



**BUILDING STANDARDS COMMISSION  
MEMORANDUM FOR RESOLUTION RECOMMENDATION TO CITY COUNCIL**

**To: Building Standards Commission**

**From: Holly Owens, City Secretary**

**Agenda Item: Discussion and possible action regarding a substandard case located at 102 E Main Street.**

**Information:**

Miguel Gamez, Building Inspector and Brooklyn Meza, Code Enforcement determined 102 E Main 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

If the Commission recommends demolition to the Council, the owner will still have 30 days after the Council's decision before the City of Gatesville can act on demolishing the structure.

If the City of Gatesville contracts to demolish the structure, a lien will be placed on the property for the actual cost of demolition, administrative fees to file with Coryell County Clerk, and 10% annual interest.

**Financial Impact:**

The cost to demolish a structure range from \$6,000 - \$10,000.

**Staff Recommendation:**

The staff's recommendation is to approve the demolition of the substandard structure located at 102 E Main Street and instruct staff to seek the Council's approval.

**Motion:**

Motion to recommend approval to City Council the demolition of the substandard structure located at 102 E Main Street.

**Attachments:**

- Letter to owner
- Public Notice filed with Coryell County Clerk
- Pictures

## Code Enforcement Warning

City of Gatesville

803 E Main Street

Gatesville, TX 76528

254-865-8951 ext. 112

www.gatesvilletx.com



Date: 07/09/2025

Owner: SAYETTA EDWARD L

Owner Address: 102 E MAIN ST

Owner City, State, Zip: GATESVILLE, TX 76528

Address: 102 MAIN

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

### Substandard Building

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.

### Notes/Instructions:

THE OWNER, LIENHOLDER, OR MORTGAGEE AS APPLICABLE, WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE CITY'S MINIMUM BUILDING STANDARDS AND THE AMOUNT OF TIME IT WILL TAKE TO REASONABLY PERFORM SUCH WORK. HEARING DATE: 8/4/2025 TIME: 5:30PM LOCATION: 110 N 8TH ST, GATESVILLE, TX 76528

**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,

A handwritten signature in black ink, appearing to read 'BMeza', is written over a horizontal line.

Brooklyn Meza  
Code Enforcement

JUL 10 2025

*Jennifer Newton*  
COUNTY CLERK, CORYELL CO., TEXAS



**CITY OF GATESVILLE, TEXAS**

**PUBLIC NOTICE OF SUBSTANDARD STRUCTURE HEARING**

**DATE OF NOTICE:** July 10, 2025

**TO WHOM IT MAY CONCERN:**

Notice is hereby given that the City of Gatesville acting through its Code Enforcement Department, has determined that the structure located at:

**PROPERTY ADDRESS:** 102 E Main Street, Gatesville, Tx 76528

**LEGAL DESCRIPTION:** Original Town Gatesville, Block 87, Lot 7 NW PT S8 NW PT & S SW ¼ PT & 9

is **substandard** in accordance with the criteria set forth in Chapter 10, Ordinance 2025-09 of the City of Gatesville, Tx Code of Ordinances and Texas Local Government Code § 214.001.

**NATURE OF VIOLATIONS:**

The structure is considered substandard due to one or more of the following conditions (check all that apply or specify applicable):

- Dilapidation or deterioration to the extent that the structure is unfit for human habitation or use
- Structural instability
- Fire hazard or other safety hazard
- Inadequate sanitation or utilities

**HEARING INFORMATION:**

A public hearing will be held to determine whether the structure should be **repaired, vacated, secured, or demolished**.

**DATE OF HEARING:** August 4, 2025

**TIME:** 5:30 PM

**LOCATION:** 110 N 8<sup>th</sup> Street, Gatesville, Tx 76528

All interested persons, including the property owner, lienholders, and mortgagees, are invited to attend the hearing and will be given an opportunity to speak or present evidence.

Failure to appear may result in a decision being made in your absence, and the City may proceed with any necessary abatement, including demolition.

