

NOTICE
THIS NOTICE IS POSTED IN COMPLIANCE WITH THE OPEN MEETING ACT
(TEX. GOV'T CODE CHAPTER 551, SEC. 551.041)

AGENDA
BUILDING STANDARDS COMMISSION MEETING
5:30 P.M
GATESVILLE CITY COUNCIL CHAMBERS
110 NORTH 8TH STREET, GATESVILLE, TEXAS 76528
SEPTEMBER 14, 2026

An Open Meeting will be held concerning the following subjects:

1. Call to Order
2. Quorum check
3. Invocation and Pledge of Allegiance

Citizens/Public Comments Forum: Individuals wishing to address the Gatesville Building Standards Commission may do so during this segment. If you intend to comment on a specific agenda item, please indicate the item(s) on the sign-in sheet before the meeting. Each speaker is allotted a maximum of 3 minutes for their remarks, and speakers are expected to conduct themselves in a respectful manner. In accordance with the Texas Open Meetings Act, the City of Gatesville Building Standards Commission cannot deliberate or act on items not listed on the meeting agenda.

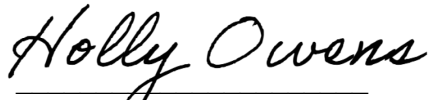
CONSENT AGENDA:

4. Discussion and possible action regarding minutes dated May 4, 2026.
5. Discussion and possible action regarding minutes dated July 6, 2026.

REGULAR AGENDA:

6. Substandard Report. (Holly Owens)
7. Discussion and possible action regarding substandard case located at 215 Spindletop Street. (Lee Walters)
8. Discussion and possible action regarding substandard case located at 202 Spindletop Street. (Anna True)
9. Adjourn Meeting

I hereby attest that the above agenda was posted on this the 9th of September, 2026 by 5:00 p.m. on the official City of Gatesville website, www.gatesvilletx.com and the official bulletin boards at the Gatesville City Hall, 803 E. Main Street and Gatesville Council Chambers, 110 N. 8th Street, Gatesville, Texas.

A handwritten signature in cursive script that reads "Holly Owens". The signature is written in black ink and is positioned above a horizontal line.

Holly Owens, T.R.M.C.
City Secretary

The City of Gatesville council chambers are wheelchair accessible and accessible parking spaces are available at the back entrance of City Hall. Requests for accommodations or interpretive services must be made 24 hours prior to this meeting. Please contact the city secretary's office at 254-865-8951 or FAX 254-865-8320, or email howens@gatesvilletx.com for further information.

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.**

Teresa Johnson, Chairman

BUILDING STANDARDS COMMISSION MEETING

JULY 6, 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 6th day of July 2026.

2) Quorum Check:

Commission Present: Vice Chairman John Westbrook and Commissioners: Charles Ament, Loni Jones, and Kaleb Hitt.

City Staff Present: City Secretary Holly Owens, Code Enforcement Lee Walters, and Building Official Miguel Gamez.

3) Invocation and Pledge of Allegiance:

Commissioner Charles Ament gave the invocation, and John Westbrook led the Pledge of Allegiance.

PUBLIC COMMENTS:

There were no public/citizen comments.

REGULAR AGENDA

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

No Action was taken.

5) Discussion and possible action regarding a substandard case located at 410 S 14th Street.

Lee Walters presented the case.

Motion by Charles Ament, seconded by Loni Jones to recommend abatement procedures to City Council for the structure located at 410 S 14th Street. The motion passed unanimously 4-0-0. (Johnson, Smalley, and Williams absent)

6) Discussion and possible action regarding a substandard case located at 1102 Saint Louis Street.

Lee Walter presented the case.

Motion by Kaleb Hitt, seconded by Loni Jones to recommend abatement procedures to City Council for the structure located at 1102 Saint Louis Street. The motion passed unanimously 4-0-0. (Johnson, Smalley, and Williams absent)

7) Adjourn Meeting.

The meeting was adjourned at 5:47 p.m.

