



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 August 5, 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 July 1, 2026 Board of Building Standards meeting minutes.

PUBLIC HEARINGS:

STATEMENT OF POLICY

In all cases, except where specifically stated otherwise, buildings must be secured and the lot clean and mowed by the owner within ten (10) days of receipt of notice of results of this hearing. If this is not done, the City may do so and bill the owner. In any case where the Board orders the owner to demolish a structure or structures, but the owner fails to demolish or appeal the Board's order, the City may demolish. Any appeal must be filed in district court within 30 calendar days after the aggrieved party receives notice of the Board's decision. At the hearing, you should be prepared to present the following information:

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

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

AGENDA ITEMS

- A. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 25-006036: 826 Ballinger St (CARLISLE REP OF FAIR PARK ACRES, BLOCK 1, LOT 206, TAYLOR COUNTY, TEXAS), Owner: Sky Blue Avenue, LLC
- B. 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)
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-001634: 1950 Sewell St (CAMPUS ADDN, BLOCK 22, LOT N80 E/2 OF 3 LESS 20X30 NE/CORNER, TAYLOR COUNTY, TEXAS), Owner: Pina, Gloria

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case 26-002490: 1826 Rosewood Dr (NORTHWOOD SEC 5, BLOCK 5, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Smith, Jackie E.
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-002810: 1201 Graham St (ARTHEL HENSON OUTLOT 33, BLOCK 2, LOT 15, TAYLOR COUNTY, TEXAS), Owner: Boyer, Duncan Lair c/o Kara Gehan

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 30th day of July, 2026, at 9:00 a.m.

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



**Board of Building Standards
Agenda Memo**

Meeting Date:8/5/2026

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 20260701 BOBS Minutes

20260701 BOBS Minutes.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
July 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, Chairman
Mr. Delbert Allred
Mr. Sean McNeill
Mr. Lloyd Turner
Mr. Will Duncan

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. Leticia Reeves, Neighborhood Services Division Manager
Ms. Kate Alvarez, Downtown Coordinator
Ms. Kera Valois, Planner
Mr. David Salud, Plans Examiner/Coordinator Trainee
Ms. Michelle Tallent, Plans Examiner/Coordinator Trainee
Ms. Heather Fears, Administrative Assistant

Others Present: Mr. Ismael Perez (1233 Hollywood Dr)
Mr. Jeremy Ford (302 Willow 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, June 3, 2026, were provided in advance to Board Members for review.

**Mr. Allred made a motion to approve the June minutes as written.
Seconded by Mr. McNeill. Motion passed.**

AYES: Mr. Allred, Mr. McNeill, Mr. Turner, Mr. McBrayer
NAYS: None

ABSTAIN: Mr. Duncan

AGENDA ITEMS & PUBLIC HEARINGS

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 case. Seconded by Mr. McNeill.

AYES: Mr. Allred, 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 addressed the Board and explained his difficulties getting his plan of action together and he is unsure why the city is saying his plan of action is incomplete. He said he turned in all of the required estimates. He said he keeps doing what he is asked to do but it is not good enough. After Mr. Ford spoke, Mr. Wright addressed the Board and told them that the plumbing estimate provided was not an estimate but was an invoice for work that was done while not having a permit. He also told the Board that it's been explained to the property owner many times that no work should be completed before he has an approved plan of action and active permit. He said unapproved work continues to be completed.

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. Seconded by Mr. Turner. Motion passed.

AYES: Mr. Allred, 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. Seconded by Mr. Turner. Motion passed.

AYES: Mr. Allred, Mr. McNeill, Mr. Turner, Mr. Duncan, Mr. McBrayer
NAYS: None
ABSTAIN: None

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

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 recommendation is as follows:

Order: Owner is 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. Turner made a motion that the owner is ordered 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. Seconded by Mr. McNeill. Motion passed.

AYES: Mr. Allred, 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: Padilla, Ignacio & Llolanda

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)
- Due to interior conditions, unable to inspect plumbing & mechanical

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. Padilla addressed the Board. He said he's applied for loans and does not want to demolish the house. He wants to fix it. He said his son does not live in the house anymore. He also said his wife has moved out and signed her part ownership over to him. He said he has offers to buy the house from him. Mr. McBrayer closed the public hearing and opened the floor for discussion or a motion.

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

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

NAYS: None

ABSTAIN: None

Mr. McNeill made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish. Seconded by Mr. Allred. Motion passed.

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

NAYS: None

ABSTAIN: None

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, Koan K.

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 Plumbing, Chapter 8, sec 8-554 (5)
- Hazardous Mechanical, Chapter 8, sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Order: Owner is 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 on case 26-000774 and opened the floor for discussion or a motion.

Mr. Turner made a motion that the owner is ordered 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. Seconded by Mr. Duncan. Motion passed.

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

NAYS: None

ABSTAIN: None

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, Ramos, Juana

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:

Order: Owner is 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. Perez addressed the Board. He said he had some of the required estimates. The Board explained the property still needs to go to the zoning board prior to permit issuance. Mr. McBrayer closed the public hearing and opened the floor for discussion or a motion.