**PROPERTY OWNER OF RECORD:**

Sayetta Edward L

**CITY CONTACT:**

If you have questions or wish to discuss this matter, please contact:

**Holly Owens**

City Secretary

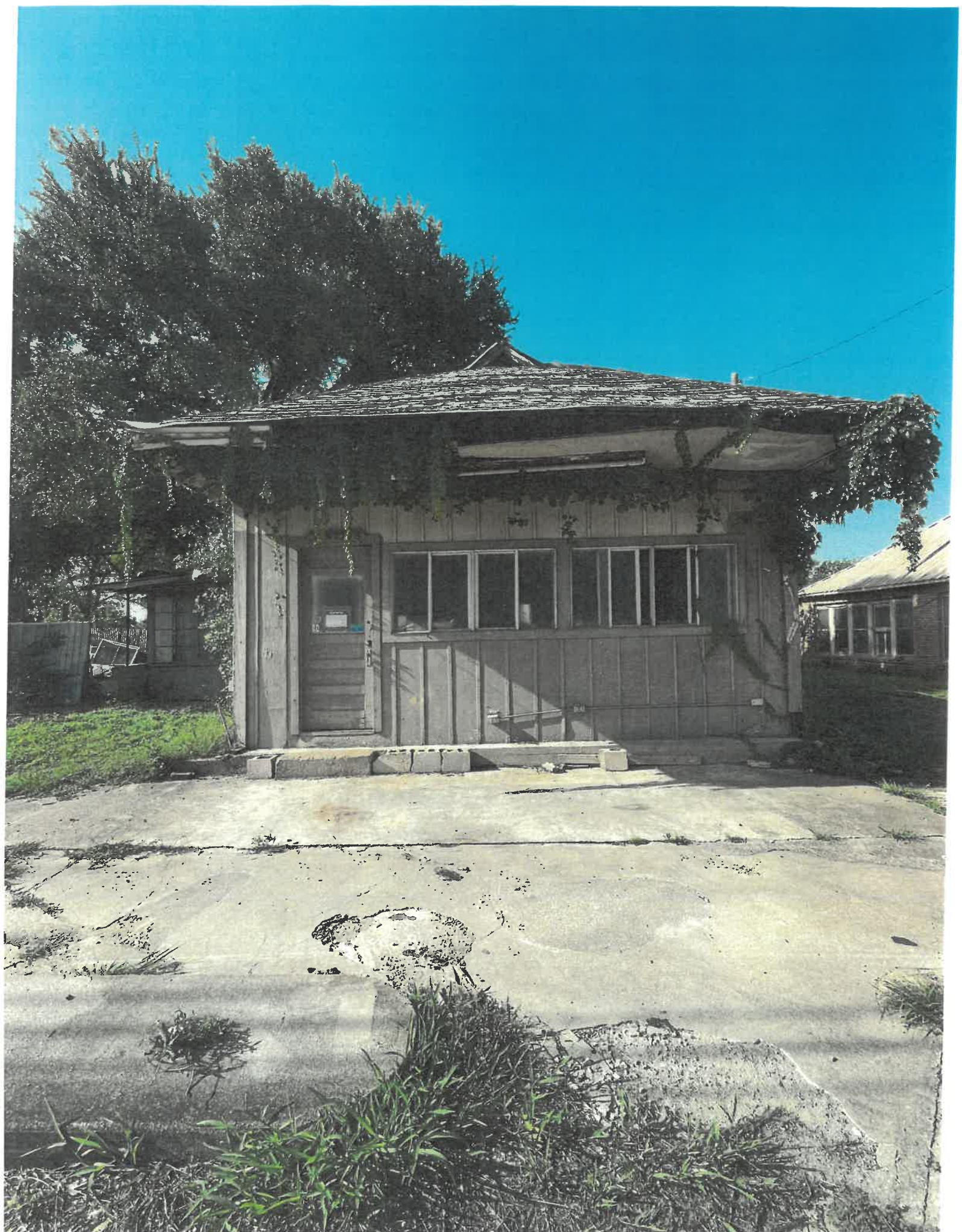
City of Gatesville, Tx

Phone: 254-865-8951

Email: [howens@gatesvilletx.com](mailto:howens@gatesvilletx.com)

Issued this 10<sup>th</sup> of July, 2025.







# WARNING

A copy of Lawrence Sanders' manuscript, "The Philosophy of the American Revolution," was sent to the Library of Congress by the author in 1967. It was deposited in the Manuscript Division, and has since been loaned to various libraries. The manuscript is now being made available to the public through the National Archives and Records Administration.

The manuscript is a collection of essays, written between 1800 and 1810, which discuss the philosophy of the American Revolution. It is a valuable historical document, and its publication will provide a new perspective on the American Revolution.

This book is being published as part of the "Founding Fathers Series," which includes other important works from the period. The series is edited by Dr. John P. Kaminski, who has also edited the "Library of America Edition" of the Works of Alexander Hamilton.

The book is available in paperback for \$14.95. It is also available in hardcover for \$24.95. Both editions are available from the National Archives and Records Administration, or from your local bookstore.

