



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 September 2, 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 August 5, 2026 Board of Building Standards meeting minutes.

PUBLIC HEARINGS:

STATEMENT OF POLICY

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

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

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

AGENDA ITEMS

- A. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-0001130: 2970 S 6th St (FAIR PARK ACRES OUTLOT 3, BLOCK 3, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Armstrong Electrical Supply, Inc
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000771: 1857 Jeanette St (MEMORIAL PARK, BLOCK 4, LOT D, TAYLOR COUNTY, TEXAS), Owner: Armstrong, Jerold & Doris
- C. 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

- D. 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
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-003642: 801 S 11th St (OT ABILENE BLK 208 ANDERSON 1-C, LOT 25-26-27, TAYLOR COUNTY, TEXAS), Owner: Rodriguez, Raymond & Cynthia
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-003644: 2834 S 11th St (SAYLES & HUGHES S/2 BLK 11 BA 91, BLOCK 4, LOT E100 S140 LT 4, TAYLOR COUNTY, TEXAS), Owner: Petty, Susan

EXECUTIVE SESSION

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

- A. 551.071 (Consultation with Attorney)

ADJOURNMENT

Notice

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 27th day of August, 2026, at 4:10 p.m.

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



**Board of Building Standards
Agenda Memo**

Meeting Date:9/2/2026

TO:

FROM:

**SUBJECT: Public hearing and approval of August 5, 2026 Board of Building
Standards meeting minutes.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 20260805 BOBS Minutes

20260805 BOBS Minutes.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
AUGUST 5, 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. Cache Tankersley
Mr. Sean McNeill
Mr. Lloyd Turner
Mr. Will Duncan

Staff Present: Mr. Van Watson, Building Official
Ms. Hailey Cagle, Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Stephen Garrison, Code Compliance Manager
Mr. Ricky Wright Jr., Property Maintenance Inspector
Mr. Richard Dendinger, Code Compliance Officer
Ms. Leticia Reeves, Neighborhood Services Division Manager
Ms. Kate Alvarez, Downtown Coordinator
Ms. Kera Valois, Planner
Ms. Heather Fears, Administrative Assistant

Others Present: Ms. Janet Ardoyno (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, July 1, 2026, were provided in advance to Board Members for review.

**Mr. Turner made a motion to approve the July minutes as written.
Seconded by Mr. Duncan. Motion passed.**

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

AGENDA ITEMS & PUBLIC HEARINGS

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)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- 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)
- Hazardous Mechanical Equipment, Chapter 8, Sec-554 (6)

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

AYES: Mr. Tankersley, 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. Duncan. Motion passed.

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

NAYS: None

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: Flops to Props 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)
- 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. Ms. Ardoyno addressed the Board. She said she is the neighbor next door to this property. She mentioned the amount of new housing that has been built in that area in the past few years. She mentioned she was interested in purchasing the property, and asked staff to give her contact information to the current owner. She said she wants new residential housing to be built there, no commercial building.

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. Tankersley. Motion passed.

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

NAYS: None

ABSTAIN: None

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

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:

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. 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. Tankersley. Motion passed.

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

NAYS: None

ABSTAIN: None

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.

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

Mr. Turner 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. Duncan. Motion passed.

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

NAYS: None

ABSTAIN: None

Mr. Turner 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. Duncan. Motion passed.

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

NAYS: None

ABSTAIN: None

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

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)
- Hazardous Mechanical, Chapter 8, Sec 8-554 (6)

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 a motion.

Mr. Duncan 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. Tankersley. Motion passed.

AYES: 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 8:57 a.m.

Jeremy McBrayer, Chairman
City of Abilene Board of Building Standards



**Board of Building Standards
Agenda Memo**

Meeting Date: 9/2/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-0001130: 2970 S 6th St (FAIR PARK ACRES OUTLOT 3, BLOCK 3, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Armstrong Electrical Supply, Inc

GENERAL INFORMATION

Owner: Armstrong Electrical Supply, Inc
Sq Ft: 19,573
Structural: Fair
Foundation: Good
Value: \$57,276
Total Value: \$70,326
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

January 29, 2024 – Affidavit of condemnation recorded at county clerk.

May 1, 2024 – Board ordered 30/60.

September 4, 2024 – Board assessed civil penalties for non-compliance of May 1, 2024 Board order.

January 8, 2025 – Board assessed civil penalties for non-compliance of May 1, 2024 Board order.

March 5, 2025 – Board assessed civil penalties for non-compliance of May 1, 2024 Board order.

March 31, 2025 - Partial Plan of Action submitted. Building Official requested Mr. Armstrong submit plans to show locations of electrical and plumbing fixtures.

August 30, 2025 – APD received a call for theft in progress at this building.

January 22, 2026 – Met with Mr. Armstrong at property to complete an inspection. We were not able to detect any progress. Plans for locations of electrical and plumbing fixtures has still not been submitted. A full plan of action was never received, and owner has not been approved to apply for permit.

February 4, 2026 – **Board ordered case tabled** until the next hearing. Mr. Armstrong stated at the hearing he now has a GC to help with the project.

February 11, 2026 - Met with Mr. Armstrong to do a walk-through of the building with the city Building Official and assistant Building Official to provide guidance to owner on required repairs. Mr. Armstrong provided us with a set of plans that the city had been waiting for. There were workers actively cleaning out the building. The city is now waiting on an asbestos survey and two contractor estimates to be able to issue a permit.

February 16, 2026 – Workers were present cleaning out the building.

February 19, 2026 – Notified by owner that an asbestos survey was taking place today.

February 27, 2026 – Entered into compliance agreement with Mr. Armstrong.

April 13, 2026 – **45-day deadline to obtain permit per compliance agreement.**

June 5, 2026 – Final document needed to complete the plan of action was received today.

June 8, 2026 – Plan of action was approved and owner notified he can apply for permit.

June 18, 2026 – Property owner applied for permit.

August 13, 2026 – Permit has been in review since June 18th, due to non-payment of permit and not submitting documentation to city engineer the city has been unable to issue permit. Contacted owner several times to explain what he needs to do.

August 14, 2026 – Notice of September hearing sent to property owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Civil Penalties

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 2, 2026

ATTACHMENTS:

- | | | |
|----|----------------------------------|---------------------------------------|
| 1. | 20260902_Intro | 20260902_Intro.pptx |
| 2. | 20260902_24-000130_2970 S 6th St | 20260902_24-000130_2970 S 6th St.pptx |

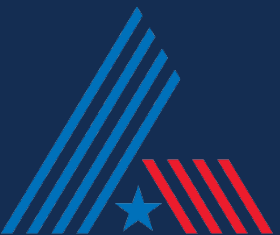
BOARD OF BUILDING STANDARDS

September 2, 2026



PUBLIC NOTICE – September 2, 2026 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, September 2, 2026 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2970 S. 6th St, 1857 Jeanette St, 1641 Simmons Ave, 310 Jeanette St, 801 S. 11th St, and 2834 S. 11th 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 #24-000130
2970 S. 6th St.



