 2026 at 11:28:47 AM CDT



Front North Side

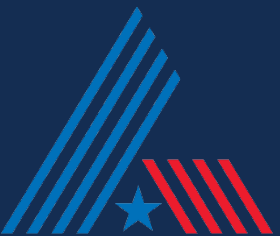
Network: May 20, 2026 at 10:47:23 AM CDT
Local: May 20, 2026 at 10:47:23 AM CDT



Rear South Side

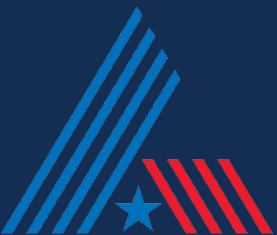


Network: May 20, 2026 at 10:49:57 AM CDT
Local: May 20, 2026 at 10:49:57 AM CDT



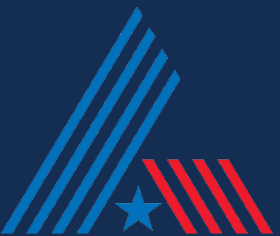
East Side

Network: May 20, 2026 at 10:47:51 AM CDT
Local: May 20, 2026 at 10:47:51 AM CDT



West Side

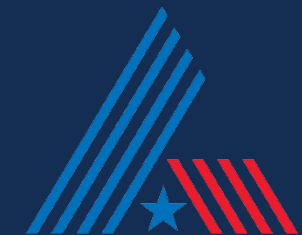
Network: May 20, 2026 at 10:48:30 AM CDT
Local: May 20, 2026 at 10:48:30 AM CDT



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)
- 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)



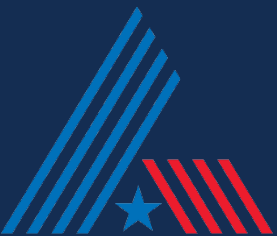
Exterior Dilapidation



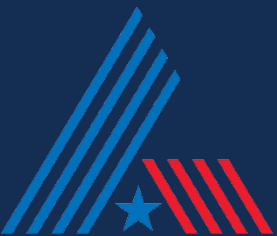
Exterior Dilapidation/Inadequate Sanitation



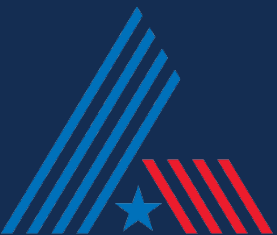
Inadequate Sanitation



Inadequate Sanitation

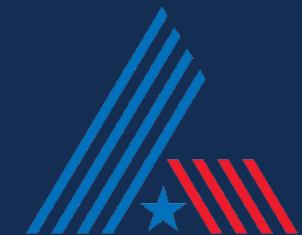


Inadequate Sanitation



Timeline of Events

- **April 30, 2026** – Affidavit of condemnation recorded at county clerk.
- **May 1, 2026** – Condemnation notice sent to address of record for owner and address that's listed in Taylor CAD for care of. It was discovered during previous code case at this property that the owner is deceased as well as person listed as care of in Taylor CAD. Attempted to locate heirs. None were found.
- **May 14, 2026** – Notice of June hearing posted on structure.
- **May 15, 2026** – Notice of June hearing sent to address of record for property owners and sent to person listed as care of in Taylor CAD.



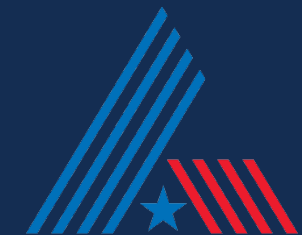
Staff Recommendation:

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 5333 Llano St presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:6/3/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-001752: 1274 Portland Ave (CAREY PLACE ADDN, BLOCK 1, LOT 13, TAYLOR COUNTY, TEXAS), Owner: Wright Sharon J & Meeks J E

GENERAL INFORMATION

Owner: Wright Sharon J & Meeks J E
Sq Ft: 1838
Structural: Fair
Foundation: Fair
Value: \$20,214
Total Value: \$25,317
Delinquent Tax: \$1,359.72

SPECIAL CONSIDERATIONS

July 30, 2025 - I inspected this property after it was reported by APD. The house was unsecured in the back and showed signs of dilapidation. There was a locked fence around the backyard, so I was unable to access the back of the house to check for the open back door.