*John P. Kaminski*  
Editor, Founding Fathers Series  
National Archives and Records Administration

7/10/95

DO

7/10/25













**BUILDING STANDARDS COMMISSION  
MEMORANDUM FOR RESOLUTION RECOMMENDATION TO CITY COUNCIL**

**To: Building Standards Commission**

**From: Holly Owens, City Secretary**

**Agenda Item: Discussion and possible action regarding a substandard case located at 105 N 5<sup>th</sup> Street.**

**Information:**

Miguel Gamez, Building Inspector and Brooklyn Meza, Code Enforcement determined 105 N 5<sup>th</sup> 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

On June 2, 2025, the owner, Warren Ginther obtained a demolition permit, but no action has been taken. All permits are valid for 180 days (6 months). If the Commission recommends demolition to the Council, the owner will still have 30 days after the Council's decision before the City of Gatesville can act on demolishing the structure.

If the City of Gatesville contracts to demolish the structure, a lien will be placed on the property for the actual cost of demolition, administrative fees to file with Coryell County Clerk, and 10% annual interest.

**Financial Impact:**

The cost to demolish a structure range from \$6,000 - \$10,000.

**Staff Recommendation:**

The staff's recommendation is to approve the demolition of the substandard structure located at 105 N 5<sup>th</sup> Street and instruct staff to seek the Council's approval.

**Motion:**

Motion to recommend approval to City Council the demolition of the substandard structure located at 105 N 5<sup>th</sup> Street.

**Attachments:**

- Letter to owner
- Public Notice filed with Coryell County Clerk
- Pictures

## Code Enforcement Warning

City of Gatesville

803 E Main Street

Gatesville, TX 76528

254-865-8951 ext. 112

www.gatesvilletx.com



Date: 07/09/2025

Owner: GINTHER WARREN LEE

Owner Address: 109 N 5TH ST

Owner City, State, Zip: GATESVILLE, TX 76528

Address: 105 5TH

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

### Substandard Building

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.

### Notes/Instructions:

THE OWNER, LIENHOLDER, OR MORTGAGEE AS APPLICABLE, WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE CITY'S MINIMUM BUILDING STANDARDS AND THE AMOUNT OF TIME IT WILL TAKE TO REASONABLY PERFORM SUCH WORK. HEARING DATE: 8/4/2025 TIME: 5:30PM LOCATION: 110 N 8TH ST, GATESVILLE, TX 76528

**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,

A handwritten signature in black ink that reads 'BANEZA' with a circular flourish at the end.

Brooklyn Meza  
Code Enforcement



AT 1:30 O'CLOCK P M

JUL 10 2025

Justin T. Dutton  
COUNTY CLERK, CORYELL CO., TEXAS



**CITY OF GATESVILLE, TEXAS**

**PUBLIC NOTICE OF SUBSTANDARD STRUCTURE HEARING**

**DATE OF NOTICE:** July 10, 2025

**TO WHOM IT MAY CONCERN:**

Notice is hereby given that the City of Gatesville acting through its Code Enforcement Department, has determined that the structure located at:

**PROPERTY ADDRESS:** 105 N 5<sup>th</sup> Street, Gatesville, Tx 76528

**LEGAL DESCRIPTION:** Original Town Gatesville, Block 63, Lot 1 & 2 N PT

is **substandard** in accordance with the criteria set forth in Chapter 10, Ordinance 2025-09 of the City of Gatesville, Tx Code of Ordinances and Texas Local Government Code § 214.001.

**NATURE OF VIOLATIONS:**

The structure is considered substandard due to one or more of the following conditions (check all that apply or specify applicable):

- Dilapidation or deterioration to the extent that the structure is unfit for human habitation or use
- Structural instability
- Fire hazard or other safety hazard
- Inadequate sanitation or utilities

**HEARING INFORMATION:**

A public hearing will be held to determine whether the structure should be **repaired, vacated, secured, or demolished**.

**DATE OF HEARING:** August 4, 2025

**TIME:** 5:30 PM

**LOCATION:** 110 N 8<sup>th</sup> Street, Gatesville, Tx 76528

All interested persons, including the property owner, lienholders, and mortgagees, are invited to attend the hearing and will be given an opportunity to speak or present evidence.

Failure to appear may result in a decision being made in your absence, and the City may proceed

with any necessary abatement, including demolition.

