



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 July 1, 2026 at 8:30am at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

- A. Public hearing and approval of June 3, 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 #25-004020: 302 Willow St (OT ABILENE, BLOCK 60, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Ford, Jeremy Jerome
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-005860: 409 Cockerell Dr. (STEVENSON PARK, BLOCK 6 CONT, LOT 11, TAYLOR COUNTY, TEXAS), Owner: De Gutierrez, Maria Salinas & Thornburg, Liliana
- C. 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

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-000774: 1641 Simmons Ave (FAUCETT OF CENTRAL PARK, LOT W PT OF 1 & 2, OUTLOT B, TAYLOR COUNTY, TEXAS), Owner: Carroll, Joan K.
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-000932: 1233 Hollywood Dr (JOHN J TOOMBS OF BLK 210 OT, BLOCK 210, LOT W PT 10, TAYLOR COUNTY, TEXAS), Owner: Perez, Ismael & Juana Ramos
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-001342: 310 Jeanette St (2 & N6 FT OF LT 3 185 1 BOWYER ABL OT, TAYLOR COUNTY, TEXAS), Owner: Cortez, Alfredo & Blanca

EXECUTIVE SESSION

The Board of Building Standards of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting for consultation with attorney pursuant to Texas Government Code Section 551.071.

- A. 551.071 (Consultation with Attorney)

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 25th day of June, 2026, at 3:15 p.m.

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

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
June 3, 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 Dugger

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Planning and Development Division Manager
Mr. Van Watson, Building Official
Mr. Kelley Messer, Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Rob Marsh, Property Maintenance Inspector
Mr. Ricky Wright Jr., Property Maintenance Inspector
Ms. Teri Dollar, Property Maintenance Inspector
Ms. Leticia Reeves, Neighborhood Services Division Manager
Ms. Kate Alvarez, Downtown Coordinator
Ms. Kera Valois, Planner I
Mr. David Salud, Plans Examiner/Coordinator Trainee
Ms. Michelle Tallent, Plans Examiner/Coordinator Trainee
Ms. Heather Fears, Administrative Assistant

Others Present: Mr. David Ardonyno (401 Delaware Rd)
Mr. Jeremy Ford (302 Willow St)
Ms. Irene Lopez (401 Delaware Rd)

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, May 6, 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. Tankersley, motion passed.

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

NAYS: None

ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

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

Mr. McNeill made a motion to untable the property and it was seconded by Mr. Wyatt.

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

NAYS: None

ABSTAIN: None

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. 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. McNeill, motion passed.

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

NAYS: None

ABSTAIN: None

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

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

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

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

NAYS: None

ABSTAIN: None

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

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

NAYS: None

ABSTAIN: None

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

Mr. Allred made a motion to untable the property and it was seconded by Mr. Wyatt.

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

NAYS: None

ABSTAIN: None

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 is on the agenda for the June 9th Board of Adjustments due to his property being in a Heavy Industrial Zone. He requested more time. Being no additional speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

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

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

NAYS: Mr. Allred, Mr. Turner

ABSTAIN: None

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

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
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

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. Ms. Lopez stated that she and her late husband are the owners. She stated that she is trying to determine what is the best plan for the property. She stated that an electrical estimate of \$32,000 is more than she can afford, so she is speaking with a real estate agent. Being no additional speakers, Mr. McBrayer closed the public hearing and opened the floor for discussion or motion.

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

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

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

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
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Findings:

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

Order:

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

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

Mr. 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. Allred, motion passed.

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

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

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

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 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

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

Staff recommendations are as follows:

Findings:

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

Order:

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

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

Mr. 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. Turner, Mr. Dugger, 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. Dugger, Mr. McBrayer

NAYS: None

ABSTAIN: None

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

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
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Findings:

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

Order:

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

Public Hearing: Mr. McBrayer opened the public hearing. 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. 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. Allred, motion passed.

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

NAYS: None

ABSTAIN: None

Mr. Tankersley 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. Allred, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. Dugger, 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 9:30 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 7/1/2026

TO:

FROM:

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

GENERAL INFORMATION

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

SPECIAL CONSIDERATIONS

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

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

October 24, 2025 – 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 **without permit**. 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.

June 3, 2026 – **Board ordered case tabled** since BoA hearing is scheduled for June 9th. Board is expecting that PoA has been submitted and permit pulled prior to July hearing.

June 9, 2026 – Property owner explained to the Board of Adjustment that he's submitted a plan of action, he said he gave Ricky his estimates, and he told the board the city is not explaining the plan of action and permitting process clearly to him. The Board of Adjustment approved the special exception.