Mr. McNeill made a motion that the owner is ordered 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. Seconded by Mr. Turner. Motion passed.

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 26-001342: 310 Jeanette St (2 & N6 FT OF LT 3185 1 BOWYER ABL OT, TAYLOR COUNTY, TEXAS), Owners: Cortez, Alfredo & Blanca

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
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Mechanical Equipment, Chapter 8, sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Order: Owner is 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. Allred made a motion that the owner is ordered 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. Seconded by Mr. Duncan. Motion passed.

AYES: Mr. Allred, 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 9:27 a.m.

Jeremy McBrayer, Chairman
City of Abilene Board of Building Standards



**Board of Building Standards
Agenda Memo**

Meeting Date: 8/5/2026

TO:

FROM:

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

GENERAL INFORMATION

Owner: Sky Blue Avenue, LLC
Sq Ft: 704
Structural: Poor
Foundation: Unknown
Value: \$39,640
Total Value: \$49,720
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

December 18, 2025 – Condemnation affidavit recorded at county clerk. Condemnation notices sent to owner.

March 24, 2026 – Owner came into city hall and presented their plan to demolish and rebuild on the lot.

April 8, 2026 – Last contact with owner. Plan was still for owner to demo.

May 6, 2026 – Board ordered 30/60.

July 13, 2026 – Notice of August hearing sent to property owner.

July 14, 2026 – Notice of August hearing posted on structure.

July 22, 2026 - No contact with owner since April 8th. No plan of action submitted or permits pulled.

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 August 5, 2026.

ATTACHMENTS:

- | | | |
|----|-------------------------------------|--|
| 1. | 20260805_Slides Intro | 20260805_Slides Intro.pptx |
| 2. | 20260805_25-006036_826 Ballinger St | 20260805_25-006036_826 Ballinger St.pptx |

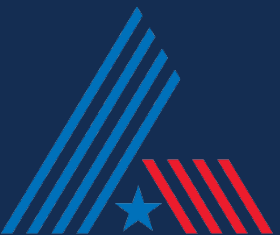
BOARD OF BUILDING STANDARDS

August 5, 2026



PUBLIC NOTICE – August 5, 2026 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, August 5, 2026 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 826 Ballinger St, 401 Delaware Rd, 1950 Sewell St, 1826 Rosewood Dr, and 1201 Graham 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.



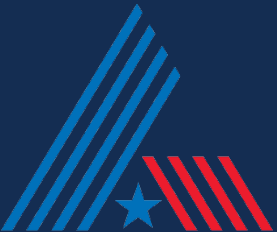
Case #25-006036

826 Ballinger St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows General Warranty Deed naming **Sky Blue Avenue, LLC** as owner
- **TAYLOR COUNTY** – Shows **Sky Blue Avenue, LLC** to be the owner.
- **SECRETARY OF STATE** – Lists registered agent to which notices were sent.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Oct 29, 2024
- Search reveals **Sky Blue Avenue, LLC** to be the owner.



Public Notice

Network: Jul 14, 2026 at 11:08:50 AM CDT

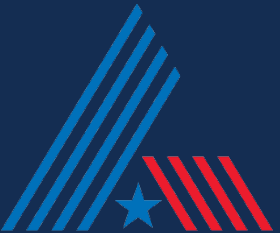
Local: Jul 14, 2026 at 11:08:50 AM CDT



Front East Side

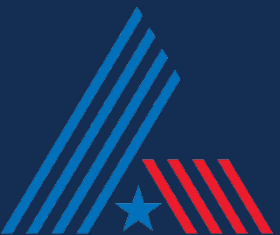


Rear West Side

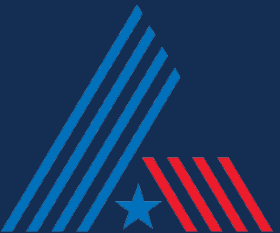


North Side

July 9, 2026 at 11:11 AM



South Side



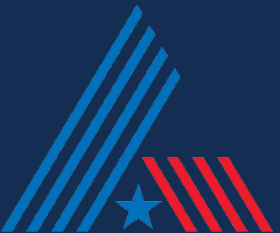
Substandard Code Violations

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

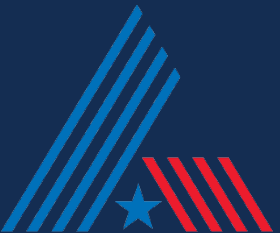
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4) Structure unfit for human habitation. Contractor started renovation without first applying for appropriate permit(s). Project has ceased more than one year ago after stop work order was posted to prompt contractor to obtain permit(s).
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



