

BUILDING STANDARDS COMMISSION MEETING

APRIL 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 April 2026.

2) Quorum Check:

Commission Present: Chairman Teresa Johnson, Vice Chairman John Westbrook and Commissioners: Wyllis Ament, Charles Ament, Yvonne Williams, and Loni Jones.

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

3) Invocation and Pledge of Allegiance:

Commissioner C. Ament gave the invocation and Commissioner W. Ament led the Pledge of Allegiance.

PUBLIC COMMENTS:

There were no public/citizen comments.

4) Consent Agenda:

- a. Discussion and possible action regarding minutes dated February 2, 2026.

John Westbrook motioned to **APPROVE** the **CONSENT AGENDA**, seconded by Wyllis Ament. The motion **PASSED** unanimously, 5-0-0.

5) Discussion and possible action regarding a substandard case located at 105 Oak Lane.

The owner of the property has boarded up the structure.

Charles Ament motioned to recommend **APPROVAL** to City Council for the demolition of the substandard structure located at 105 Oak Lane, seconded by John Westbrook. The motion **PASSED** unanimously, 5-0-0.

6) Discussion and possible action regarding a substandard case located at 1418 W Main Street.

Loni Jones asked about the property being sold on the courthouse steps. Teresa Johnson agreed.

Holly Owens stated that she had spoken with a representative from the tax office and gave them copy of the substandard list and Ms. Owens requested the lines of communication stay open to get these properties taken care of and back on the tax roll.

Teresa Johnson asked if the City has the authority to board up an unsafe structure. Ms. Owens stated yes, when the structure in question has an owner that is deceased with no heirs, which is the case for this property.

John Westbrook motioned to recommend **APPROVAL** to City Council for the demolition of the substandard structure located at 1418 W Main Street and Staff to board up the structure, seconded by Charles Ament. The motion **PASSED**, 4-1-0 (Jones voting Nay).

7) Discussion and possible action regarding a substandard case located at 4601 S Hwy 36.

Teresa Johnson asked if someone was recently living on the property. Lee Walters stated the property has become a dumping ground and a place for vagrants to gather.

Loni Jones motioned to **TABLE** the substandard case located at 4601 S Hwy 36 for 60 days, seconded by John Westbrook. The motion **PASSED**, 3-2-0 (C. Ament and W. Ament voting Nay).

8) Adjourn Meeting.

The meeting was **adjourned at 6:00 p.m.**

Teresa Johnson, Chairman



BUILDING STANDARDS COMMISSION MEMORANDUM

To: Chairman and Commission

From: Anna True, Code Enforcement

Agenda Item: Discussion and possible action regarding 202 Spindletop Street.

Information:

The structure located at 202 Spindletop Street meets the definition of a substandard building according to *Sec. 10-163. – Substandard buildings defined.*

Sec. 10-166. – Pre-hearing notices; identification of owner, lienholder, and mortgagee requires the following steps:

- appropriate notification to all owners of record,
- notice placed on front door of structure
- file a notice with the Coryell County Clerk

This property does not have any liens and the property tax is current.

The requested demolition is for all structures located on the property which include:

- Main structure – 924sq. ft. built in 1965
 - 1 open porches – 112 sq. ft.
 - Barn – 630 sq. ft.

Financial Impact:

\$5,000.00

Staff Recommendation:

The staff's recommendation is to approve the demolition of the substandard structure located at 202 Spindletop Street.

Motion:

Motion to recommend approval to City Council for the demolition of the substandard structure located at 202 Spindletop Street.

Attachments:

- Public notice filed with Coryell County Clerk
- Pictures



BUILDING STANDARDS COMMISSION MEMORANDUM

To: Chairman and Commission

From: Lee Walters, Code Enforcement

Agenda Item: Discussion and possible action regarding 1807 Bridge Street.

Information:

The structure located at 1807 Bridge Street meets the definition of a substandard building according to *Sec. 10-163. – Substandard buildings defined.*

Sec. 10-166. – Pre-hearing notices; identification of owner, lienholder, and mortgagee requires the following steps:

- appropriate notification to all owners of record,
- notice placed on front door of structure
- file a notice with the Coryell County Clerk

The requested demolition is for all structures located on the property which include:

- Main structure – 1,010sq. ft. built in 1970
 - 1 open porches – 112 sq. ft.
 - Wood deck – 162 sq. ft.
 - Storage – 42 sq. ft.
 - Storage – 80 sq. ft.
 - Storage – 96 sq. ft.

Property taxes due: \$16,103.01 dating back to 2019. There are no liens on the property. There are 3 other properties associated with this one that are in decline and are noted for context only.

- 1803 Bridge St. (active code cases for high grass)
 - Property taxes due: \$3,592.45 dating back to 2019
- 226 Hamilton Dr. (active code cases for high grass and the house is slowly becoming sub-standard due to no maintenance)
 - Property liens \$194,454.84 (Coryell County Memorial) and city liens: \$428
 - Property taxes due: \$18,517.15
- 2413 Bridge St. (active case for high grass)
 - Property taxes due: \$ 1,205.49

Staff are only asking to have 1807 Bridge Street considered this evening.

Financial Impact:

\$10,000

Staff Recommendation:

The staff's recommendation is to approve the demolition of the substandard structure located at 1807 Bridge Street.

Motion:

Motion to recommend approval to City Council for the demolition of the substandard structure located at 1807 Bridge Street.

Attachments:

- Public notice filed with Coryell County Clerk
- Pictures