June 16, 2026 – Notice of July hearing sent to property owner, lienholder and posted on structure. Discovered even more work has been completed while no permit on file. While posting hearing notice observed front portion of roof was replaced.

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
OF
BUILDING
STANDARDS**

July 1, 2026



PUBLIC NOTICE – July 1, 2026 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, July 1, 2026 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 302 Willow St, 409 Cockerell Dr, 1841 N 6th st, 1641 Simmons Ave, 1233 Hollywood Dr, and 310 Jeanette 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.



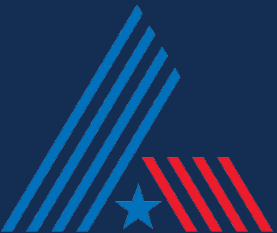
Case #25-004020

302 Willow St
(Tabled at previous hearing)



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: Jun 16, 2026 at 2:10:38 PM CDT
Local: Jun 16, 2026 at 2:10:38 PM CDT



Front East Side

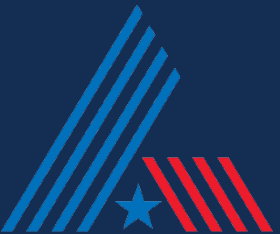
March 20, 2026 at 8:47 AM



Rear West Side



March 20, 2026 at 8:54 AM



North Side

March 20, 2026 at 8:49 AM



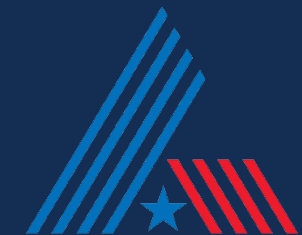
South Side



Substandard Code Violations

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

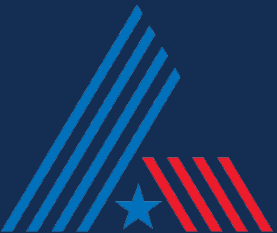
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