CHECKLIST FOR RECORDS SEARCH

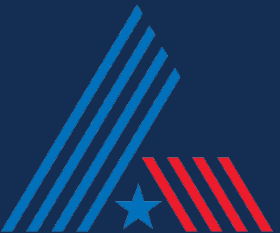
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Special warranty Deed naming **Armstrong Electrical Supply Co.** as owner
- **TAYLOR COUNTY** – Shows **Armstrong Electrical Supply, Inc** to be the owner.
- **SECRETARY OF STATE** – Company shows to have forfeited existence
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2006
- Search reveals **Armstrong Electrical Supply** to be the owner.



Public Notice

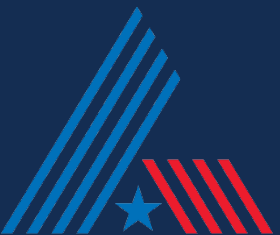


Front South Side



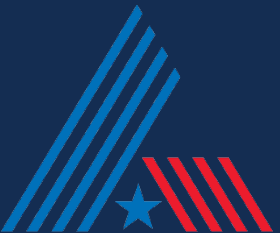
Rear North Side

June 22, 2026 at 10:26 AM



Rear North Side

June 22, 2026 at 10:25 AM

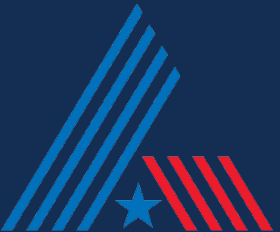


East Side

June 22, 2026 at 10:27 AM



West Side



Substandard Code Violations

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

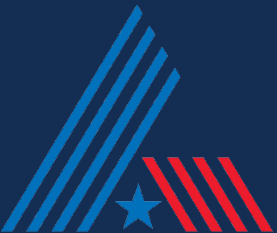
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
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- Hazardous Mechanical Equipment,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



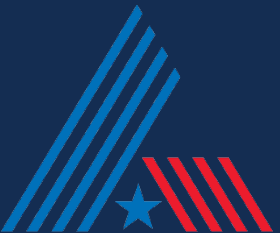
Exterior Dilapidation



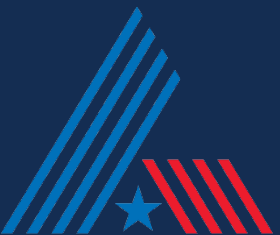
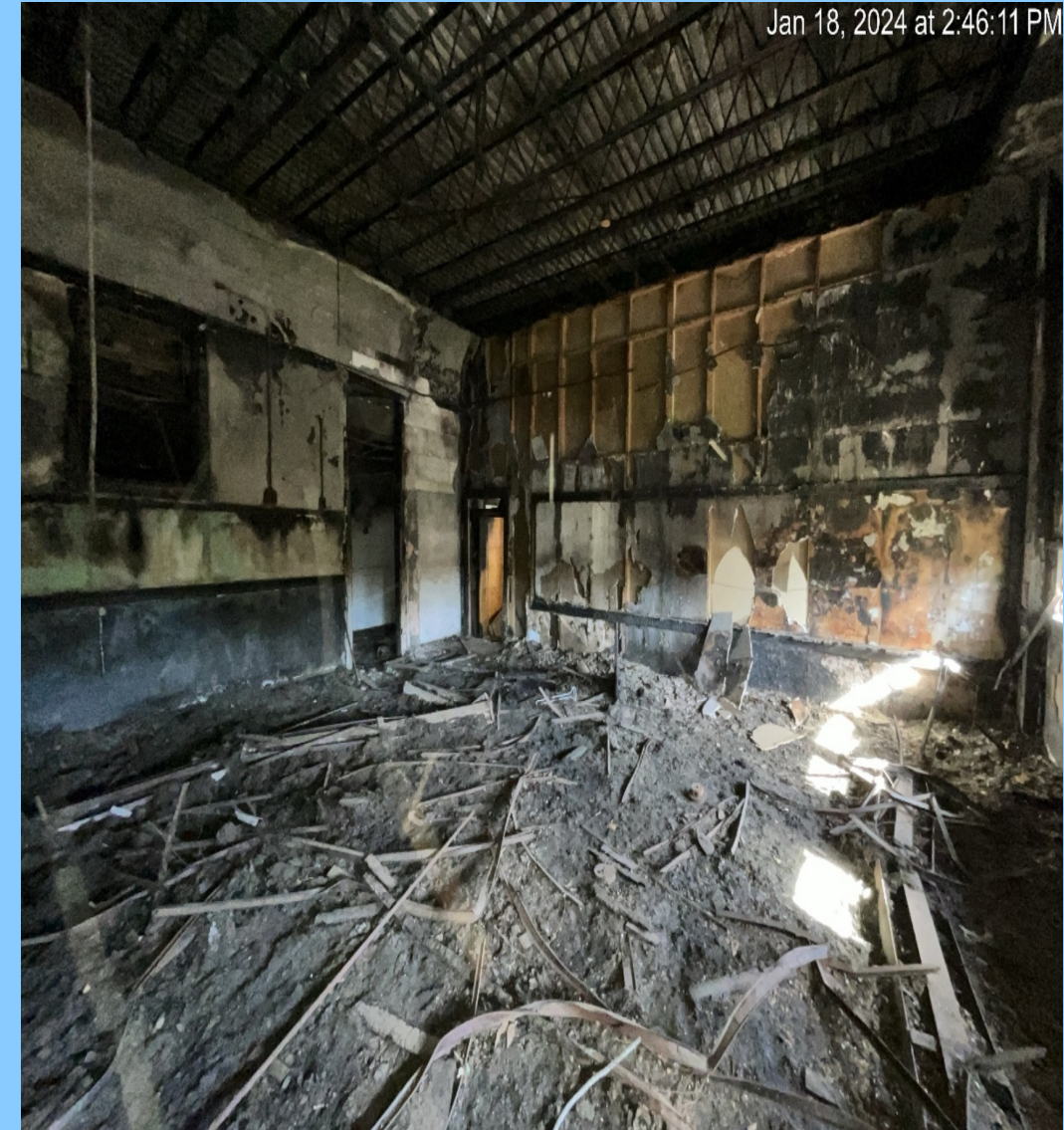
Exterior Dilapidation



