

**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
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
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. 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