Initial Condition



November 21, 2025 at 8:03 AM



Initial Condition



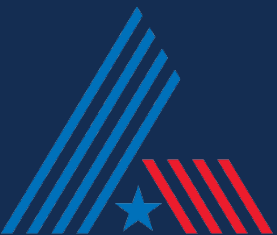
Initial Condition



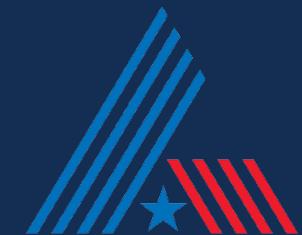
Initial Condition



November 21, 2025 at 8:04 AM



Initial Interior Conditions

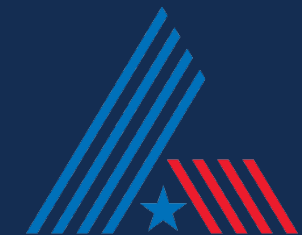
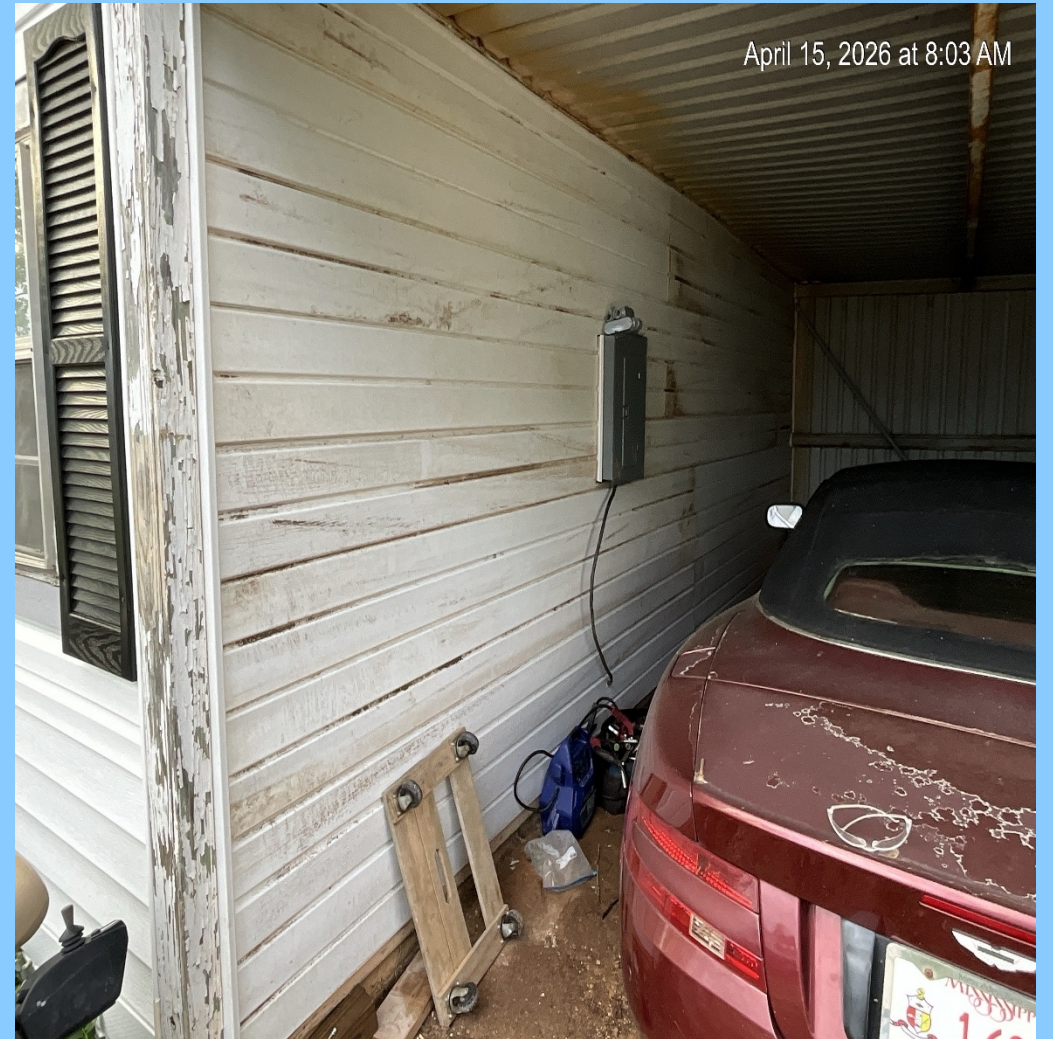


Current Conditions

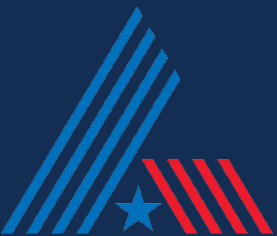


Current Conditions

New electrical panel (right)



Current Conditions



Current Conditions



Current Conditions



Current Conditions



Completed bathroom work & possible electrical work



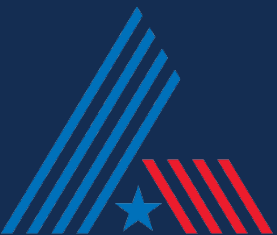
Timeline of Events

- **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 **without permit**. Explained plan of action process again.



Timeline of Events

- **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.
- **June 3, 2026** – **Board ordered case tabled** since BoA hearing is scheduled for June 9th. Board is expecting that PoA has been submitted and permit pulled prior to July hearing.
- **June 9, 2026** – Property owner explained to the Board of Adjustment that he's submitted a plan of action, he said he gave Ricky his estimates, and he told the board the city is not explaining the plan of action and permitting process clearly to him. The Board of Adjustment approved the special exception.
- **June 16, 2026** – Notice of July hearing sent to property owner, lienholder and posted on structure. Discovered even more work has been completed while no permit on file. While posting hearing notice observed front portion of roof was replaced.



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:7/1/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-005860: 409 Cockerell Dr. (STEVENSON PARK, BLOCK 6 CONT, LOT 11, TAYLOR COUNTY, TEXAS), Owner: De Gutierrez, Maria Salinas & Thornburg, Liliana

GENERAL INFORMATION

Owner: De Gutierrez Maria Salinas & Thornburg Liliana
Sq Ft: 1,394
Structural: Poor
Foundation: Unknown
Value: \$47,480
Total Value: \$49,808
Delinquent Tax: \$1,081.81

SPECIAL CONSIDERATIONS

December 9, 2025 – Affidavit of condemnation recorded at county clerk.

January 15, 2026 – Condemnation notices sent to owners.

February 4, 2026 – Property listed for sale. Listing mentions that house is burned and condemned.

June 11, 2026 – Property still listed for sale. No contact from owners.

June 16, 2026 – Notice of July hearing sent to property owner, possible lienholder, and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 July 1, 2026

ATTACHMENTS:

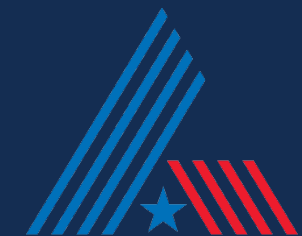
1. 20260701_25-005860_409 Cockerell Dr 20260701_25-005860_409 Cockerell Dr.pptx

Case #25-005860
409 Cockerell Dr.