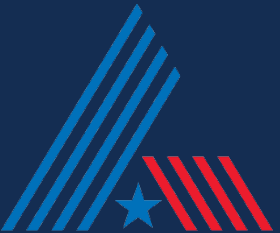
Exterior Dilapidation



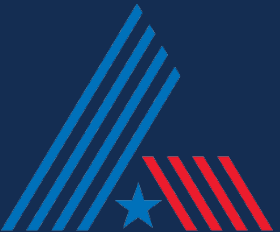
Interior Dilapidation



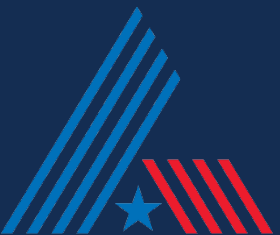
Interior Dilapidation



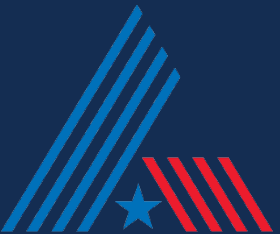
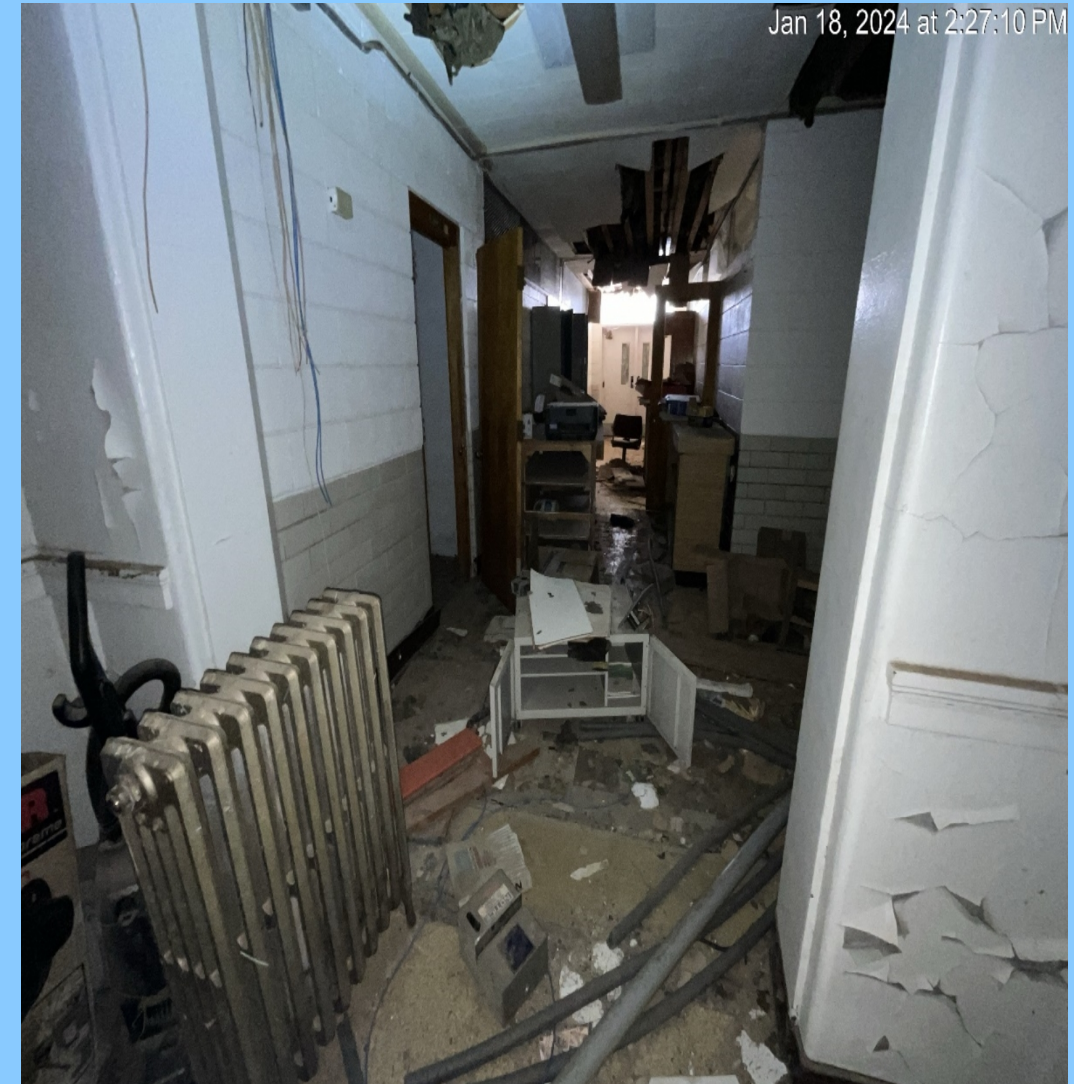
Interior Dilapidation



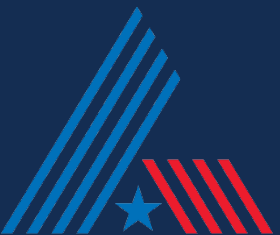
Interior Dilapidation



Interior Dilapidation

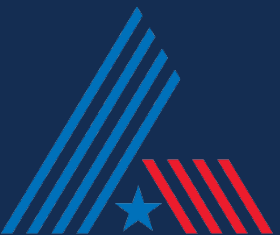


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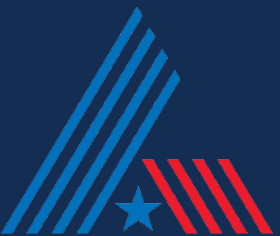
Timeline of Events

- **January 29, 2024** – Affidavit of condemnation recorded at county clerk.
- **May 1, 2024** – Board ordered 30/60.
- **September 4, 2024** – Board assessed civil penalties for non-compliance of May 1, 2024 Board order.
- **January 8, 2025** – Board assessed civil penalties for non-compliance of May 1, 2024 Board order.
- **March 5, 2025** – Board assessed civil penalties for non-compliance of May 1, 2024 Board order.
- **March 31, 2025** - Partial Plan of Action submitted. Building Official requested Mr. Armstrong submit plans to show locations of electrical and plumbing fixtures.
- **August 30, 2025** – APD received a call for theft in progress at this building.
- **January 22, 2026** – Met with Mr. Armstrong at property to complete an inspection. We were not able to detect any progress. Plans for locations of electrical and plumbing fixtures has still not been submitted. A full plan of action was never received, and owner has not been approved to apply for permit.
- **February 4, 2026** – Board ordered case tabled until the next hearing. Mr. Armstrong stated at the hearing he now has a GC to help with the project.



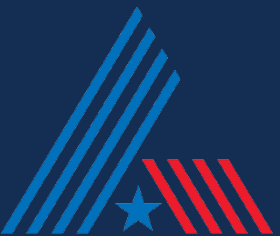
Timeline of Events

- **February 11, 2026** - Met with Mr. Armstrong to do a walk-through of the building with the city Building Official and assistant Building Official to provide guidance to owner on required repairs. Mr. Armstrong provided us with a set of plans that the city had been waiting for. There were workers actively cleaning out the building. The city is waiting on an asbestos survey and two contractor estimates to be able to issue a permit.
- **February 16, 2026** – Workers were present cleaning out the building.
- **February 27, 2026** – Entered into compliance agreement with Mr. Armstrong.
- **March 4, 2026** – Board took no action per staff recommendation due to owner signing compliance agreement.