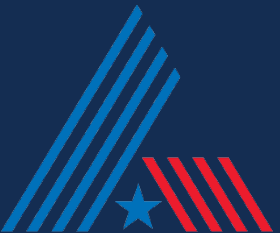
Incomplete Interior Electrical/Plumbing



Incomplete Interior Plumbing

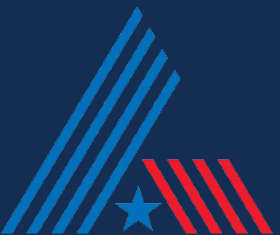


Incomplete Interior Electrical/Plumbing



Timeline of Events

- **December 18, 2025** – Condemnation affidavit recorded at county clerk. Condemnation notices sent to owner. Prior to the condemnation a stop work order was placed for renovation that was started without a permit.
- Two permits have been applied for, one prior to condemnation. Both were unable to be approved due to owner not turning in required documents to engineering for floodplain review.
- **March 24, 2026** – Owner came into city hall and presented their plan to demolish and rebuild on the lot.
- **April 8, 2026** – Last contact with owner. Plan was still for owner to demo.
- **May 6, 2026** – Board ordered 30/60.
- **July 13, 2026** – Notice of August hearing sent to owner.
- **July 14, 2026** – Notice of August hearing posted on structure.



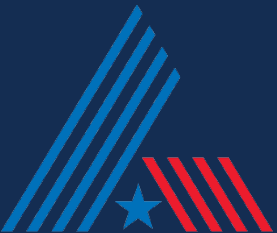
Staff Recommendation:

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 826 Ballinger St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 8/5/2026

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: Flops to Props, LLC
Sq Ft: 5005
Structural: Fair
Foundation: Unknown
Value: \$7,860
Total Value: \$32,160
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

January 13, 2026 – Condemnation affidavit recorded at county clerk. Condemnation notices sent to owners.

January 30, 2026 – First contact with owner to go over her plans to restore the building.

June 3, 2026 – **Board ordered 30/60.** Owner connected with possible property purchaser.

June 5, 2026 – Property was secured by owner.

June 9, 2026 – Spoke to property owner, she let us know she was meeting with possible buyer.

July 13, 2026 – Notice of August hearing sent to property owner.

July 14, 2026 – Notice of August hearing posted on structure.

July 22, 2026 – Discovered new deed recorded. Sent condemnation and hearing notice to new owner and registered agent.

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 August 5, 2026.

ATTACHMENTS:

1. 20260805_26-000200_401 Delaware Rd 20260805_26-000200_401 Delaware Rd.pptx

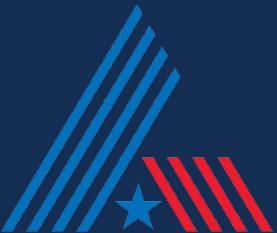
Case #26-000200

401 Delaware Rd



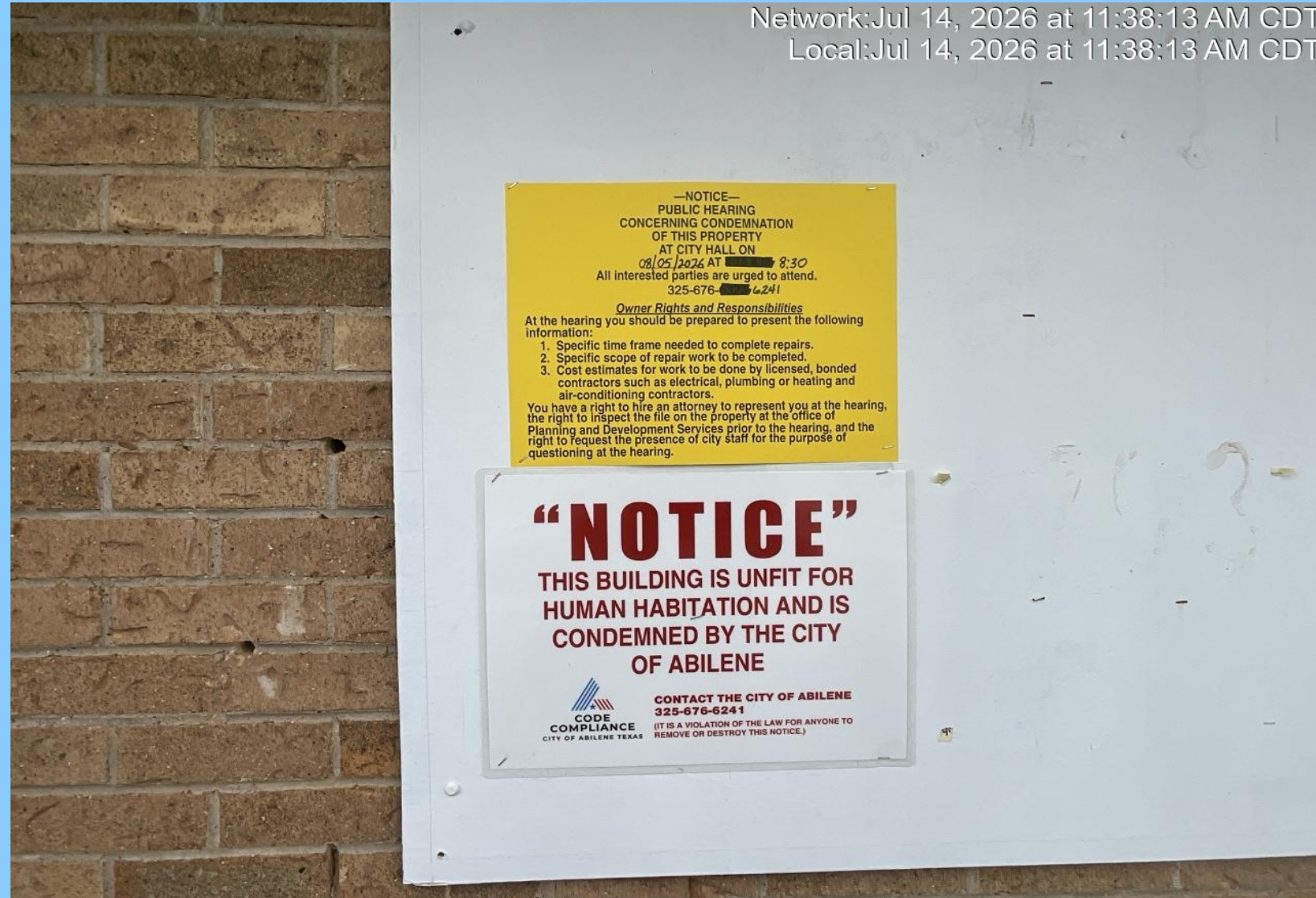
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Flops to Props, LLC** as owner.
- **TAYLOR COUNTY** – Shows previous owner, **Brokerage House Inc.** to be the owner.
- **SECRETARY OF STATE** – Lists Registered Agent for Flops to Props, LLC
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Sep 18, 2001
- Search reveals **Flops to Props, LLC** to be the owner.