**PROPERTY OWNER OF RECORD:**

Ginther Warren Lee

**CITY CONTACT:**

If you have questions or wish to discuss this matter, please contact:

**Holly Owens**

City Secretary

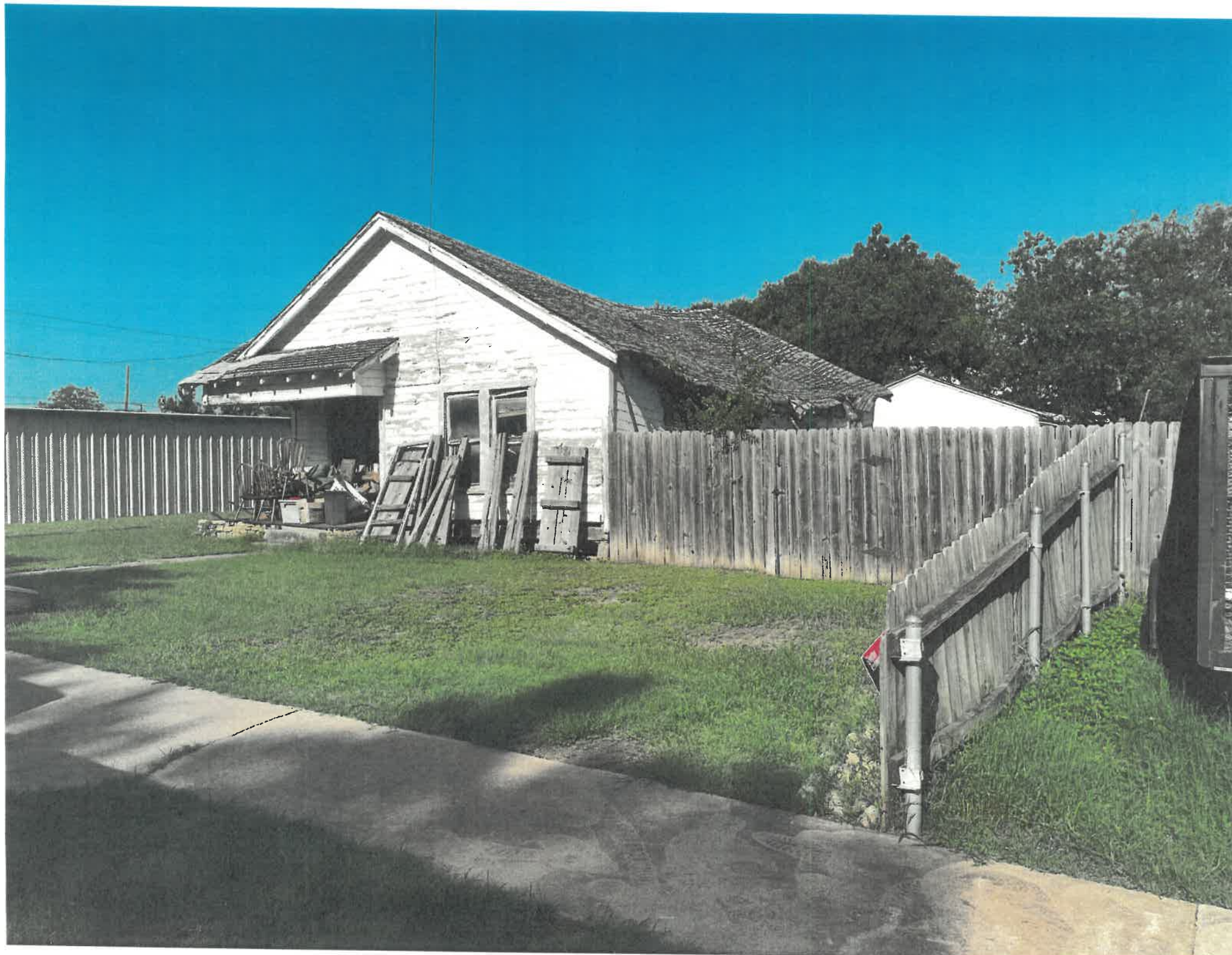
City of Gatesville, Tx

Phone: 254-865-8951

Email: [howens@gatesvilletx.com](mailto:howens@gatesvilletx.com)

Issued this 10<sup>th</sup> of July, 2025.