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 with Vendor’s Lien naming as owners. **Maria Guadalupe Salinas de Gutierrez & Liliana G. Thornburg**
- **TAYLOR COUNTY** – Shows **Maria Guadalupe Salinas de Gutierrez & Liliana G. Thornburg** 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 Aug 25, 2024
- Search reveals **Maria Guadalupe Salinas de Gutierrez & Liliana G. Thornburg** to be the owners.



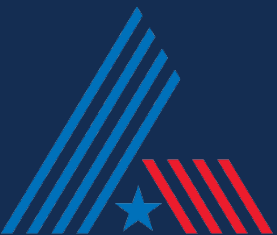
Public Notice



Front West Side

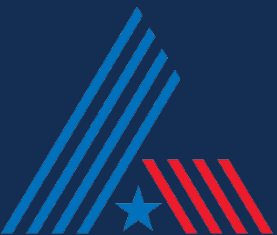


Rear East Side

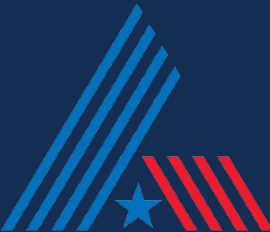


North Side

June 17, 2026 at 11:09 AM



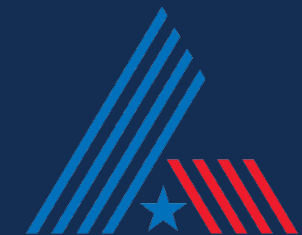
South Side



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 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)



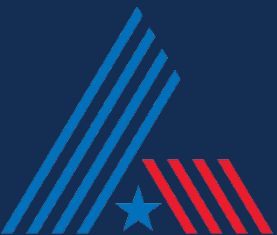
Structural Issues



Hazardous Structural and Electrical

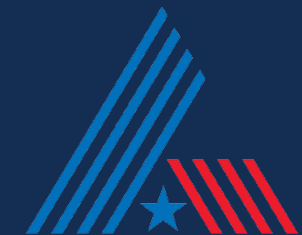


Hazardous Structural and Electrical



Timeline of Events

- **December 9, 2025** – Affidavit of condemnation recorded at county clerk. Discovered there was a structure fire in the rear of the house in July 2024.
- **January 15, 2026** – Condemnation notices sent to owners.
- **February 4, 2026** – Property listed for sale. Listing mentions that house is burned and condemned.
- **June 11, 2026** – Property still listed for sale. No contact from owners.
- **June 16, 2026** – Notice of July hearing sent to property owner, possible lienholder, and posted on structure.



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 409 Cockerell Dr. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:7/1/2026

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: 1,916
Structural: Poor
Foundation: Unknown
Value: \$47,584
Total Value: \$58,168
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

March 18, 2026 – Affidavit of condemnation recorded at the county clerk and notice posted on structure. This was done after verifying more than once with property owner that property is vacant. We called property owner to inform him of the condemnation. Later received a voicemail from the second property owner to inform us she is still living in the property. It was decided we need to keep moving forward with the condemnation due to the level of deterioration present.

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 they inspected the roof as best they could, but they refused to get on it because it is too unstable. They were just contacted to recover the roof after the framing is repaired by the owner's son or another company.

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.

April 17, 2026 – Went to property to post a door notice requesting occupants schedule a time for an interior inspection. Prior to arriving we contacted occupant/owner by text message requesting to schedule an interior inspection. Then called other 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. 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. While we were on site the owner contacted his wife and son, and we were denied access.

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. We inspected all of the accessible areas. We did not find a sleeping area, a kitchen, a bathroom that looks functional, a heating and cooling system or a water heater.

May 6, 2026 – **Board ordered 30/60.** After the hearing spent some time with Mr. Padilla to go over his paperwork. He told me he has another house in Abilene which is where he stays. He let me know that his ex-wife DOES NOT live at 1841 N 6th St. He said his son can stay with him.

May 15, 2026 – Roofing contractor reached out to the city. In the conversation the contractor let us know the property owner had not yet applied for loans to fund the project. On May 20th we informed the contractor, the owner would need to follow the procedures for condemnation and submit a plan of action to pull a condemnation repair permit, we could not issue a roofing permit prior to that since work is not going to commence right away on the roof.