Teresa Johnson, Chairman

Substandard List

Address	Legal	PID	Zoning	Owner	Owner Address	Lien	Property Taxes	BSC Action	CC Action	Notes
210 S 5th St	Original Town Gatesville	114032	R 2-4	Lednicky, Clayton & Nicole	165 Bucky Run Rd	No	Current			
	Block 54, Lot 4, Acres .258				Crawford, TX 76638					
202 Spindletop St	New Addn	113299	R SF	Angelicas Solutions, LLC	1354 W SH 21	No	Current	5/4/2026		60 day extenstion
	Block 19, Lot 1 PT, Acres .09				Cedar Park, TX 78612			9/14/2026		
1010 Saunders St	Lutterloh Addn	113060	Light Neighborhood	Twenty-One Real Estate LLC	5401 FM 1626, Ste 170 Box 506	No	Current	2/2/2026	2/10/2026	Purchased - yard being cleaned
	Block 2, Lot 11 & 12, Acres .459		Bus Commercial		Kyle, TX 78640					New roof - plans to fully remodel
206 S 3rd St	Original Town Gatesville	114047	R 2-4	James Michael	206 S 3rd St	No	Current	N/A	N/A	remodel permit BP 250264
	Block 57 PT, Block 98 PT 5				Gatesville, TX 76528					
	Acres .21									
1805 San Jose St	Grandview Addn	112578	R 2-4	Family Living, LLC	1400 Westview Dr., Apt. 11	No				
	Block 6, Lot 1, Acres .312				Gatesville, TX 76528		\$1,968.81			
105 Oak Ln	Oak Ridge Addn	113725	R SF	Smith Melanie Lee & Mallorie	7921 Hwathorn	Yes		4/6/2026	4/14/2026	
	Block 3, Lot 2, Acres .1865			Rae McDonald	Temple, TX 76502	\$736.99	\$1,741.52			
1701 Leon St	Pidcoke Addn	114416	Light Neighborhood	Holden Ricky Etal	204 Mountain Rd	No	Current			
	Block 3, Lot B SW PT, Acres .151		Bus Commercial		Gatesville, TX 76528					
2215 Bridge St	New Addn	113238	R SF	Chambers Weldon E &	PO Box 215	No	Current			
	Block 11, Lot 2 PT, Acres .355			Charolett L	Gatesville, TX 76528					
2512 Bridge St	Boone Addn	111312	R SF	Veterans Buy America LLC	1431 Evans Ave	No	Current			demolished 7/24/2026
	Acres .16				Fort Worth, TX 76104					Building new house
2414 Bridge St	Boone Addn	111305	R MH	Bartlett Randy & Denise	20862 8th Ave W	No	Current			
	Acres 1.76				Summerland Key, FL 33042					
205 N 8th A St	Original Town Gatesville	113840	Light Neighborhood	Edwards Thomas Dean	205 Dodds Creek Dr	Yes	\$4,113.77			
	Block 9, Lot 7,9,10 PT, Acres .115		Bus Commercial		Gatesville, TX 76528	\$3,696.81				
1418 W Main St	Westview Addn GV	116019	Bus Commercial	Henson CL (deceased)	1418 W Main St	No	\$21,342.43	4/6/2026	4/14/2026	
	Block 5, Lot 21 PT, Acres .194				Gatesville, TX 76528					
306 Elm Ln	Southern Annex	115352	R SF	Jackson, Patsy J Etal	306 Elm Lane	No	Current	N/A	N/A	Currently has a permit to demo.
	Block 10, Lot 2 PT, Acres .2633				Gatesville, TX 76528					
411 S 7th	Original Town Gatesville	113999	R 2-4	Price JM SR Mrs (deceased)	708 S Pearl St	Yes	\$31,847.83	1/5/2026	1/13/2026	demolished 2/24/2026
	Block 47, Lot C, Acres .488				Belton, TX 76513	\$2,787.00				County auction
2403 Oak Dr	Guggolz Addn	112647	R SF	Ortiz Carlos & Alejandra	903 Saunders Dr	No	Current			permit to remodel
	Block 1, Lot 21, Acres .1901			Saenz Medrano	Gatesville, TX 76528					
4601 S Hwy 36	A Arocha, Acres 1	100245	Bus Commercial	Frye Family Rev Trust	1505 Saunders Dr	No	Current	4/6/2026		Tabled
				% Virginia Miller	Gatesville, TX 76528					
408 S 7th	Original Town Gatesville	114003	R 2-4	Johnson Nathan G & Teresa	508 S 7th St.	Yes	Current	N/A	N/A	demolished 3/9/2026
	Block 49, Lot 4, Acres .298				Gatesville, TX 76528	\$496.45				
1807 Bridge St	New Addn	113377	R SF	Gaskamp Mary (deceased)	2413 Bridge Street	No	\$16,103.01	5/4/2026	5/12/2026	
	Block 34, Lot 1B, Acres .321				Gatesville, TX 76528					
4704 S Hwy 36	0008 A Arocha, Acres 6.3	150586	Bus Commercial	Multiple Owners		No	Current	N/A	N/A	demolished 7/24/2026
		150584								
410 S 14th St	Jones Addn	112930	R SF	Hall, Jackie Ray & Peggy I	2116 Saunders St	No	\$13,115.55	7/6/2026	7/14/2026	
	Block 1, Lot S, Acres .138			deceased	Gatesville, TX 76528					