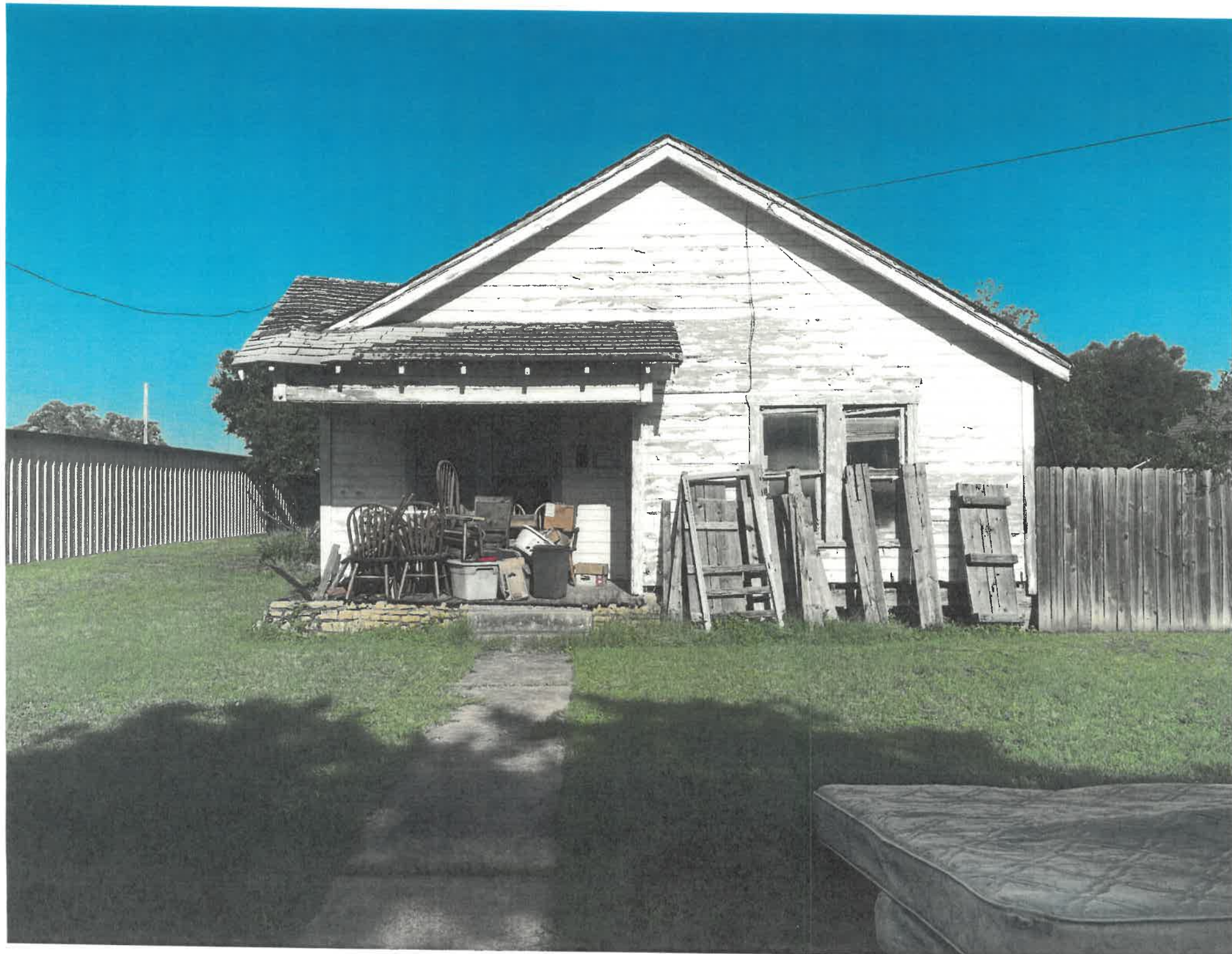












# WARNING

The City of Gatesville Building Inspector has determined this structure is in violation of the city's minimum building standards and, as such, deems this building to be an uninhabitable and dangerous structure. This building is to be vacated immediately and remain vacant, and this notice is to remain in place until the condition(s) of this building has been addressed by the City of Gatesville Building Standards Commission, and/or this building has been repaired, removed, or demolished as determined by the building standards commission at a public hearing. Notice of which has been sent to all known persons having an interest in the building or property. Unauthorized removal of this notice is punishable by a fine of up to \$2,000.00.

*Nigel Williams*  
Building Inspector, City of Gatesville

7/10/25





**BUILDING STANDARDS COMMISSION  
MEMORANDUM FOR RESOLUTION RECOMMENDATION TO CITY COUNCIL**

**To: Building Standards Commission**

**From: Holly Owens, City Secretary**

**Agenda Item: Discussion and possible action regarding a substandard case located at 106 N 14<sup>th</sup> Street.**

**Information:**

Miguel Gamez, Building Inspector and Brooklyn Meza, Code Enforcement determined 106 N 14<sup>th</sup> 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

If the Commission recommends demolition to the Council, the owner will still have 30 days after the Council's decision before the City of Gatesville can act on demolishing the structure.

If the City of Gatesville contracts to demolish the structure, a lien will be placed on the property for the actual cost of demolition, administrative fees to file with Coryell County Clerk, and 10% annual interest.

**Financial Impact:**

The cost to demolish a structure range from \$6,000 - \$10,000.