June 15, 2026 – Notice of July hearing sent to property owner.

June 17, 2026 – Notice of July hearing 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 July 1, 2026

ATTACHMENTS:

- 1. 20260701_26-000511_1841 N 6th St 20260701_26-000511_1841 N 6th St.pptx

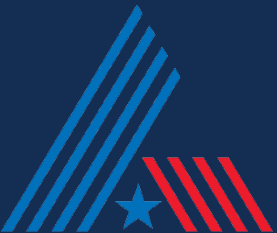
Case #26-000511

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.



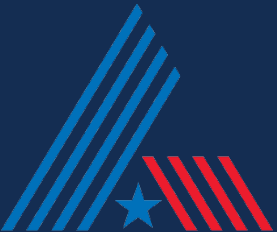
Public Notice



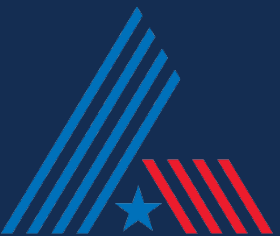
Front North Side



Rear South Side



East Side



West Side

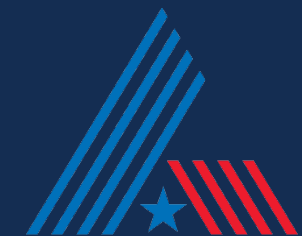


Substandard Code Violations

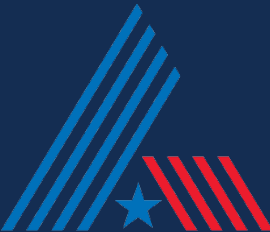
**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15
THE FOLLOWING CONDITIONS EXIST:**

- 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)

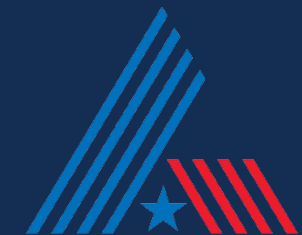
Due to interior conditions, unable to inspect plumbing and mechanical



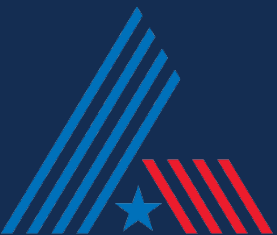
Conditions at and inside the main entrance



Living room ceiling held in place by rods and boards



Extreme hoarding conditions throughout



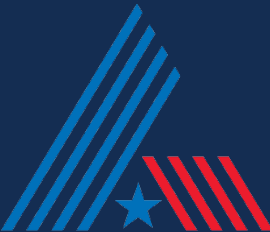
Faulty weather protection/hazardous electrical



Faulty weather protection/hazardous electrical



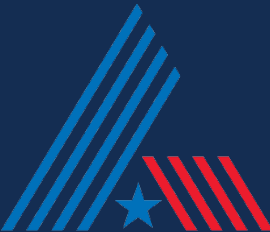
Entrance to and inside bathroom



Extension cord dropped though bathroom ceiling(left)



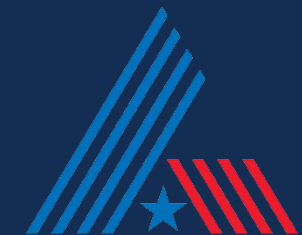
Power active to meter and exterior outlets



Drone Photos of Nuisance Conditions



Drone photos of main structure and shed

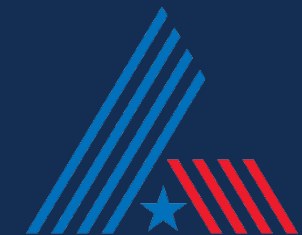


Drone photos of main structure and shed roof



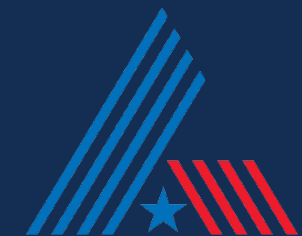
Timeline of Events

- **March 18, 2026** – Affidavit of condemnation recorded at the county clerk and notice posted on structure. This was done after verifying more than once with property owner that property is vacant. We called property owner to inform him of the condemnation. Later received a voicemail from the second property owner to inform us she is still living in the property. It was decided we need to keep moving forward with the condemnation due to the level of deterioration present.
- **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 they inspected the roof as best they could, but they refused to get on it because it is too unstable. They were just contacted to recover the roof after the framing is repaired by the owner's son or another company.
- **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.