601 Park St	Wells Addn	115741	R SF	Dixon, Jackie	4812 S State Highway 36	No	Current	N/A	N/A	demolished 7/24/2026
	Block 3, Lot 3 N 1/2, Acres .124				Gatesville, TX 76528					
1500 St Louis St	Rachel Dodd Addn, Acres .207	114562	R 2-4	Ellis Sylvester Sr Etal	3302 Sea Gull Dr	Yes	\$34,244.21	N/A	N/A	demolished 2/18/2026
	Block 1, Lot 20 W 1/2 & PT 22-24				Victoria, TX 77901	\$17,286.00				
215 Spindletop St	New Addn, Block 15, Lot 4 NW	113254	R SF	JT Teal Property Group LLC	2325 FM 2268	No	Current	10/6/2025	N/A	Extention - Permit issued January 2026
	PT Acres .115				Salado, TX 76571			9/14/2026		Permit expired July 2026 - no inspections
706 Andrew St	Wells Addn, Block 1, Lot 8	115711	R SF	Martinez Javier A	1407 South Street	No	Current	N/A	N/A	
	NE PT, Acres .1379				Gatesville, TX 76528					



BUILDING STANDARDS COMMISSION MEMORANDUM

To: Chairman and Commission

From: Lee Walters, Code Enforcement

Agenda Item: 215 Spindletop St. Gatesville, Texas 76528; Property ID# 113254

Background:

BSC originally heard this case on October 6, 2025, and was granted an extension to remodel the house. On October 15, 2025, J.T. Teal Property Group LLC applied for a Residential Remodel Permit for the property. The permit was subsequently issued on January 16, 2026. The permit expired on July 16, 2026, with no inspections having been performed during the permit period by Mr. Miguel Gamez, Building Inspector for the City of Gatesville.

Property:

The structure located at 215 Spindletop St., Gatesville, Texas 76528, is in a severely deteriorated condition and appears to be nearly demolished. Based on the current condition of the structure, very little additional effort would be required to complete the demolition.

On September 7, 2022, J.T. Teal Property Group LLC, located at 2325 FM 2268, Salado, Texas 76571, purchased the property.

As of the date of this report, a shed is located at the rear of the property and appears to be secured. However, the primary structure remains in the severely deteriorated condition documented in the accompanying photographs.

The property also contains a substantial amount of debris, discarded building materials, and tall grass and weeds. These conditions contribute to an unsafe and unsanitary appearance and present a potential fire hazard to the surrounding neighborhood, particularly during the current extreme dry-weather conditions.

The property should be evaluated for appropriate code-enforcement action, including consideration of the condition of the primary structure, accumulated debris and building materials, overgrown vegetation, and the expired residential remodel permit. Prompt corrective action is warranted to address the potential safety and fire hazards posed by the current condition of the property.

Staff Recommendation:

It is highly recommended that J.T. Teal Property Group LLC take immediate action to address the condition of the property. Given the current state of the primary structure, demolition of the

remaining portion of the structure and removal of the resulting debris would be the most appropriate course of action.

Following demolition and cleanup, the property owner should determine the future use of the lot, whether that involves constructing a new residence or selling the property.

In its current condition, the property is a significant visual detriment to the surrounding community and is inconsistent with the appearance and maintenance of neighboring properties. The deteriorated structure, accumulated debris, building materials, and overgrown vegetation also negatively affect the surrounding area and may adversely impact the value and marketability of nearby properties.

Prompt removal of the remaining structure and cleanup of the lot would eliminate the existing safety and fire hazards, improve the appearance of the property, and help protect the character and property values of the surrounding neighborhood.

Motion:

It is recommended that J.T. Teal Property Group LLC be granted 60 days from the date of official notification to bring the property into compliance by completing one of the following:

1. Demolish the remaining portion of the structure, remove all demolition debris, and properly clean and maintain the lot; or
2. Submit acceptable plans to the City, obtain the required building permits, and initiate substantial and measurable work toward the rehabilitation or reconstruction of the property.

If the property owner fails to take substantial corrective action within the 60-day period, it is recommended that the City of Gatesville proceed with the necessary demolition and abatement of the remaining structure, in accordance with applicable law and City ordinances.

All costs incurred by the City as a result of the demolition and abatement should be assessed against the property and recovered through the appropriate legal process, including the placement of a lien on the property, as authorized by applicable law.

This recommendation is intended to provide the property owner a reasonable opportunity to voluntarily correct the unsafe and deteriorated condition of the property while preserving the City's ability to take further action if meaningful progress is not made within the established 60-day period.

Motion to recommend to City Council to start the demolition process for the property located at 215 Spindletop Street.

Attachments:

- 1) Photographs of structure and surroundings

- 2) Coryell CAD Property Search Details
- 3) City of Gatesville Tyler System Building Permits Records for J.T. Teal Property Group LLC
- 4) Coryell County Tax Office Records for 215 Spindletop St Gatesville Texas 76528 (Current Not in default)
- 5) City of Gatesville Tyler System Record for Substandard Structure