**Staff Recommendation:**

The staff's recommendation is to approve the demolition of the substandard structure located at 106 N 14<sup>th</sup> Street and instruct staff to seek the Council's approval.

**Motion:**

Motion to recommend approval to City Council the demolition of the substandard structure located at 106 N 14<sup>th</sup> Street.

**Attachments:**

- Letter to owner
- Public Notice filed with Coryell County Clerk
- Pictures

## Code Enforcement Warning

City of Gatesville

803 E Main Street

Gatesville, TX 76528

254-865-8951 ext. 112

www.gatesvilletx.com



Date: 07/09/2025

Owner: MCCOY MARTHA

Owner Address: 106 N 14th

Owner City, State, Zip: GATESVILLE, TX 76528

Address: 108 14TH

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

### Substandard Building

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.

### Notes/Instructions:

THE OWNER, LIENHOLDER, OR MORTGAGEE AS APPLICABLE, WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE CITY'S MINIMUM BUILDING STANDARDS AND THE AMOUNT OF TIME IT WILL TAKE TO REASONABLY PERFORM SUCH WORK. HEARING DATE: 8/4/2025 TIME: 5:30PM LOCATION: 110 N 8TH ST, GATESVILLE, TX 76528

**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,

A handwritten signature in black ink, appearing to read 'BMeza', is written over a horizontal line.

Brooklyn Meza  
Code Enforcement



AT 1:30 FILED  
O'CLOCK P M

JUL 10 2025



*Jennifer Newton*  
COUNTY CLERK, CORYELL CO., TEXAS

**CITY OF GATESVILLE, TEXAS**

**PUBLIC NOTICE OF SUBSTANDARD STRUCTURE HEARING**

**DATE OF NOTICE:** July 10, 2025

**TO WHOM IT MAY CONCERN:**

Notice is hereby given that the City of Gatesville acting through its Code Enforcement Department, has determined that the structure located at:

**PROPERTY ADDRESS:** 108 N 14<sup>th</sup> Street, Gatesville, Tx 76528

**LEGAL DESCRIPTION:** Original Town Gatesville, Block 80, Lot 9-11 PT

is **substandard** in accordance with the criteria set forth in Chapter 10, Ordinance 2025-09 of the City of Gatesville, Tx Code of Ordinances and Texas Local Government Code § 214.001.

**NATURE OF VIOLATIONS:**

The structure is considered substandard due to one or more of the following conditions (check all that apply or specify applicable):

- Dilapidation or deterioration to the extent that the structure is unfit for human habitation or use
- Structural instability
- Fire hazard or other safety hazard
- Inadequate sanitation or utilities

**HEARING INFORMATION:**

A public hearing will be held to determine whether the structure should be **repaired, vacated, secured, or demolished**.

**DATE OF HEARING:** August 4, 2025

**TIME:** 5:30 PM

**LOCATION:** 110 N 8<sup>th</sup> Street, Gatesville, Tx 76528

All interested persons, including the property owner, lienholders, and mortgagees, are invited to attend the hearing and will be given an opportunity to speak or present evidence.

Failure to appear may result in a decision being made in your absence, and the City may proceed

with any necessary abatement, including demolition.

**PROPERTY OWNER OF RECORD:**

McCoy Martha

**CITY CONTACT:**

If you have questions or wish to discuss this matter, please contact:

**Holly Owens**

City Secretary

City of Gatesville, Tx

Phone: 254-865-8951

Email: [howens@gatesvilletx.com](mailto:howens@gatesvilletx.com)

Issued this 10<sup>th</sup> of July, 2025.















# WARNING

The City of Gatesville Building Inspector has determined that this building is in violation of the minimum building standards and is structurally unstable and dangerous structure. This building is to remain in place until it has been addressed by the City of Gatesville. If the building has not been repaired, removed, or demolished by the date specified, the building standards commission at a public hearing notice of which has been given to all persons having an interest in the building or property, unauthorized entry or use of the building is punishable by a fine of up to \$2,000.00.

*Michael L. ...*  
Building Inspector City of Gatesville

7/10/25



**BUILDING STANDARDS COMMISSION  
MEMORANDUM FOR RESOLUTION RECOMMENDATION TO CITY COUNCIL**

**To: Building Standards Commission**

**From: Holly Owens, City Secretary**

**Agenda Item: Discussion and possible action regarding a substandard case located at 606 Bridge Street.**

**Information:**

Miguel Gamez, Building Inspector and Brooklyn Meza, Code Enforcement determined 606 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

On July 21, 2025, the owner, Rosas Construction obtained a demolition permit. All permits are valid for 180 days (6 months). If the Commission recommends demolition to the Council, the owner will still have 30 days after the Council's decision before the City of Gatesville can act on demolishing the structure.