July 30, 2025 - I did some research on the owners and discovered they are both deceased. I was able to contact the son of one of the owners. The son stated he had one other sibling, and one step sibling. He said he wanted nothing to do with the property. I was able to speak to the other two siblings, and they all say they want nothing to do with the property.

April 23, 2026 - I again spoke with one of the siblings, and he stated the siblings wanted nothing to do with the house. He said they would not be doing anything to get the house switched to their names, and none of them wanted to take any responsibility for the property. He said all the siblings agree the house needs to be demolished.

April 24, 2026 - I submitted an administrative search warrant to the court, to check the interior

conditions of the house.

April 29, 2026 - PMI Officers Marsh, Dollar, and I executed an administrative search warrant. Found the interior of the house to be cluttered with furniture, trash, and debris. It was difficult the walk through the house due to the clutter, and I was unable to access the back portion of the house.

April 30, 2026 - An affidavit of condemnation was recorded at the County Clerk.

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 June 3, 2026.

ATTACHMENTS:

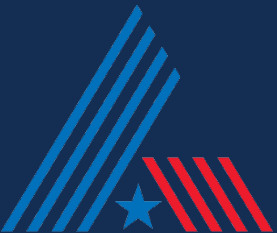
1. 20260603_26-001752_1274 Portland Ave 20260603_26-001752_1274 Portland Ave.pptx

Case #26-001752
1274 Portland Ave



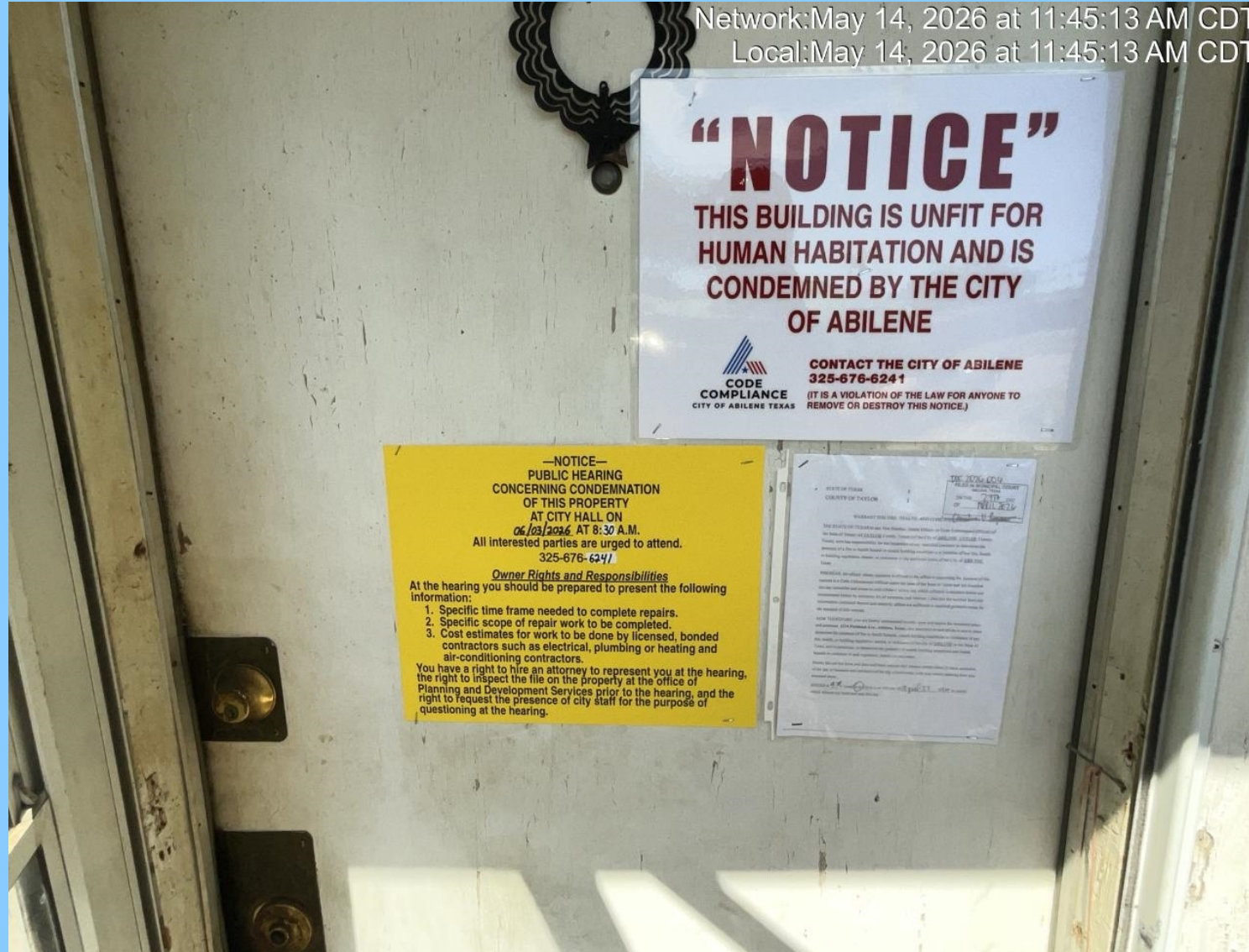
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed with Vendor’s Lien naming **J E Meeks & Sharon J. Wright** as owners.
- **TAYLOR COUNTY** – Shows **J E Meeks & Sharon Wright** to be the owners.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Jan 24, 2025
- Search reveals **J E Meeks & Sharon Wright** to be the owners.