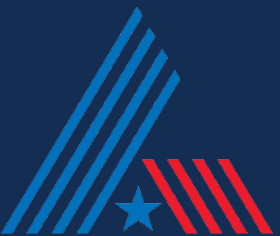
Timeline of Events

- **April 13, 2026** – Today was the 45-day deadline to obtain permit per compliance agreement.
- **June 5, 2026** – Final document needed to complete the plan of action was received today.
- **June 8, 2026** – Plan of action was approved and owner notified he can apply for permit.
- **June 18, 2026** – Property owner applied for permit.
- **August 13, 2026** – Permit has been in review since June 18th, due to non-payment of permit and not submitting documentation to city engineer, the city has been unable to issue permit. Contacted owner several times to explain what he needs to do.
- **August 14, 2026** – Notice of September hearing sent to property owner and posted on structure.



Staff Recommendation:

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on May 1, 2024 in the amount of \$75 per day for the period of non-compliance being March 5, 2025 through September 1, 2026, which is a total of 546 days. Total civil penalties to be assessed is \$40,950.



Questions?



End of 2970 S. 6th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 9/2/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000771: 1857 Jeanette St (MEMORIAL PARK, BLOCK 4, LOT D, TAYLOR COUNTY, TEXAS), Owner: Armstrong, Jerold & Doris

GENERAL INFORMATION

Owner: Armstrong, Jerold & Doris
Sq Ft: 1,841
Structural: Fair
Foundation: Good
Value: \$128,737
Total Value: \$138,829
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

April 2, 2024 – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to property owner. Met with owner's and explained city's expectations.

September 4, 2024 – Board ordered 30/60. Roof permit was issued. Final roof inspection completed/permit closed on March 28, 2025.

March 28, 2025 – **Alteration permit issued** after several reminders to the property owner to submit a plan of action.

September 24, 2025 – Alteration permit expired. No inspections were scheduled or completed.

November 12, 2025 – Notice of December hearing posted on structure.

November 13, 2025 – Notice of December hearing sent to property owner.

November 19, 2025 – Met with the Armstrong's at the property to check progress.

December 3, 2025 – Board ordered 30/60.

February 4, 2026 – Board ordered case tabled until next month.

February 9, 2026 – Alteration permit reinstated.

February 16, 2026 – Inspected property. Found major interior work actively taking place.

March 4, 2026 – Board hearing: Board accepted staff recommendation and took no action.

April 15, 2026 – Inspected property. Found it to be gutted down to studs, and doors and windows removed. Several openings observed in floor. No workers on site.

May 20, 2026 – Inspected property, no workers on site. No additional work competed since last inspection. House still completely unsecured. Requested owner secure site. Owner informed us that the new wiring had been stolen.

July 16, 2026 – Same situation at the house. Completely unsecured. No progress. Owner refuses to provide any updates or secure the house.

August 10, 2026 – No change at property. Neighbor informed us of vagrants, kids, and animals going into the house.

August 14, 2026 – Notice of September hearing sent to property owner and posted on structure.

August 31, 2026 – Alteration permit expired. Plumbing rough-in was the only inspection completed.

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 September 2, 2026

ATTACHMENTS:

1. 20260902_24-000771_1857 Jeanette St 20260902_24-000771_1857 Jeanette St.pptx

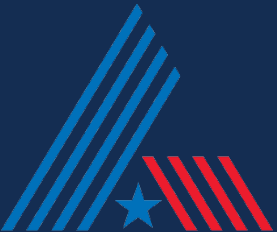
Case #24-000771

1857 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 Deed Naming **Armstrong, Jerold R and Doris J** as owner
- **TAYLOR COUNTY** – Shows **Armstrong, Jerold R and Doris J** 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 April 11, 2024
- Search reveals **Armstrong, Jerold R and Doris J** to be the owners.



Public Notice

Network: Aug 14, 2026 at 11:46:02 AM CDT
Local: Aug 14, 2026 at 11:46:02 AM CDT



“NOTICE”

**THIS BUILDING IS UNFIT FOR
HUMAN HABITATION AND IS
CONDEMNED BY THE CITY
OF ABILENE**



**CONTACT THE CITY OF ABILENE
325-676-6241**

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO
REMOVE OR DESTROY THIS NOTICE.)

**—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
09/07/2026 AT 8:30
All interested parties are urged to attend.
325-676-6241**

Owner Rights and Responsibilities

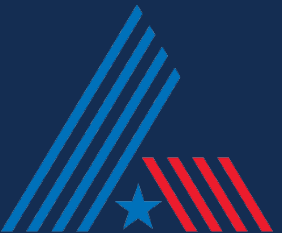
At the hearing you should be prepared to present the following information:

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

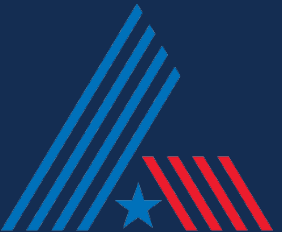
You have a right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.



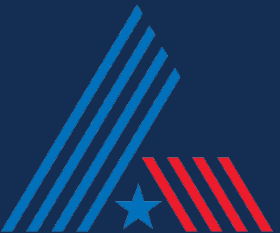
Front West Side



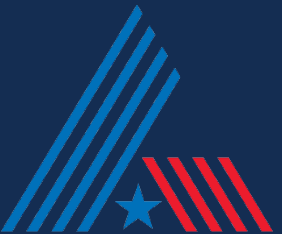
Rear East Side



Rear East Side



North Side



South Side



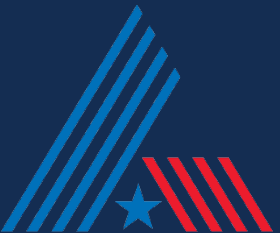
Substandard Code Violations

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

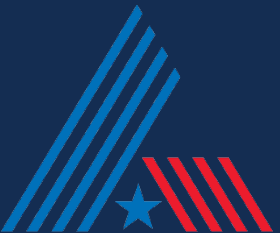
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



Condition from April 2026 to Present



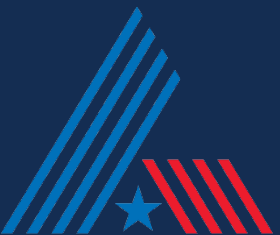
Current Condition



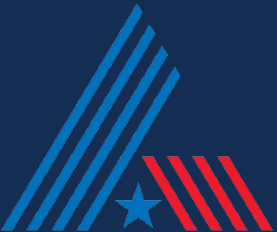
Current Condition



Current Condition

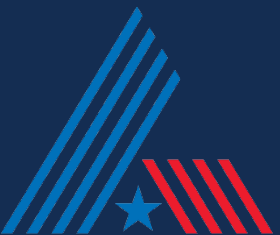


Current Condition



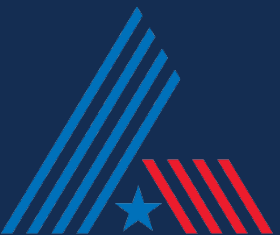
Timeline of Events

- **April 2, 2024** – Affidavit of condemnation recorded at county clerk. Condemnation notices sent to property owner. Met with owner's and explained city's expectations.
- **September 4, 2024** – Board ordered 30/60. Roof permit was issued. Final roof inspection completed/permit closed on March 28, 2025.
- **March 28, 2025** – **Alteration permit issued** after several reminders to the property owner to submit a plan of action.
- **September 24, 2025** – Alteration permit expired. No inspections were scheduled or completed.
- **November 12, 2025** – Notice of December hearing posted on structure.
- **November 13, 2025** – Notice of December hearing sent to property owner.
- **November 19, 2025** – Met with the Armstrong's at the property to check progress.
- **December 3, 2025** – Board ordered 30/60.
- **February 4, 2026** – Board ordered case tabled until next month.
- **February 9, 2026** – Alteration permit reinstated.