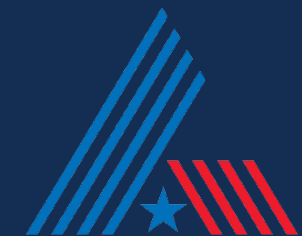
Timeline of Events

- **April 17, 2026** – Went to property to post a door notice requesting occupants schedule a time for an interior inspection. Prior to arriving we contacted occupant/owner by text message requesting to schedule an interior inspection. Then called other 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. 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. While we were on site the owner contacted his wife and son, and we were denied access.
- **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. We inspected all of the accessible areas. We did not find a sleeping area, a kitchen, a bathroom that looks functional, a heating and cooling system or a water heater.
- **May 6, 2026 – Board ordered 30/60.** After the hearing spent some time with Mr. Padilla to go over his paperwork. He told me he has another house in Abilene which is where he stays. He let me know that his ex-wife DOES NOT live at 1841 N 6th St. He said his son can stay with him.



Timeline of Events

- **May 15, 2026** – Roofing contractor reached out to the city. In the conversation the contractor let us know the property owner had not yet applied for loans to fund the project. On May 20th we informed the contractor, the owner would need to follow the procedures for condemnation and submit a plan of action to pull a condemnation repair permit, we could not issue a roofing permit prior to that since work is not going to commence right away on the roof.
- **June 15, 2026** – Notice of July hearing sent to property owner.
- **June 17, 2026** – Notice of July 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 1841 N 6th St presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/1/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-000774: 1641 Simmons Ave (FAUCETT OF CENTRAL PARK, LOT W PT OF 1 & 2, OUTLOT B, TAYLOR COUNTY, TEXAS), Owner: Carroll, Joan K.

GENERAL INFORMATION

Owner: Carroll Joan K
Sq Ft: 992
Structural: Poor
Foundation: Fair
Value: \$24,718
Total Value: \$29,594
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

March 4, 2026 – Affidavit of condemnation recorded at county clerk. While working a previous case for this property and another under the same owner, the owner's daughter called and informed us that her mother is in a nursing home. We spoke to the daughter briefly about this property to see what their plans are for it. Attempted to follow-up on January 15th and did not receive a response. We executed a code inspection warrant in February and we were only able to inspect the downstairs apartment due to the stairs being too dangerous to climb.

March 16, 2026 – Notice of condemnation sent to owner at her daughter's address that she provided.

June 11, 2026 – Still no contact from owner or daughter.

June 16, 2026 – Notice of July hearing sent to address of record of property owner, property owner’s daughter, and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 July 1, 2026

ATTACHMENTS:

- 1. 20260701_26-000774_1641 Simmons Ave 20260701_26-000774_1641 Simmons Ave.pptx

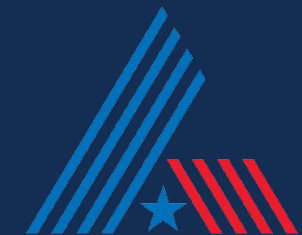
Case #26-000774

1641 Simmons Ave.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Quit Claim Deed naming **Joan K. Carroll** as owner.
- **TAYLOR COUNTY** – Shows **Joan K. Carroll** 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 12, 2019
- Search reveals **Joan K. Carroll** to be the owner.



Public Notice



Front West Side

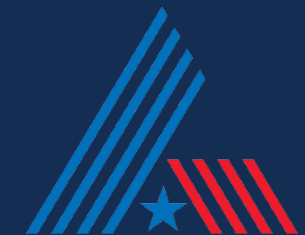


Rear East Side

February 26, 2026 at 10:00 AM



North Side



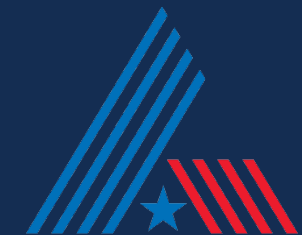
South Side



Substandard Code Violations

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

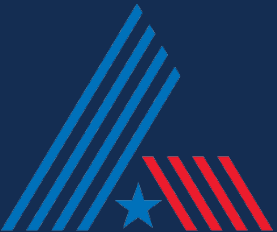
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical, Chapter 8, Sec 8-554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