Coryell CAD Property Search

Property Details

Account		
Property ID:	113254	Geographic ID: 092000000
Type:	R	Zoning:
Property Use:		Condo:
Acreage:	0.12	
Location		
Situs Address:	215 SPINDLETOP ST GATESVILLE, TX 76528	
Map ID:	G10	Mapsco:
Legal Description:	NEW ADDN, BLOCK 15, LOT 4 NW PT, ACRES .115	
Abstract/Subdivision:	5155	
Neighborhood:	(G5155) NEW/BONE/CORYELL ADDN	
Owner		
Owner ID:	192008	
Name:	JT TEAL PROPERTY GROUP LLC	
Agent:		
Mailing Address:	2325 FM 2268 SALADO, TX 76571	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$6,080 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$20,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$26,080 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$26,080 (=)
HS Cap Loss: ⓘ	\$0 (-)

Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$26,080
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: JT TEAL PROPERTY GROUP LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
050	CORYELL COUNTY	0.475200	\$26,080	\$26,080
GV	GATESVILLE ISD	0.896900	\$26,080	\$26,080
GVC	CITY OF GATESVILLE	0.560000	\$26,080	\$26,080
MTG	MIDDLE TRINITY GCD	0.005950	\$26,080	\$26,080

Total Tax Rate: 1.938050

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 891.0 sqft **Value:** \$6,080

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BRF3	1960	891
OP	OPEN PORCH	*	0	55
STG	STORAGE	*	0	286
STMS	STORAGE MARSHAL & SWIFT	456DLC	1965	448
STMS	STORAGE MARSHAL & SWIFT	456DLC	1965	90

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES	RESIDENTIAL	0.12	5,000.00	0.00	0.00	\$20,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$6,080	\$20,000	\$0	\$26,080	\$0	\$26,080
2025	\$20,290	\$4,030	\$0	\$24,320	\$0	\$24,320
2024	\$20,330	\$13,510	\$0	\$33,840	\$0	\$33,840
2023	\$21,250	\$13,510	\$0	\$34,760	\$0	\$34,760
2022	\$56,370	\$15,730	\$0	\$72,100	\$0	\$72,100
2021	\$35,120	\$10,000	\$0	\$45,120	\$0	\$45,120
2020	\$29,177	\$7,500	\$0	\$36,677	\$0	\$36,677
2019	\$28,190	\$7,500	\$0	\$35,690	\$0	\$35,690
2018	\$32,200	\$5,500	\$0	\$37,700	\$0	\$37,700

Property Deed History

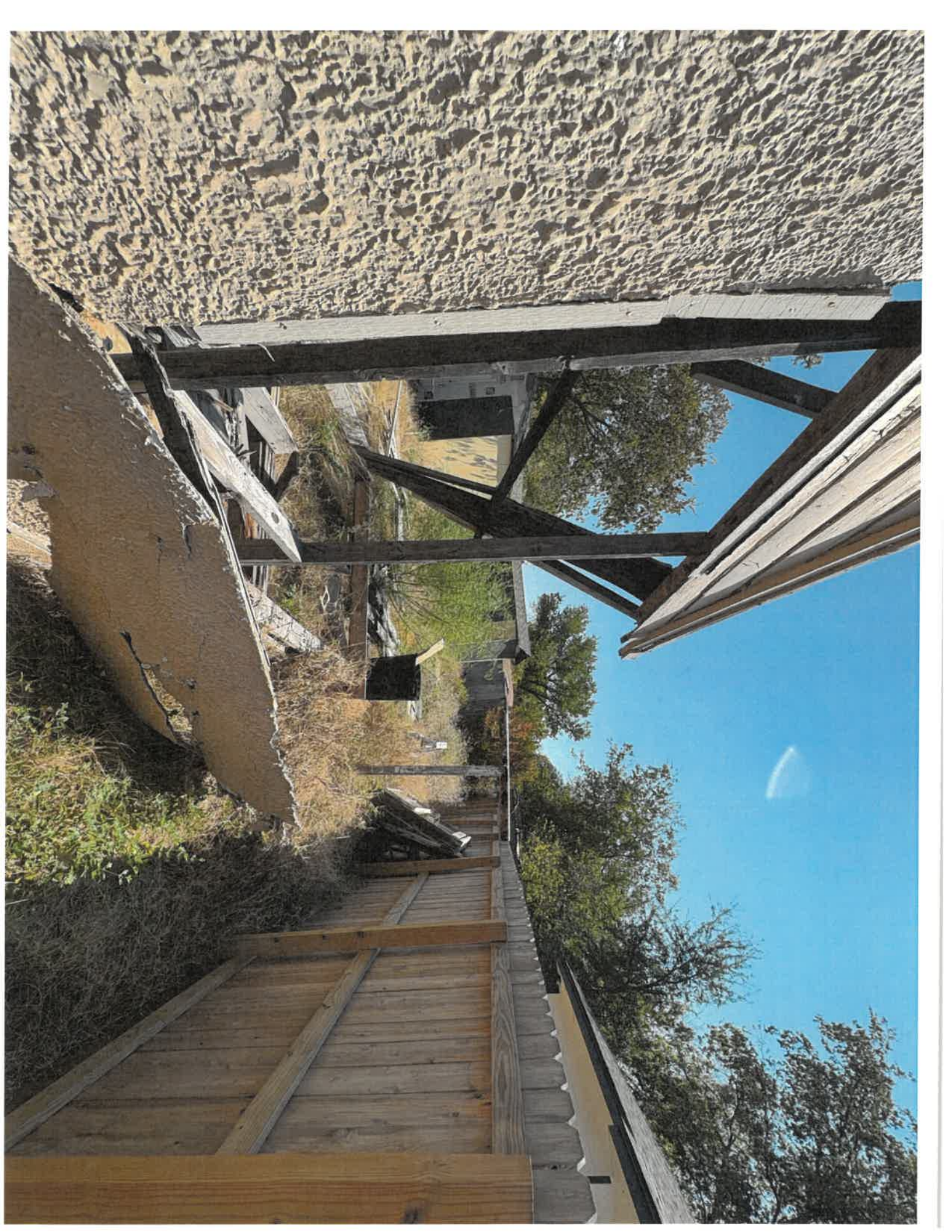
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/7/2022	WVEN	WARRANTY DEED W/VENDOR LIEN	MEENAN JANET LEA	JT TEAL PROPERTY GROUP LLC			356995
3/24/2020	SPWA	SPECIAL WARRANTY DEED	WILLIAMS LEROY	MEENAN JANET LEA			327228
10/1/2019	SHER	SHERIFF'S DEED	INNOVATIVE PROPERTY MANAGEMENT LLC	WILLIAMS LEROY			320636
6/9/2016	WD	WARRANTY DEED	ISAACKS PAUL V	INNOVATIVE PROPERTY MANAGEMENT LLC			289599
5/18/2015	WD	WARRANTY DEED	ROCHA SANDRA EDITH DE LA CRUZ	ISAACKS PAUL V			280212
7/1/2011	WD	WARRANTY DEED	DELACRUZ MARIO	ROCHA SANDRA EDITH DE LA CRUZ			247329
3/18/2005	WD	WARRANTY DEED	DEAN ANITA L	DELACRUZ MARIO			180464