Timeline of Events

- **February 16, 2026** – Inspected property. Found major interior work actively taking place.
- **March 4, 2026** – Board hearing: Board accepted staff recommendation and took no action.
- **April 15, 2026** – Inspected property. Found it to be gutted down to studs, and doors and windows removed. Several openings observed in floor. No workers on site.
- **May 20, 2026** – Inspected property, no workers on site. No additional work competed since last inspection. House still completely unsecured. Requested owner secure site. Owner informed us that the new wiring had been stolen.
- **July 16, 2026** – Same situation at the house. Completely unsecured. No progress. Owner refuses to provide any updates or secure the house.
- **August 10, 2026** – No change at property. Neighbor informed us of vagrants, kids, and animals going into the house.
- **August 14, 2026** – Notice of September hearing sent to property owner and posted on structure.
- **August 31, 2026** – Alteration permit expired. Plumbing rough-in was the only inspection completed.



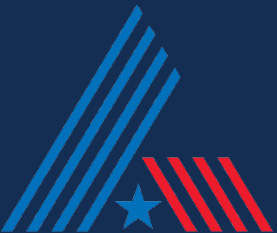
Staff Recommendation:

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 1857 Jeanette St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 9/2/2026

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

GENERAL INFORMATION

Owner: Carroll, Joan
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 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.

July 1, 2026 – Board ordered 30/60.

August 14, 2026 – Notice of September hearing sent to property owner and daughter and posted on structure.

August 20, 2026 – No contact from owner or owner's family since initial contact.

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 September 2, 2026

ATTACHMENTS:

- | | | |
|----|-------------------------------------|--|
| 1. | 20260902_26-000774_1641 Simmons Ave | 20260902_26-000774_1641 Simmons Ave.pptx |
|----|-------------------------------------|--|

Case #26-000774
1641 Simmons Ave.

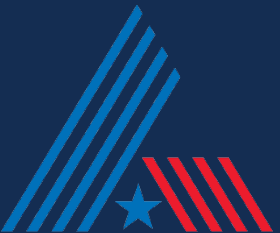


CHECKLIST FOR RECORDS SEARCH

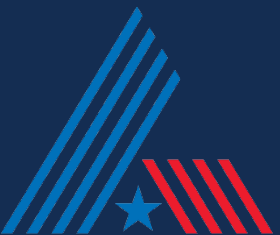
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Quit Claim Deed naming **Joan K. Carroll** as owner.
- **TAYLOR COUNTY** – Shows **Joan K. Carroll** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this 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

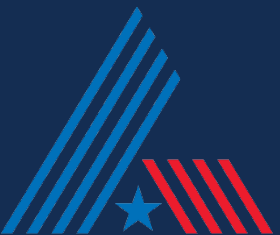


Front West Side



Rear East Side

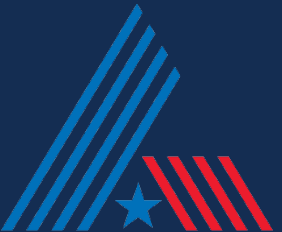
February 26, 2026 at 10:00 AM



North Side



South Side



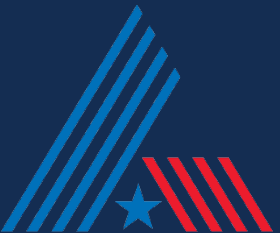
Substandard Code Violations

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

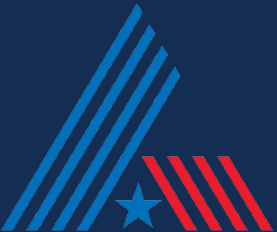
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical, Chapter 8, Sec 8-554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



Faulty Weather Protection



Structural Hazard



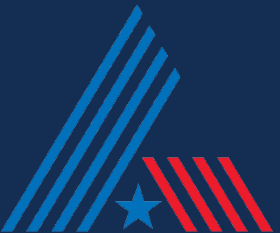
Exterior Dilapidation



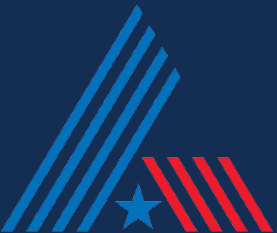
Inadequate Sanitation



Hazardous Electrical/Faulty Plumbing

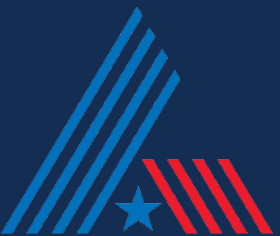


Dilapidated Substructures/Nuisance Conditions



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 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.
- **July 1, 2026** – Board ordered 30/60.
- **August 14, 2026** – Notice of September hearing sent to property owner and daughter and posted on structure.
- **August 20, 2026** – No contact from owner or owner's family since initial contact.



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 1641 Simmons Ave. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 9/2/2026

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: 1400
Structural: Poor
Foundation: Poor
Value: \$50,388
Total Value: \$60,580
Delinquent Tax: \$5,178

SPECIAL CONSIDERATIONS

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 29, 2026 – Owner contacted city. She let us know she intends to get the house repaired. We let her know next steps and that we would reply that info to the building board since she is unable to make it to the hearing.

July 1, 2026 – Board ordered 30/60.

August 14, 2026 – Notice of September hearing sent to property owners and posted on

structure.

August 20, 2026 – No plan of action or cost estimates received from the owner or call to explain the delay.

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 September 2, 2026

ATTACHMENTS:

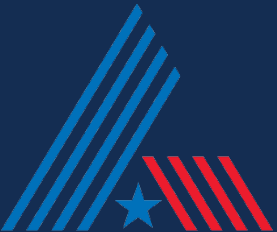
1. 20260902_26-001342_310 Jeanette St 20260902_26-001342_310 Jeanette St.pptx

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.