Faulty Weather Protection



Structural Hazard



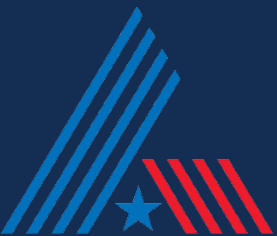
Exterior Dilapidation



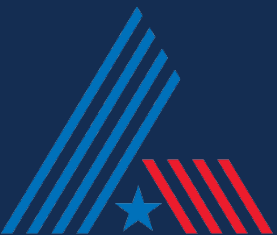
Inadequate Sanitation



Hazardous Electrical/Faulty Plumbing



Dilapidated Substructures/Nuisance Conditions



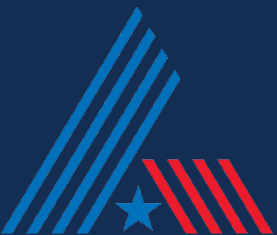
Timeline of Events

- **March 4, 2026** – Affidavit of condemnation recorded at county clerk. While working a previous case for this property and another under the same owner, the owner's daughter called and informed us that her mother is in a nursing home. We spoke to the daughter briefly about this property to see what their plans are for it. Attempted to follow-up on January 15th and did not receive a response. We executed a code inspection warrant in February and we were only able to inspect the downstairs apartment due to the stairs being too dangerous to climb.
- **March 16, 2026** – Notice of condemnation sent to owner at her daughter's address that she provided.
- **June 11, 2026** – Still no contact from owner or daughter.
- **June 16, 2026** – Notice of July hearing sent to address of record of property owner, property owner's daughter, and posted on structure.



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
1641 Simmons Ave.
presentation**





**Board of Building Standards
Agenda Memo**

Meeting Date:7/1/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-000932: 1233 Hollywood Dr (JOHN J TOOMBS OF BLK 210 OT, BLOCK 210, LOT W PT 10, TAYLOR COUNTY, TEXAS), Owner: Perez, Ismael & Juana Ramos

GENERAL INFORMATION

Owner: Perez Ismael & Juana Ramos
Sq Ft: 906
Structural: Poor
Foundation: Unknown
Value: \$8,229
Total Value: \$10,177
Delinquent Tax: \$272.31

SPECIAL CONSIDERATIONS

March 12, 2026 – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to owners.

April 2, 2026 – Person called on owners' behalf to inquire about condemnation process

April 7, 2026 – Property owner came into city hall. Planning & Zoning rep explained to owner that property would need to go to Board of Adjustment because property is zoned as Light Industrial and property is also located in a floodway.

June 16, 2026 – Application for Board of Adjustment has been turned in. Awaiting invoice to be paid for next actions to be taken by Planning & Zoning. Notice of July hearing sent to

property owners and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 July 1, 2026

ATTACHMENTS:

1. 20260701_26-000932_1233 Hollywood Dr 20260701_26-000932_1233 Hollywood Dr.pptx

Case #26-000932

1233 Hollywood Dr.



CHECKLIST FOR RECORDS SEARCH

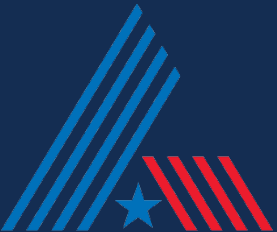
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Ismael Perez & Juana Ramos** as owner.
- **TAYLOR COUNTY** – Shows **Ismael Perez & Juana Ramos** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since
- Search reveals **Ismael Perez & Juana Ramos** to be the owners.



Public Notice



Front West Side

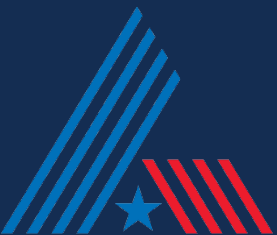


Rear East Side

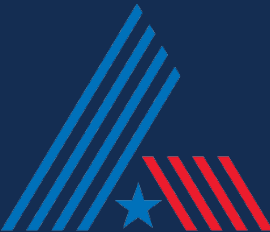


North Side

June 22, 2026 at 9:47 AM



South Side



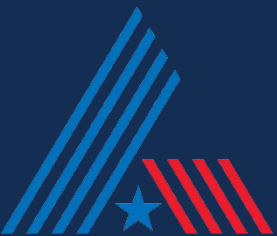
Substandard Code Violations

**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 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



Unpermitted/Unfinished Renovation



Hazardous Electrical/Faulty weather protection

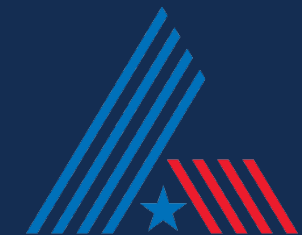


Unpermitted/Incomplete Renovation



Timeline of Events

- **March 12, 2026** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to owners.
- **April 2, 2026** – Person called on owners' behalf to inquire about condemnation process
- **April 7, 2026** – Property owner came into city hall. Planning & Zoning rep explained to owner that property would need to go to Board of Adjustment because property is zoned as Light Industrial and property is also located in a floodway.
- **June 16, 2026** – Application for Board of Adjustment has been turned in. Awaiting invoice to be paid for next actions to be taken by Planning & Zoning. Notice of July hearing sent to property owners and posted on structure.