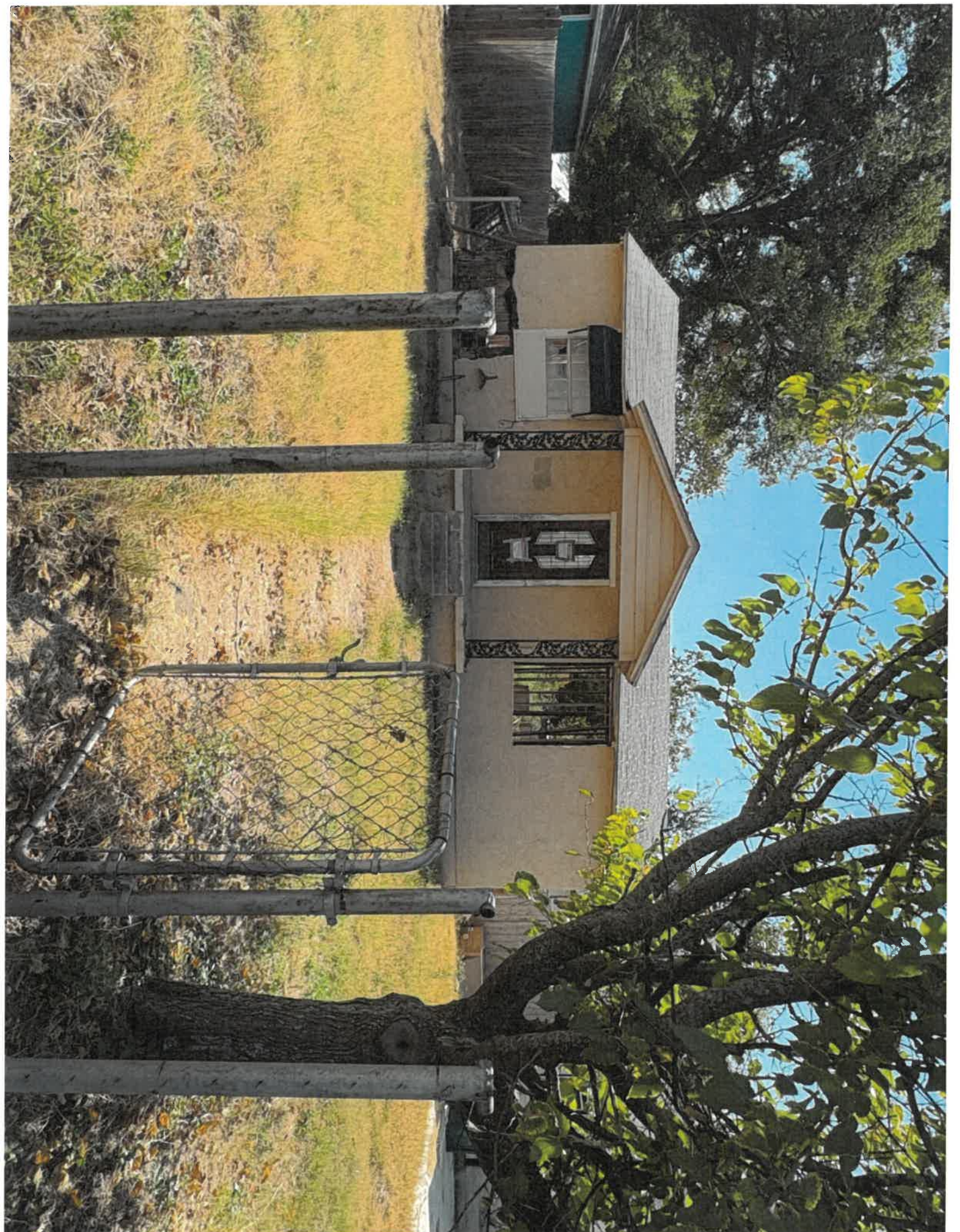












Project #  Next Project #
Property 

Description
Issued to

General Segments Financial Property Info Information Comments History Footprint Conditions Description

Project Mailing Address

Attention
Address

Project Details

Suspended
Applied Date
Issued Date
Expires Date
Completion Date

General Contractor

Owner
Contractor

Project Type 
Dwelling Type
Square Footage
Units

Balance
Pending Activity
Securities

☐ Edit This Record

Clear

[← GO BACK](#)

ACCOUNT:

113254

TOTAL DUE
\$0.00

Basic Information

OWNER

JT TEAL PROPERTY GROUP LLC

2325 FM 2268

SALADO, TX 76571

TYPE

 Real

OWNERSHIP %

100.000000

LOCATION

0000215 SPINDLETOP ST

LEGAL

NEW ADDN BLOCK 15 LOT 4 NW PT ACRES .115

[View More](#) 

Property Tax Record

[PAYMENT HISTORY / RECEIPTS](#)

Sort year by: Descending 

Show:

Current / Due

All Years

2025

DUE AMOUNT

\$0.00

[View More](#) 

[E-STATEMENT](#)

[RECEIPTS](#)

Code Enforcement Warning

City of Gatesville

803 E Main Street

Gatesville, TX 76528

254-865-8951 ext. 112

www.gatesvilletx.com



Date: 8/28/2026

Owner: JT Teal Group LLC

Owner Address: 2325 FM 2268

Owner City, State, Zip: Salado, TX 76571

Violation Address: 215 SPINDLETOP ST GATESVILLE TEXAS 76528

The City of Gatesville is seeking your help in improving the quality of life in Gatesville by asking that you correct the following issues:

SEC. 10-163, SUBSTANDARD STRUCTURE

IN ANY CASE WHERE A SUBSTANDARD BUILDING IS FIFTY PERCENT (50%) DAMAGED OR DECAYED, OR DETERIORATED FROM ITS ORIGINAL VALUE OR STRUCTURE, IT SHALL BE DEMOLISHED.

SUBSTANDARD ACCESSORY STRUCTURES- ACCESSORY STRUCTURES (INCLUDING DETACHED GARAGES, FENCES, AND WALLS) NOT KEPT IN GOOD REPAIR OR MAINTAINED STRUCTURALLY.