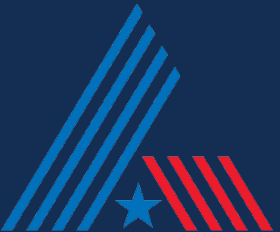
Public Notice

Network: Aug 14, 2026 at 11:32:31 AM CDT

Local: Aug 14, 2026 at 11:32:31 AM CDT



Front East Side



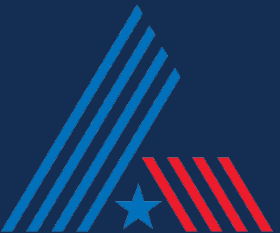
Rear West Side



North Side



South Side



South Side



Substandard Code Violations

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

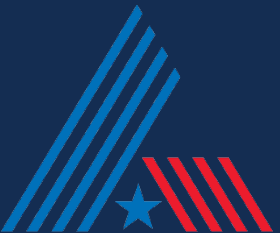
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8, Sec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



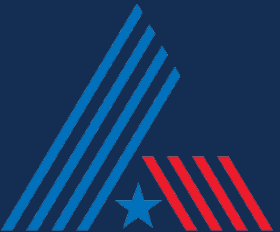
Exterior Dilapidation



Exterior/Interior Dilapidation



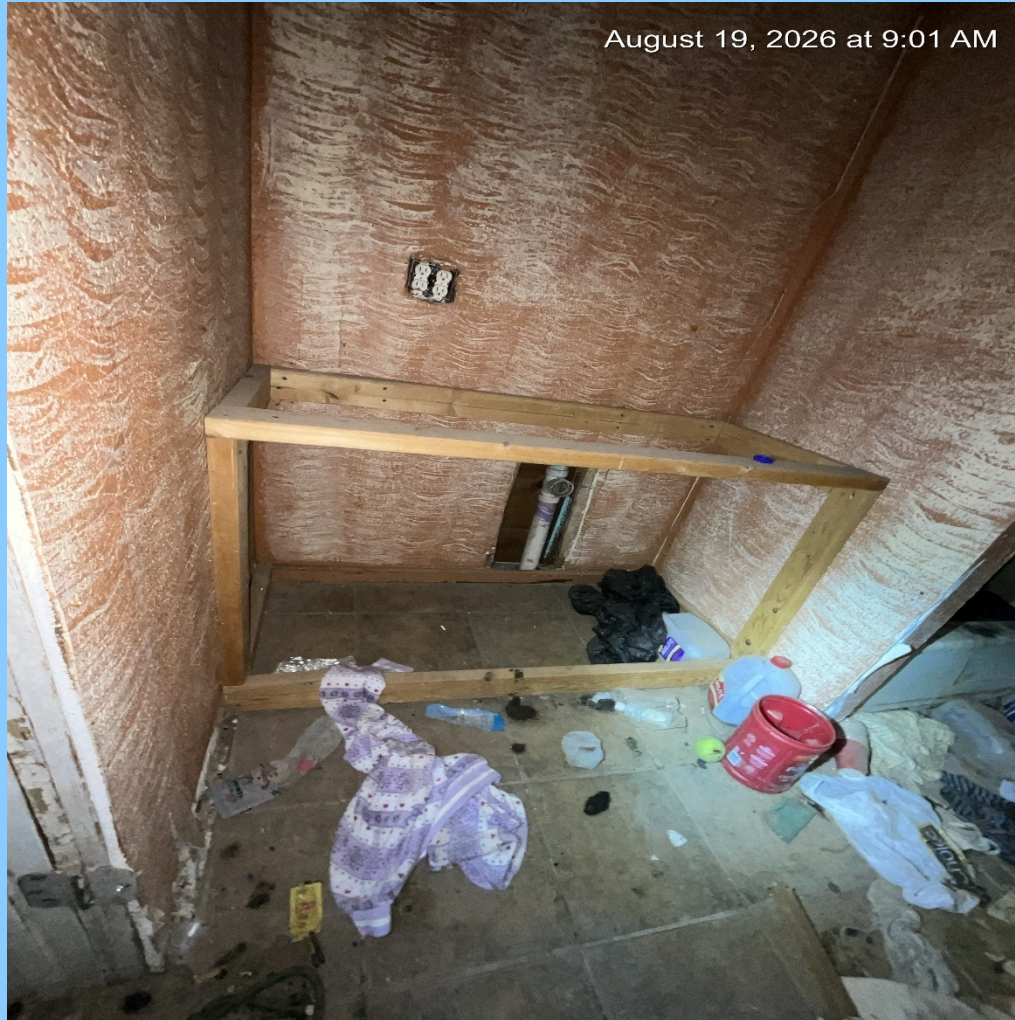
Hazardous Exterior Electrical



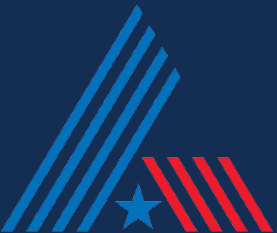
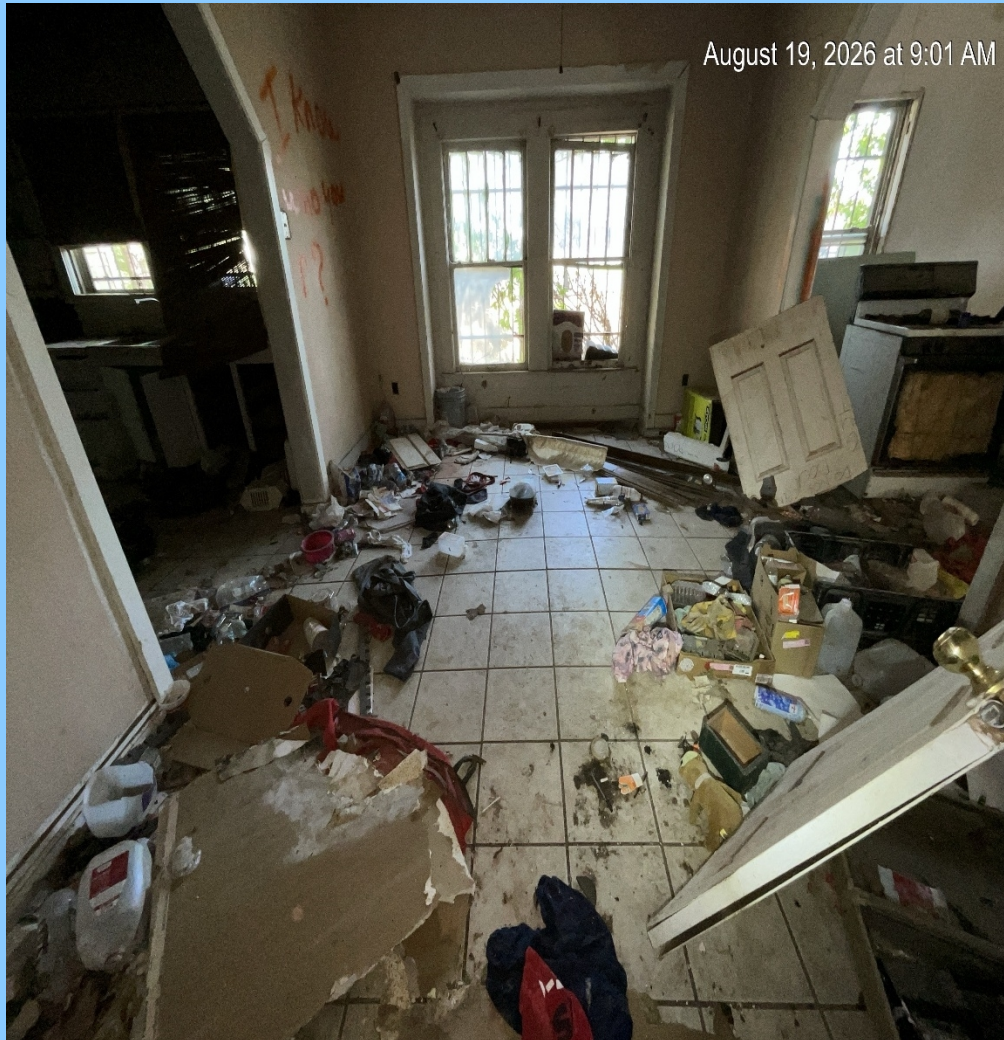
Inadequate Sanitation