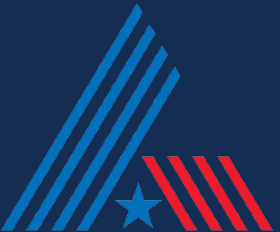
Public Notice

Network: Jul 14, 2026 at 11:38:13 AM CDT
Local: Jul 14, 2026 at 11:38:13 AM CDT



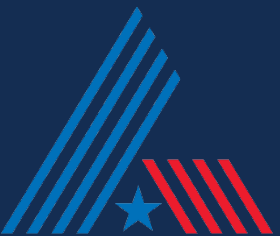
Front West Side

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



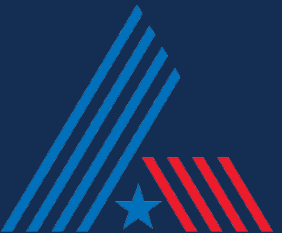
Substandard Code Violations

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

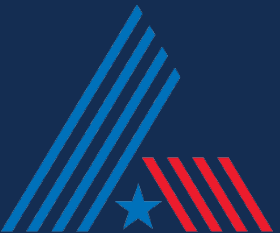
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



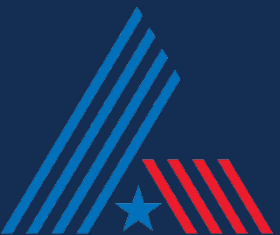
Exterior Dilapidation



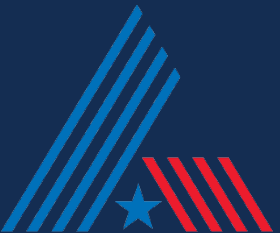
Structural Hazards



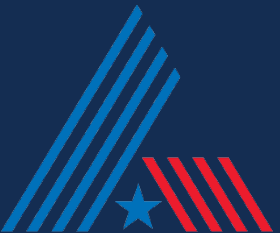
Structural Hazards



Interior Dilapidation

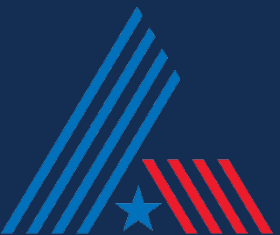


Interior Dilapidation



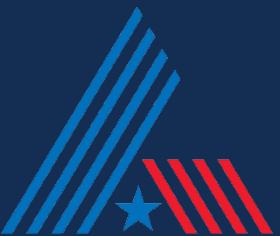
Timeline of Events

- **January 13, 2026** – Condemnation affidavit recorded at county clerk. Condemnation notices sent to owners.
- **January 30, 2026** – First contact with owner to go over her plans to restore the building.
- **June 3, 2026** – **Board ordered 30/60.** Owner connected with possible property purchaser.
- **June 5, 2026** – Property was secured by owner.
- **June 9, 2026** – Spoke to property owner, she let us know she was meeting with possible buyer.
- **July 13, 2026** – Notice of August hearing sent to property owner.
- **July 14, 2026** – Notice of August hearing posted on structure.
- **July 22, 2026** – Discovered new deed recorded. Sent condemnation and hearing notice to new owner and registered agent.



