

**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.

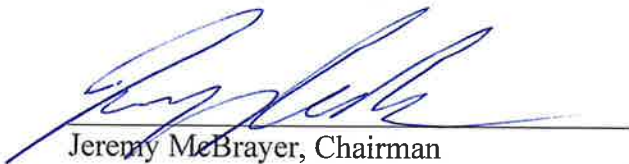
AYES: Mr. Tankersley, Mr. McNeill, Mr. Turner, Mr. Duncan, Mr. McBrayer

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