

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
May 6, 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