Notes/Instructions: There has been no apparent progress made toward the remodeling of the structure. A building permit for the remodel was opened on **January 16, 2026**, and expired on **July 16, 2026**. The structure is currently considered to be in **substandard condition** and requires immediate improvements to address the deficiencies and bring the building into compliance with applicable City of Gatesville requirements. If the necessary improvements are not made, the structure may be subject to further action, which could include consideration for demolition. The **Building Standards Commission of the City of Gatesville** will hold a meeting to review the condition of the structure and determine what action, if any, should be taken regarding the property. You may contact the **City of Gatesville** regarding the date and time of the Building Standards Commission meeting. You are encouraged to attend the meeting so that you may provide information, express your concerns, and have your voice heard regarding the future of the structure.

Your prompt attention to this matter is appreciated.

We hope that you will join us in our efforts to improve the aesthetics of our city and create a safe environment. Failure to address the above ordinance violation(s) within 10 days, will result in further action being taken. If you have any questions concerning this matter, please call Code Enforcement at City Hall at 254-865-8951 ext. 112.

Sincerely,

Lee Walters

Code Enforcement

COPY

Code Enforcement Warning

City of Gatesville

803 E Main Street

Gatesville, TX 76528

254-865-8951 ext. 112

www.gatesvilletx.com



Date: 8/28/2026

Owner: JT Teal Property Group LLC

Owner Address: 2325 FM 2268

Owner City, State, Zip: Salado Texas 76571

Violation Address: 215 SPINDLETOP ST GATESVILLE TEXAS 76528

The City of Gatesville is seeking your help in improving the quality of life in Gatesville by asking that you correct the following issues:

SEC. 36-2(B), TALL GRASS/WEEDS

ALL VARIETIES OF GRASSES THAT HAVE GROWN TO A HEIGHT OF MORE THAN 12 INCHES FOR PROPERTIES TWO (2) ACERS OR LESS. FOR PROPERTIES IN EXCESS OF TWO ACERS, GRASS SHALL BE CUT OR SHREDDED SO AS NOT TO EXCEED 12 INCHES MAXIMUM FOR A MINIMUM OF 25 FEET ADJACENT TO A PUBLIC STREET OR ANY OCCUPIED PROPERTY.