If the City of Gatesville contracts to demolish the structure, a lien will be placed on the property for the actual cost of demolition, administrative fees to file with Coryell County Clerk, and 10% annual interest.

**Financial Impact:**

The cost to demolish a structure range from \$6,000 - \$10,000.

**Staff Recommendation:**

The staff's recommendation is to approve the demolition of the substandard structure located at 606 Bridge Street and instruct staff to seek the Council's approval.

**Motion:**

Motion to recommend approval to City Council the demolition of the substandard structure located at 606 Bridge Street.

**Attachments:**

- Letter to owner
- Public Notice filed with Coryell County Clerk
- Pictures

## Code Enforcement Warning

**City of Gatesville**

803 E Main Street

Gatesville, TX 76528

254-865-8951 ext. 112

www.gatesvilletx.com



Date: 07/09/2025

Owner: AGUIRRE ROMUALDO ROSAS &amp; ISRAEL ROSAS

Owner Address: 1806 BRIDGE ST

Owner City, State, Zip: GATESVILLE, TX 76528

Address: 606 BRIDGE

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

**Substandard Building**

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.

**Notes/Instructions:**

THE OWNER, LIENHOLDER, OR MORTGAGEE AS APPLICABLE, WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE CITY'S MINIMUM BUILDING STANDARDS AND THE AMOUNT OF TIME IT WILL TAKE TO REASONABLY PERFORM SUCH WORK. HEARING DATE: 8/4/2025 TIME: 5:30PM LOCATION: 110 N 8TH ST, GATESVILLE, TX 76528

**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,

A handwritten signature in black ink, appearing to read 'BMeza', is written over a horizontal line.

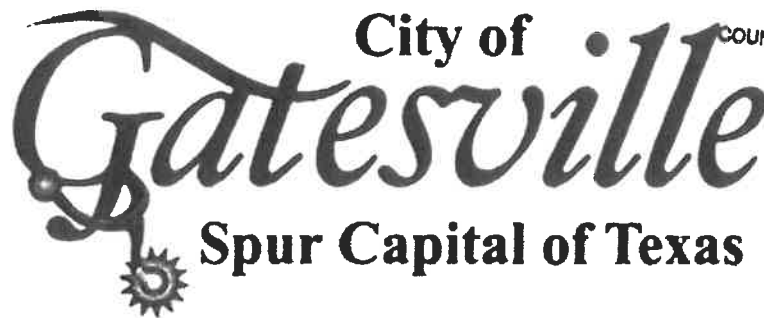
Brooklyn Meza  
Code Enforcement



AT 130 FILED  
O'CLOCK P M

JUL 10 2025

*Justin T. Newton*  
COUNTY CLERK, CORYELL CO., TEXAS



**CITY OF GATESVILLE, TEXAS**

**PUBLIC NOTICE OF SUBSTANDARD STRUCTURE HEARING**

**DATE OF NOTICE:** July 10, 2025

**TO WHOM IT MAY CONCERN:**

Notice is hereby given that the City of Gatesville acting through its Code Enforcement Department, has determined that the structure located at:

**PROPERTY ADDRESS:** 606 Bridge Street, Gatesville, Tx 76528

**LEGAL DESCRIPTION:** Edwards Subdivision; Block 1, Lot 2A

is **substandard** in accordance with the criteria set forth in Chapter 10, Ordinance 2025-09 of the City of Gatesville, Tx Code of Ordinances and Texas Local Government Code § 214.001.

**NATURE OF VIOLATIONS:**

The structure is considered substandard due to one or more of the following conditions (check all that apply or specify applicable):

- Dilapidation or deterioration to the extent that the structure is unfit for human habitation or use
- Structural instability
- Fire hazard or other safety hazard
- Inadequate sanitation or utilities

**HEARING INFORMATION:**

A public hearing will be held to determine whether the structure should be **repaired, vacated, secured, or demolished**.

**DATE OF HEARING:** August 4, 2025

**TIME:** 5:30 PM

**LOCATION:** 110 N 8<sup>th</sup> Street, Gatesville, Tx 76528

All interested persons, including the property owner, lienholders, and mortgagees, are invited to attend the hearing and will be given an opportunity to speak or present evidence.

Failure to appear may result in a decision being made in your absence, and the City may proceed

with any necessary abatement, including demolition.

