

BUILDING STANDARDS COMMISSION MEETING

MAY 4, 2026

5:30 P.M.

COUNCIL CHAMBERS, 110 NORTH 8TH STREET,
GATESVILLE, TEXAS 76528

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) Call to order the Regular Building Standards Commission Meeting at 5:30 P.M. this 4th day of May 2026.

2) Quorum Check:

Commission Present: Chairman Teresa Johnson, Vice Chairman John Westbrook and Commissioners: Payden Smalley, Charles Ament, Yvonne Williams, and Kaleb Hitt.

City Staff Present: City Manager Brad Hunt, City Secretary Holly Owens, Code Enforcement Lee Walters, Code Enforcement Anna True, and Building Official Miguel Gamez.

Other: Travis Nolte and Pedro Quintero

3) Invocation and Pledge of Allegiance:

Commissioner John Westbrook gave the invocation and Chairman Teresa Johnson led the Pledge of Allegiance.

PUBLIC COMMENTS:

There were no public/citizen comments.

REGULAR AGENDA

4) Discussion and possible action regarding minutes dated February 2, 2026.

John Westbrook motioned to **APPROVE** the minutes dated **February 2, 2026**, seconded by Charles Ament. The motion PASSED unanimously, 5-0-0.

5) Discussion and possible action regarding a substandard case located at 202 Spindletop St.

Anna True, Code Enforcement, presented the case.

Chairman Johnson asked if the letters sent to the owner were sent certified. Ms. True stated no and Ms. Owens added that it is not required.

Chairman Johnson believes the main structure can be saved. Brad Hunt asked if the structure is secured. Ms. True stated she attempted to make entry and found the structure to be secure. However, there is a window in the back that is being kept open with a brick, and it is noticeable that someone has been entering the premises and stripping the copper wire.

Ms. Owens stated once contact is made with the owner of the property, they need to be aware that this property has gone before the BSC and the decisions that are being made regarding the property. The owners will be given an opportunity to bring the property up to code. Ms. True added that the goal is compliance.

John Westbrook motioned to recommend a 60-day extension to bring said structures located at 202 Spindletop St. up to code and within compliance, seconded by Yvonne Williams. The motion PASSED unanimously, 5-0-0.

6) Discussion and possible action regarding a substandard case located at 1807 Bridge Street.

Lee Walters, Code Enforcement, presented the case.

The Commission expressed concerns about the number of structures that have been approved for demolition. Ms. Owens stated that out of all the cases that have been heard by the Commission, only two structures are on the list. The remaining structures have either been voluntarily demolished or remolded. The structures that are being approved for demolition allows Staff to determine next years budget.

Charles Ament motioned to recommend **APPROVAL** to City Council for the demolition of the substandard structure located at 1807 Bridge Street seconded by Payden Smalley. T The motion PASSED unanimously, 5-0-0.

8) Adjourn Meeting.

The meeting was **adjourned at 5:58 p.m.**

A large, stylized handwritten signature in black ink, likely belonging to John Westbrook, is written over the text of the adjournment.

John Westbrook, Vice-Chairman