Notes/Instructions: The grass on your property at 215 Spindletop St Gatesville, Texas 76528 is greater than 24" and presents a fire hazard to partial structure on your property and the other structures in the neighborhood. Can you plan to have the lot mowed and the debris removed from the lot and bring it into compliance. Thank you in advance for your cooperation.

We hope that you will join us in our efforts to improve the aesthetics of our city and create a safe environment. Failure to address the above ordinance violation(s) within 10 days, will result in further action being taken. If you have any questions concerning this matter, please call Code Enforcement at City Hall at 254-865-8951 ext. 112.

Sincerely,

COPY

Lee Walters
Code Enforcement



BUILDING STANDARDS COMMISSION MEMORANDUM

To: Chairman and Commission

From: Anna True, Code Enforcement

Agenda Item: 202 Spindletop St. Gatesville, Texas 76528; Property ID# 113299

Background:

BSC originally heard this case on May 4, 2026, and was granted a 60-day extension to remodel the house. No permit was obtained and the house is still in disrepair. Evidence shows that people have trespassed onto the property which can lead to vagrancy.

Property:

1. Exterior Porch and Roof Structure

The exterior covered porch/roof structure exhibits substantial deterioration. The roof/decking materials appear weathered and deteriorated, with visible openings and areas of material failure. Several framing members appear to have significant deterioration and weather exposure.

2. Deteriorated Floor/Decking

The porch decking is visibly deteriorating. Portions of the decking appear weathered, damaged, and potentially incapable of safely supporting normal loads.

The condition presents a potential fall and life-safety hazard to people who may attempt to enter or use the structure.

3. Deteriorated Exterior Wall Materials

Exterior siding and wall materials show significant deterioration, weathering, peeling, and apparent damage.

Areas of the exterior wall assembly appear to have lost portions of their protective covering, leaving underlying components exposed to continued weather deterioration.

4. Structural Framing

The photographs show exposed framing members within the structure. Some members appear deteriorated and/or damaged.

The photographs indicate conditions that warrant further evaluation of the structural integrity of the affected framing, including the roof, porch, floor/decking, wall framing, and connections.

A determination regarding the structural capacity of individual members should be made by a qualified structural professional where required.

5. Interior Deterioration

The interior photographs show substantial deterioration and exposed building components. There are visible debris and damaged material within the structure.

The condition of the interior indicates that portions of the building have been exposed to the elements and/or have not been adequately maintained.

6. Building Envelope

Openings and deterioration in the exterior building envelope appear to allow continued exposure of the structure to weather.

Continued exposure may contribute to additional deterioration of structural and nonstructural building components.

Life-safety concerns:

The observed conditions raise concerns regarding:

- Structural stability of deteriorated framing;
- Safe access to and egress from the structure;
- Potential collapse of deteriorated exterior components;
- Unsafe or deteriorated porch/decking;
- Falling building materials;
- Continued deterioration caused by exposure to weather;
- Potential unauthorized entry; and
- General safety of people who may enter or occupy the structure.

The photographs alone do not establish that the entire building is structurally unsafe. However, the extent of visible deterioration is sufficient to warrant additional investigation and corrective action.

Required Corrective Action:

Based upon the observed conditions, the City recommends that the property owner be required to provide a plan for bringing the structure into compliance with applicable City requirements.

At a minimum, the City should require:

1. A complete inspection of the affected structure by a qualified structural engineer or other appropriately licensed/designated professional, as determined by the City;
2. A written report identifying deteriorated, damaged, or structurally deficient components;
3. Identification of any portions of the structure that require immediate stabilization;
4. Repair or replacement of deteriorated structural framing;
5. Repair or replacement of unsafe porch/decking and roof components;
6. Repair of deteriorated exterior wall and siding materials;
7. Weatherproofing and securing of openings in the building envelope;
8. Removal of loose, unstable, or hazardous materials;
9. Correction of any unsafe electrical, plumbing, mechanical, or other building-system conditions identified during inspection; and
10. Submission of permits, plans, engineering documents, or other documentation required by the City before repair work begins.

Commission Consideration:

The conditions documented in the photographs indicate substantial deterioration of portions of the structure and warrant formal consideration by the Building Standards Commission.

Texas Local Government Code recognizes municipal authority to establish standards addressing dangerously damaged or deteriorated buildings or improvements and provides procedures for a Building and Standards Commission to hear alleged violations.