Public Notice

Network: May 14, 2026 at 11:45:13 AM CDT
Local: May 14, 2026 at 11:45:13 AM CDT



Front East Side

Network: May 20, 2026 at 10:33:13 AM CDT
Local: May 20, 2026 at 10:33:13 AM CDT

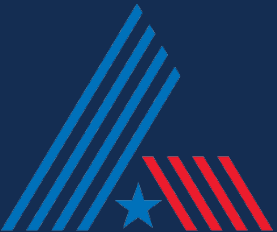


Rear West Side

Network: Apr 29, 2026 at 10:01:52 AM GDT
Local: Apr 29, 2026 at 10:01:52 AM GDT

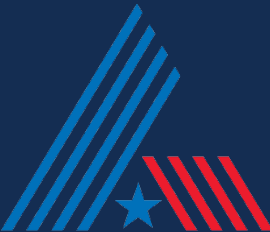


North Side



South Side

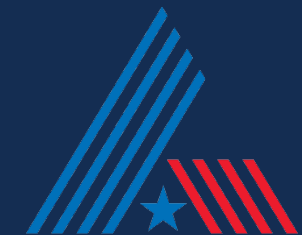
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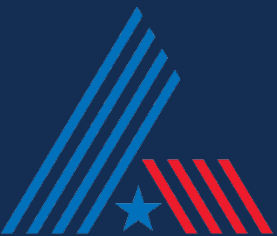
Substandard Code Violations

**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)



Interior Conditions



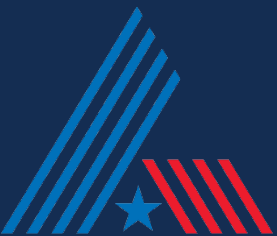
Interior Conditions



Interior Conditions

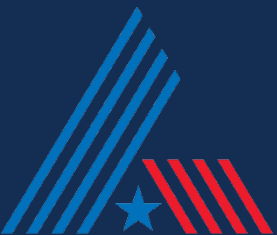


Interior Conditions



Timeline of Events

- **April 30, 2026** – Affidavit of condemnation recorded at the county clerk. Property was condemned after execution of code inspection warrant.
- **May 1, 2026** – Condemnation notices sent to address of record of property owners and to heir that said he would accept notices and provided his address. Listed owners are deceased. There are three heirs to the property. All three have stated that they do not want anything to do with the property and do not want to receive notices, including the heir that provided his address. They also said they would not be putting the house into their name. One of the heirs said all three agree that the house should be demolished.
- **May 14, 2026** – Notice of June hearing sent to address of record of property owners.
- **May 15, 2026** – Public Notice of June hearing posted on structure.



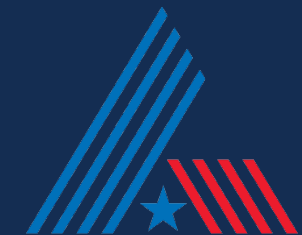
Staff Recommendation:

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 1274 Portland Ave presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:6/3/2026

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