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 1233 Hollywood Dr. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:7/1/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-001342: 310 Jeanette St (2 & N6 FT OF LT 3 185 1 BOWYER ABL OT, TAYLOR COUNTY, TEXAS), Owner: Cortez, Alfredo & Blanca

GENERAL INFORMATION

Owner: Cortez, Alfredo & Blanca
Sq Ft: 1,400
Structural: Poor
Foundation: Fair
Value: \$50,388
Total Value: \$60,580
Delinquent Tax: \$5,178

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 July 1, 2026

ATTACHMENTS:

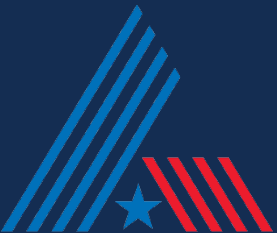
- 1. 20260701_26-001342_310 Jeanette St 20260701_26-001342_310 Jeanette St.pptx

Case #26-001342
310 Jeanette St.



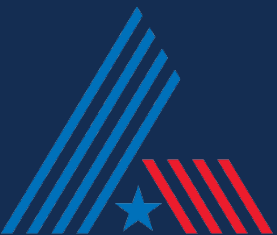
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Quit Claim Deed naming **Alfredo & Blanca Cortez** as owners.
- **TAYLOR COUNTY** – Shows **Alfredo & Blanca Cortez** 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 30, 2001
- Search reveals **Alfredo & Blanca Cortez** to be the owners.

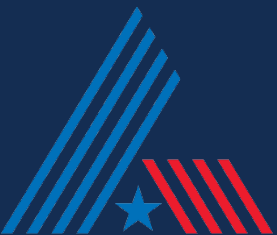


Public Notice

June 22, 2026 at 10:02 AM



Front East Side



Rear West Side



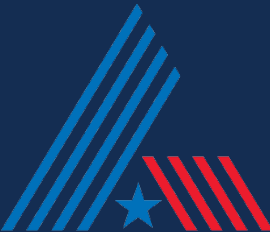
June 22, 2026 at 10:01 AM



North Side

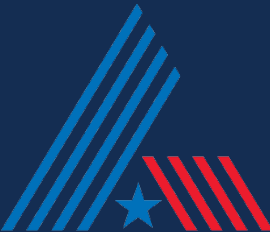


South Side



South Side

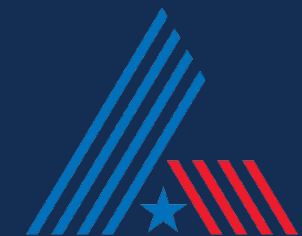
June 22, 2026 at 10:00 AM



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)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (5)



Exterior Dilapidation



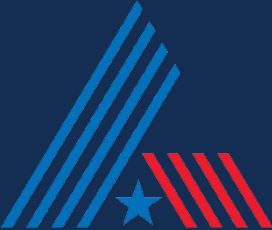
Hazardous Electrical/Faulty Weather protection



Hazardous Electrical



Structural Issues



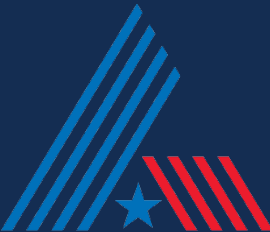
Interior Dilapidation/Hazardous Mechanical



Inadequate Sanitation

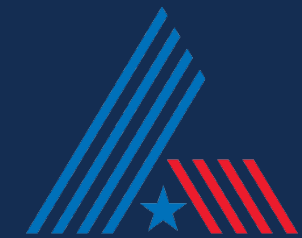


Nuisance Conditions



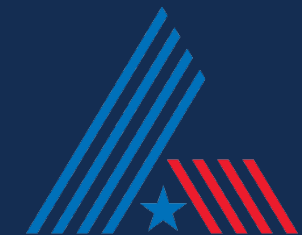
Timeline of Events

- **April 9, 2026** – Affidavit of condemnation recorded at county clerk.
- **May 11, 2026** – Condemnation notice sent to owners.
- **June 11, 2026** – No contact from owner.
- **June 16, 2026** – Notice of July hearing sent to property owner and posted on structure.



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 310 Jeanette St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:7/1/2026

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