The Commission should consider the totality of the observed conditions, the extent of deterioration, the potential risks to occupants and the public, and whether the property can reasonably be brought into compliance through repair and rehabilitation.

Staff Recommendation:

Staff recommends that the Building Standards Commission:

1. Find that the documented conditions warrant corrective action and further evaluation;
2. Require the property owner to obtain a structural evaluation of the affected portions of the building;
3. Require the owner to submit a written scope of repairs and applicable plans/engineering documentation to the City;
4. Establish a reasonable deadline for completion of the required evaluation and submission of a repair plan;
5. Require that unsafe areas of the property be secured against unauthorized access until the identified hazards are corrected; and
6. Require all necessary permits and inspections before repair work is considered complete.

If the Commission determines that the building cannot be repaired to meet applicable minimum standards, the Commission may consider a recommendation to Council to begin the demolition process.

[← GO BACK](#)

ACCOUNT:
113299

TOTAL DUE
\$0.00

Basic Information

OWNER	TYPE	OWNERSHIP %
ANGELICAS SOLUTIONS LLC	 Real	100.000000
1354 W SH 21		
CEDAR PARK, TX 78612		
LOCATION		
202 SPINDLETOP ST		
LEGAL		
NEW ADDN, BLOCK 19, LOT 1 PT, ACRES .09		
View More 		

Property Tax Record

[PAYMENT HISTORY / RECEIPTS](#)

Sort year by: Descending 

Show:

Current / Due

All Years

2025	DUE AMOUNT
	\$0.00
View More 	

[E-STATEMENT](#)

[RECEIPTS](#)

Coryell CAD Property Search

Property Details

Account

Property ID:	113299	Geographic ID:	092360000
Type:	R	Zoning:	
Property Use:		Condo:	
Acreage:	0.09		

Location

Situs Address:	202 SPINDLETOP ST GATESVILLE, TX 76528		
Map ID:	G10	Mapsco:	
Legal Description:	NEW ADDN, BLOCK 19, LOT 1 PT, ACRES .09		
Abstract/Subdivision:	5155		
Neighborhood:	(G5155) NEW/BONE/CORYELL ADDN		

Owner

Owner ID:	193181
Name:	ANGELICAS SOLUTIONS LLC
Agent:	
Mailing Address:	1354 W SH 21 CEDAR PARK, TX 78612
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$24,610 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$20,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$44,610 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$44,610 (=)
HS Cap Loss: ⓘ	\$0 (-)

Circuit Breaker: ⓘ	\$11,298 (-)
Assessed Value:	\$33,312
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: ANGELICAS SOLUTIONS LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
050	CORYELL COUNTY	0.475200	\$44,610	\$33,312
GV	GATESVILLE ISD	0.896900	\$44,610	\$33,312
GVC	CITY OF GATESVILLE	0.560000	\$44,610	\$33,312
MTG	MIDDLE TRINITY GCD	0.005950	\$44,610	\$33,312

Total Tax Rate: 1.938050

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 924.0 sqft **Value:** \$24,610

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	BRF3	1965	924
OP	OPEN PORCH	*	0	112
BARN	BARN	102DPA	1965	630

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES	RESIDENTIAL	0.09	3,900.00	0.00	0.00	\$20,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$24,610	\$20,000	\$0	\$44,610	\$0	\$33,312
2025	\$24,610	\$3,150	\$0	\$27,760	\$0	\$27,760
2024	\$24,620	\$11,700	\$0	\$36,320	\$0	\$36,320
2023	\$25,670	\$11,700	\$0	\$37,370	\$0	\$37,370
2022	\$20,330	\$12,590	\$0	\$32,920	\$0	\$32,920
2021	\$12,550	\$10,000	\$0	\$22,550	\$0	\$22,550
2020	\$12,160	\$7,500	\$0	\$19,660	\$0	\$19,660
2019	\$16,990	\$7,500	\$0	\$24,490	\$0	\$24,490
2018	\$14,280	\$5,500	\$0	\$19,780	\$0	\$19,780

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/24/2020	WD	WARRANTY DEED	PATCH OF LAND LENDING LLC # 20150001	ANGELICAS SOLUTIONS LLC			332576
10/1/2019	SUB	SUBSTITUTE TRUSTEE DEED	SIGMA RESULTS LLC	PATCH OF LAND LENDING LLC # 20150001			321031
5/13/2015	WVEN	WARRANTY DEED W/VENDOR LIEN	SIEWERT GLADYS REVOCABLE LIVING TRUST	SIGMA RESULTS LLC			280412
6/5/2012	DEED	DEED	SIEWERT GLADYS	SIEWERT GLADYS REVOCABLE LIVING TRUST			254205
6/21/2001	WVEN	WARRANTY DEED W/VENDOR LIEN	CHRISTENSEN LYNETTE	SIEWERT GLADYS			141790

PRIMARY STRUCTURE







SECONDARY STRUCTURE