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: 8/5/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-001634: 1950 Sewell St (CAMPUS ADDN, BLOCK 22, LOT N80 E/2 OF 3 LESS 20X30 NE/CORNER, TAYLOR COUNTY, TEXAS), Owner: Pina, Gloria

GENERAL INFORMATION

Owner: Gloria Pina
Sq Ft: 1189
Structural: Fair
Foundation: Good
Value: \$21,315
Total Value: \$34,867
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

April 30, 2026 – Condemnation affidavit recorded at county clerk. Renovation started without permits. Neighbors reported vagrants getting into house.

May 11, 2026 – Condemnation notices sent to owner.

June 17, 2026 – Spoke to husband of owner and explained condemnation and permitting process. Property owner said they intend to repair the house.

June 18, 2026 – Emailed the property owners a new plan of action worksheet and instructions on permitting process and how to complete the plan of action.

July 13, 2026 – Notice for August hearing sent to property owners.

July 14, 2026 – Notice of August hearing posted on structure.

July 20, 2026 – Spoke to property owner. He said he now intends to sell house as is. No sale is currently in progress.

July 24, 2026 – Met with owner at property. He let me know he has a buyer lined up.

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 August 5, 2026.

ATTACHMENTS:

1. 20260805_26-001634_1950 Sewell St 20260805_26-001634_1950 Sewell St.pptx

Case #26-001634

1950 Sewell St



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Gloria Pina** as owner.
- **TAYLOR COUNTY** – Shows **Gloria Pina** 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 May 15, 2026
- Search reveals **Gloria Pina** to be the owner.



Public Notice

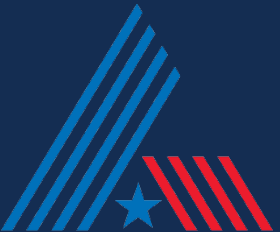
Network: Jul 14, 2026 at 11:19:04 AM CDT
Local: Jul 14, 2026 at 11:19:04 AM CDT



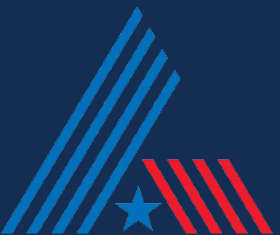
Front East Side



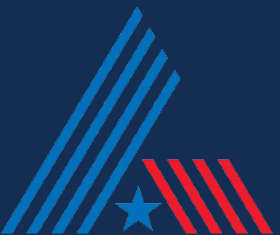
Rear West Side



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



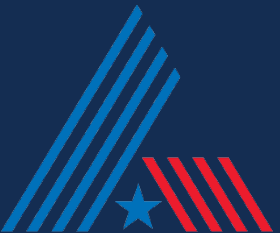
Exterior Dilapidation/Hazardous Electrical



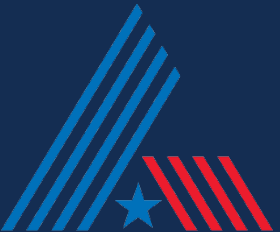
Exterior Dilapidation



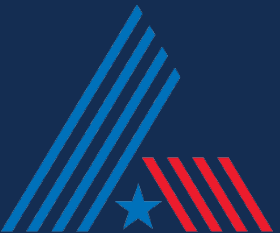
Exterior Dilapidation



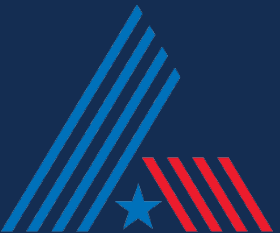
Current Exterior Conditions



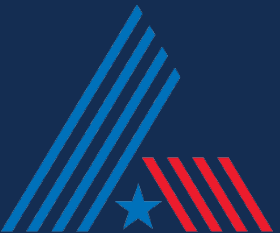
Unpermitted Renovation



Hazardous Electrical



Inadequate Sanitation/Structural Hazard

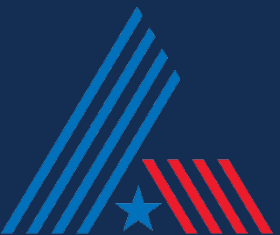


Unpermitted/Incomplete Renovation



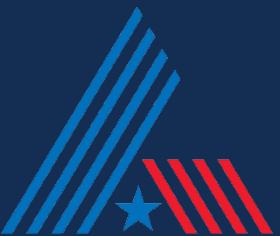
Timeline of Events

- **April 30, 2026** – Condemnation affidavit recorded at county clerk. Renovation started without permits. Neighbors reported vagrants getting into house.
- **May 11, 2026** – Condemnation notices sent to owner.
- **June 17, 2026** – Spoke to husband of owner and explained condemnation and permitting process. Property owner said they intend to repair the house.
- **June 18, 2026** – Emailed the property owners a new plan of action worksheet and instructions on permitting process and how to complete the plan of action.
- **July 13, 2026** – Notice for August hearing sent to property owners.
- **July 14, 2026** – Notice of August hearing posted on structure.
- **July 20, 2026** – Spoke to property owner. He said he now intends to sell house as is. No sale is currently in progress.