**PROPERTY OWNER OF RECORD:**

Noriega Guillermo & Margaret L

**CITY CONTACT:**

If you have questions or wish to discuss this matter, please contact:

**Holly Owens**

City Secretary

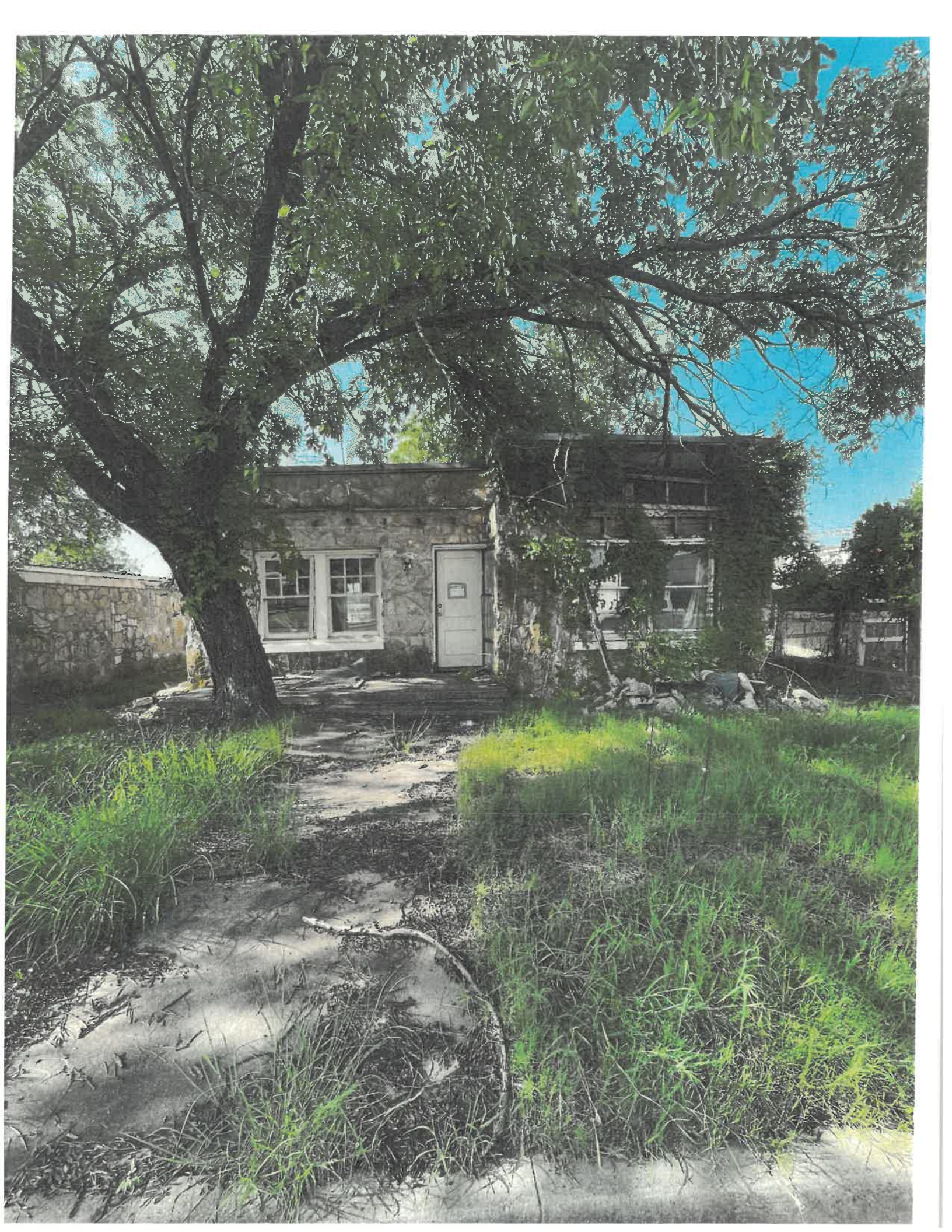
City of Gatesville, Tx

Phone: 254-865-8951

Email: [howens@gatesvilletx.com](mailto:howens@gatesvilletx.com)

Issued this 10<sup>th</sup> of July, 2025.







# WARNING

The City of Gainesville Building Inspector has determined this structure is in violation of the city's minimum building standards and its further determination is that the building to be an uninhabitable and dangerous structure. This building is to be vacated immediately and remain vacant, and the notice is to remain in place until the completion of the building has been addressed by the City of Gainesville Building Standards Commission, and/or this building has been repaired, removed, or demolished as determined by the building standards commission at a public hearing. Notice of which has been sent to all known persons having an interest in the building or property. Unauthorized removal of this notice is punishable by a fine of up to \$2,000.00.

*Patricia L. Hines*  
Building Inspector, City of Gainesville

7/10/25