Inadequate Sanitation



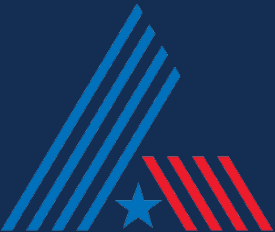
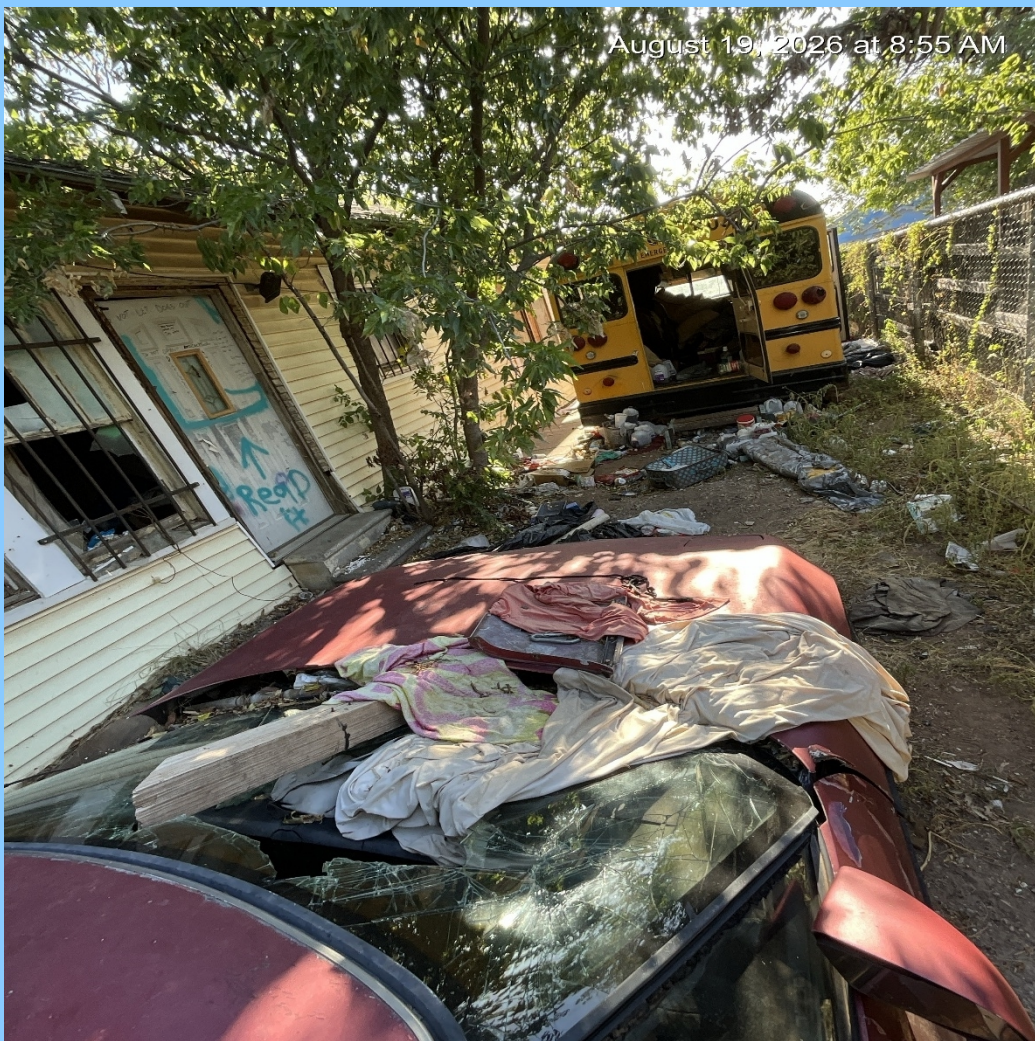
Inadequate Sanitation/Hazardous Electrical



Faulty Weather Protection/Dilapidation

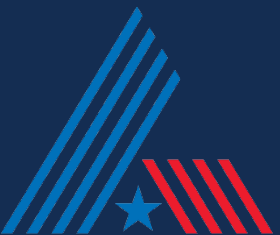


Nuisance Conditions



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 29, 2026** – Owner contacted city. She let us know she intends to get the house repaired. We let her know next steps and that we would reply that info to the building board since she is unable to make it to the hearing.
- **July 1, 2026** – Board ordered 30/60.
- **August 14, 2026** – Notice of September hearing sent to property owners and posted on structure.
- **August 19, 2026** – Executed code inspection warrant. Vagrant activity detected. Noticed foundation issues and dangerous flooring. No heating or cooling units found. Water heater is deteriorated.
- **August 20, 2026** – No plan of action or cost estimates received from the owner or call to explain the delay.



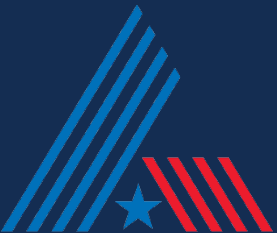
Staff Recommendation:

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 310 Jeanette St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 9/2/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-003642: 801 S 11th St (OT ABILENE BLK 208 ANDERSON 1-C, LOT 25-26-27, TAYLOR COUNTY, TEXAS), Owner: Rodriguez, Raymond & Cynthia

GENERAL INFORMATION

Owner: Rodriguez, Raymond & Cynthia

Sq Ft: 9,420

Structural: Poor

Foundation: Fair

Value: \$50,798

Total Value: \$77,048

Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

July 13, 2026 – Affidavit of condemnation was recorded with the county clerk. This was a previous PMI case that became a condemnation case after the owner failed to make any repairs. There was a structure fire that did major damage to the roof of the building. Owner did remove some of the damaged roof. I had spoken with the owner multiple times about what needed to be done.