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 1950 Sewell St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 8/5/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case 26-002490: 1826 Rosewood Dr (NORTHWOOD SEC 5, BLOCK 5, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Smith, Jackie E.

GENERAL INFORMATION

Owner: Jackie E. Smith
Sq Ft: 1278
Structural: Poor
Foundation: Unknown
Value: \$124,074
Total Value: \$137,322
Delinquent Tax: Deferred

SPECIAL CONSIDERATIONS

April 29, 2026 – We spoke with Mindy Turner, daughter of the owners. She agreed to meet us at the house and let us check the interior conditions. Mindy never showed up to let us in, and she hasn't returned any of our phone calls since.

May 20, 2026 - Spoke with Brian Smith, owner and son of the owner, and he stated his dad is in a nursing home. Brian said he's now in charge of his father's properties. Brian told us this house is terrible inside, including bags of human feces all over the house. He said there are trees/bushes growing inside the house from the water that leaks in. He said he wore a hazard suit when he went in the house. Brian said he has tried to figure out a way to save the house, but financially nothing makes sense. I asked if we could inspect the inside, and he said he would let us inspect, but he felt it was extremely unsafe for us to go in.

May 21, 2026 - Inspected the property again and took condemnation photos. Found the back

door to the house had been broken in.

May 22, 2026 – Condemnation affidavit recorded at county clerk.

May 27, 2026 – Condemnation notices sent to owner.

July 13, 2026 – Notice of August hearing sent to property owner.

July 14, 2026 – Notice of August 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 August 5, 2026.

ATTACHMENTS:

1. 20260805_26-002490_1826 Rosewood Dr20260805_26-002490_1826 Rosewood Dr.pptx

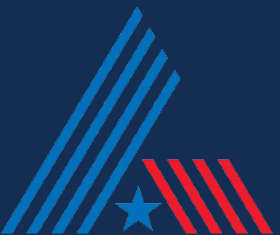
Case #26-002490

1826 Rosewood Dr



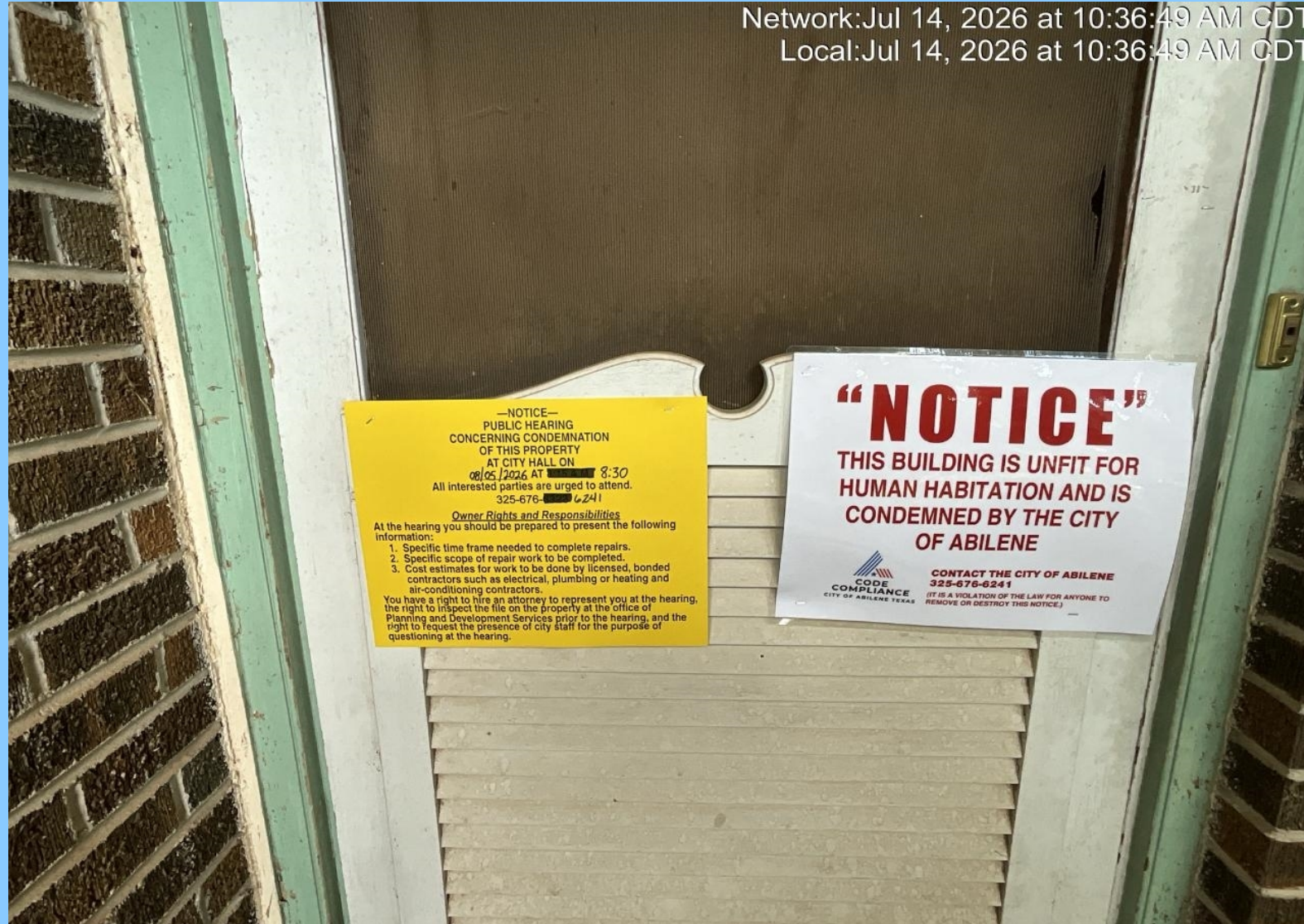
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – No deed recorded with Taylor county.
- **TAYLOR COUNTY** – Shows **Jackie E. Smith** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since February 6, 2025
- Search reveals **Jackie E. Smith** to be the owner.

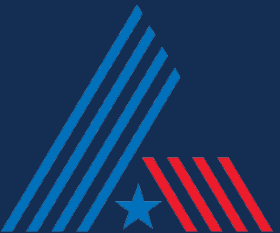


Public Notice

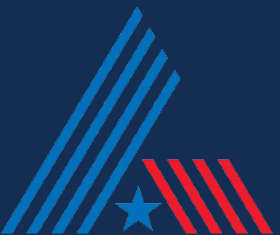
Network: Jul 14, 2026 at 10:36:49 AM CDT
Local: Jul 14, 2026 at 10:36:49 AM CDT



Front East Side



Rear West Side



North Side



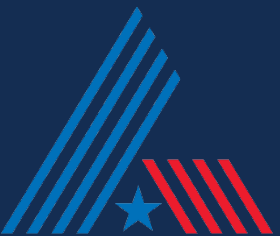
South Side



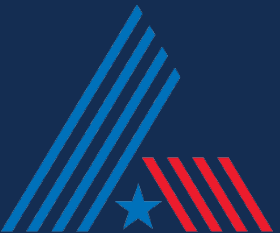
Substandard Code Violations

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

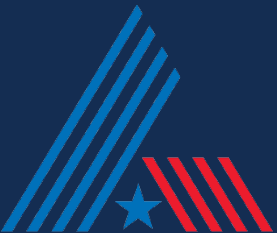
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, sec 8-554 (5)
- Faulty Weather Protection, Chapter 8, Sec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



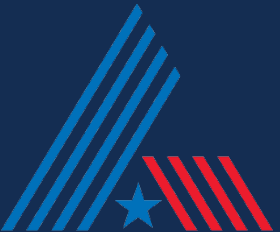
Exterior Dilapidation



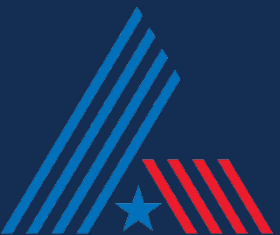
Structural Hazards/Faulty Weather Protection



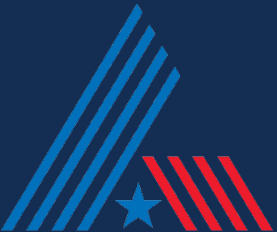
Exterior Dilapidation



Exterior Dilapidation

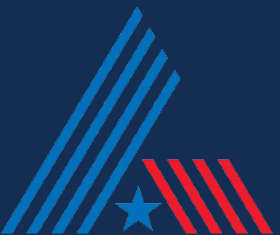


Interior Conditions/Inadequate Sanitation



Timeline of Events

- **April 29, 2026** – We spoke with Mindy Turner, daughter of the owners. She agreed to meet us at the house and let us check the interior conditions. Mindy never showed up to let us in, and she hasn't returned any of our phone calls since.
- **May 20, 2026** - Spoke with Brian Smith, owner and son of the owner, and he stated his dad is in a nursing home. Brian said he's now in charge of his father's properties. Brian told us this house is terrible inside, including bags of human feces all over the house. He said there are trees/bushes growing inside the house from the water that leaks in. He said he wore a hazard suit when he went in the house. Brian said he has tried to figure out a way to save the house, but financially nothing makes sense. I asked if we could inspect the inside, and he said he would let us inspect, but he felt it was extremely unsafe for us to go in.
- **May 21, 2026** - Inspected the property again and took condemnation photos. Found the back door to the house had been broken in.
- **May 22, 2026** – Condemnation affidavit recorded at county clerk.
- **May 27, 2026** – Condemnation notices sent to owner.
- **July 13, 2026** – Notice of August hearing sent to property owner.
- **July 14, 2026** – Notice of August 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 1826 Rosewood Dr presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 8/5/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-002810: 1201 Graham St (ARTHEL HENSON OUTLOT 33, BLOCK 2, LOT 15, TAYLOR COUNTY, TEXAS), Owner: Boyer, Duncan Lair c/o Kara Gehan

GENERAL INFORMATION

Owner: Boyer, Duncan Lair
Sq Ft: 973
Structural: Poor
Foundation: Unknown
Value: \$14,311
Total Value: \$23,957
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

June 15, 2026 – Condemnation affidavit recorded at county clerk. Property inspected and condemned after call sheet received from APD of continuous vagrant activity. Property had a structure fire. Owner is deceased.