July 28, 2026 - Spoke with Raymond Rodriguez, owner, and he was asking about the condemnation process. I explained everything to him, and asked him to make sure he cleans up the exterior of the property.

August 12, 2026 - Owner still hasn't cleaned up the exterior of the property.

August 14, 2026 – Notice of September hearing sent to property owner 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 September 2, 2026

ATTACHMENTS:

1. 20260902_26-003642_801 S 11th St 20260902_26-003642_801 S 11th St.pptx

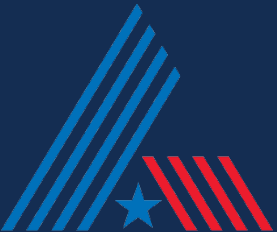
Case #26-003642

801 S 11th 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 **Raymond & Cynthia Rodriguez** as owners.
- **TAYLOR COUNTY** – Shows **Raymond & Cynthia Rodriguez** 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 July 14, 2026
- Search reveals **Raymond & Cynthia Rodriguez** to be the owners.



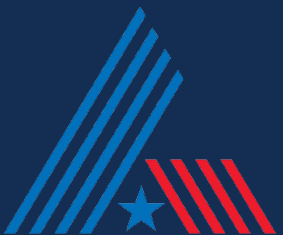
Public Notice

Network: Aug 14, 2026 at 11:39:24 AM CDT
Local: Aug 14, 2026 at 11:39:23 AM CDT

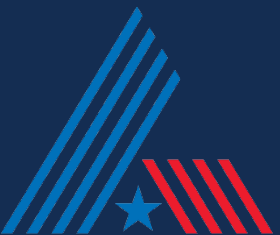


Front North Side

Network: Aug 17, 2026 at 10:40:02 AM CDT
Local: Aug 17, 2026 at 10:40:02 AM CDT



Rear South Side

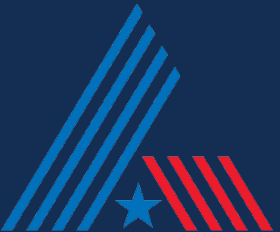


East Side

Network: Aug 17, 2026 at 10:41:13 AM CDT
Local: Aug 17, 2026 at 10:41:13 AM CDT



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 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)



Structure Fire



Structural Hazards

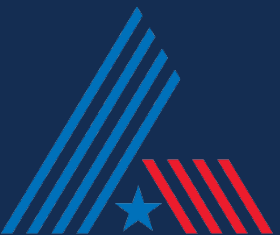


Structural Hazards



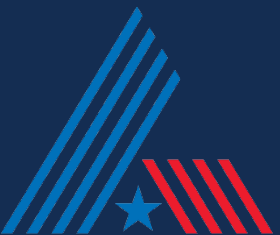
Timeline of Events

- **July 13, 2026** – Affidavit of condemnation was recorded with the county clerk. This was a previous PMI case that became a condemnation case after the owner failed to make any repairs. There was a structure fire that did major damage to the roof of the building. Owner did remove some of the damaged roof. I had spoken with the owner multiple times about what needed to be done.
- **July 28, 2026** - Spoke with Raymond Rodriguez, owner, and he was asking about the condemnation process. I explained everything to him, and asked him to make sure he cleans up the exterior of the property.
- **August 12, 2026** - Owner still hasn't cleaned up the exterior of the property.
- **August 14, 2026** – Notice of September 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 801 S 11th St presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 9/2/2026

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #26-003644: 2834 S 11th St (SAYLES & HUGHES S/2 BLK 11 BA 91, BLOCK 4, LOT E100 S140 LT 4, TAYLOR COUNTY, TEXAS), Owner: Petty, Susan

GENERAL INFORMATION

Owner: Petty, Susan
Sq Ft: 2,205
Structural: Poor
Foundation: Fair
Value: \$30,457
Total Value: \$36,232
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

July 13, 2026 – Affidavit of condemnation was recorded with the county clerk. This was a previous PMI case that became a condemnation case after the owner failed to make any repairs. There was a structure fire that did major damage to all three units of this triplex. Owner did have all the fire damage and debris cleaned up, but the building stayed unsecured with no work being done for approximately five months. The owners did not have insurance.

August 6, 2026 - A city contractor secured the entire building.

August 10, 2026 - I spoke with Leon Petty, husband of the owner, and he told me he's trying to hire Mackie Construction to do the work for him. I spoke with Mackie and he said he's working on an estimate for the property.

August 14, 2026 – Notice of hearing sent to property owner 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 September 2, 2026

ATTACHMENTS:

1. 20260902_26-003644_2834 S 11th St 20260902_26-003644_2834 S 11th St.pptx

Case #26-003644

2834 S 11th St



CHECKLIST FOR RECORDS SEARCH

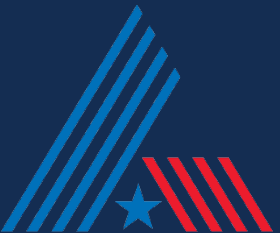
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Susan Petty** as owner.
- **TAYLOR COUNTY** – Shows **Susan Petty** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Nov 13, 2025
- Search reveals **Susan Petty** to be the owner.



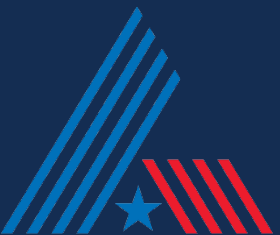
Public Notice



Front South Side



Rear North Side



East Side



West Side

Network: Aug 17, 2026 at 11:12:10 AM CDT
Local: Aug 17, 2026 at 11:12:10 AM CDT



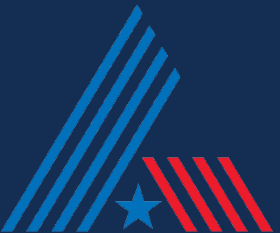
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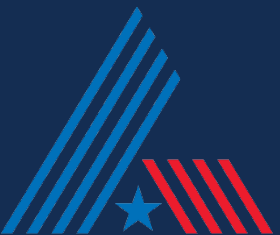
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- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



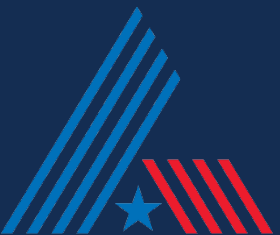
Structure Fire



Exterior Dilapidation



Structural Hazards



Structural Hazards

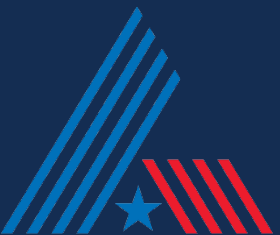


Structural Hazards



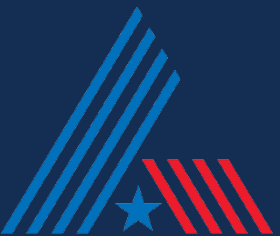
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Questions?



End of 2834 S 11th St presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:9/2/2026

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