June 25, 2026 – Condemnation notice sent to owner's care of listed in Taylor CAD.

July 9, 2026 – Spoke to owner's care of listed in Taylor CAD. They are wanting to put house in their name and sell it.

July 13, 2026 – Verified property was secured by the listed care of. Notice of August hearing was sent to care of.

July 14, 2026 – Notice of August hearing was 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 August 5, 2026.

ATTACHMENTS:

1. 20260805_26-002810_1201 Graham St 20260805_26-002810_1201 Graham St.pptx

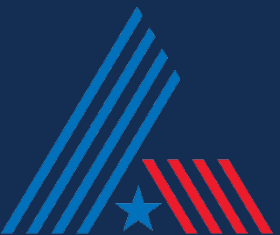
Case #26-002810

1201 Graham St



CHECKLIST FOR RECORDS SEARCH

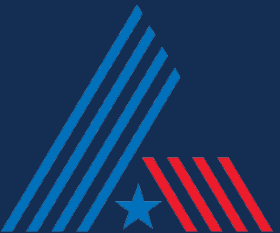
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Duncan Lair Boyer** as owner.
- **TAYLOR COUNTY** – Shows **Duncan Lair Boyer c/o Kara Gehan** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since March 18, 2022
- Search reveals **Duncan Lair Boyer** to be the owner.



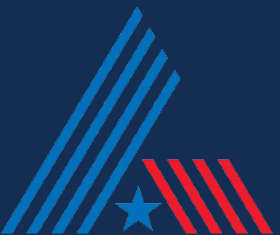
Public Notice



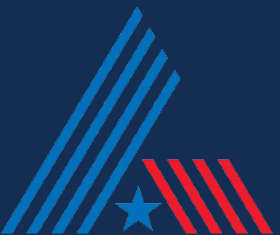
Front West Side



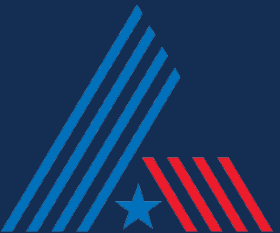
Rear East Side



North Side



South Side



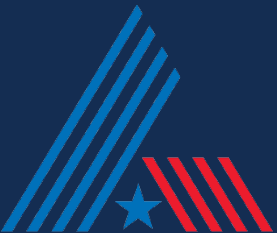
Substandard Code Violations

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

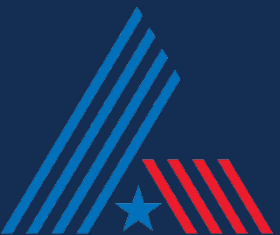
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Mechanical, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8,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



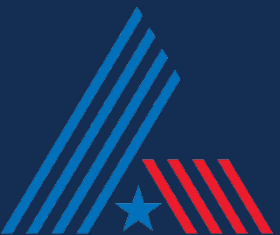
Hazardous Mechanical Equipment



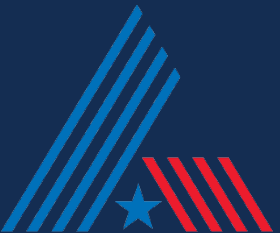
Inadequate Sanitation



Carport Fire

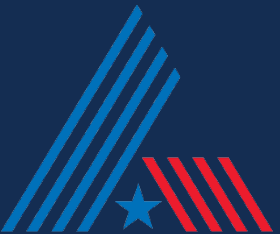


Interior Conditions



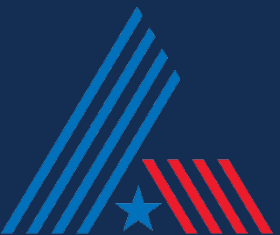
Timeline of Events

- **June 15, 2026** – Condemnation affidavit recorded at county clerk. Property inspected and condemned after call sheet received from APD of continuous vagrant activity. Property had a structure fire. Owner is deceased.
- **June 25, 2026** – Condemnation notice sent to owner's care of listed in Taylor CAD.
- **July 9, 2026** – Spoke to owner's care of listed in Taylor CAD. They are wanting to put house in their name and sell it.
- **July 13, 2026** – Verified property was secured by the listed care of. Notice of August hearing was sent to care of.
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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 1201 Graham St presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:8/5/2026

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

