

BUILDING STANDARDS COMMISSION MEETING

SEPTEMBER 8, 2025

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 8th day of September 2025.

2) Quorum Check:

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

City Staff Present: City Manager Brad Hunt, City Secretary Holly Owens, Building Official Miguel Gamez, and Code Enforcement Brooklyn Meza.

Others: None

3) Invocation: Board Member Wyllis Ament and Pledge of Allegiance; Led by Board Member John Westbrook.

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.

There were no public/citizen comments.

4) Discussion and possible action regarding minutes dated August 4, 2025.

John Westbrook motioned to approve the minutes dated August 4, 2025, seconded by Niki Foster. The motion passed unanimously 4-0-0 (Charles Ament, Yvonne Williams, and Loni Jones absent).

Charles Ament and Yvonne Williams arrived at 5:35 PM.

5) Update regarding the substandard case located at 105 N 5th Street.

Brooklyn Meza updated the Board that the structure at 105 N 5th Street has been voluntarily demolished, and the case has been closed.

6) Discussion and possible action regarding a substandard case located at 1500 Saint Louis Street.

Brooklyn Meza explained the state of the property and the house.

Mr. Westbrook asked if there had been any response to the correspondence that was sent out. Ms. Meza stated no, all letters were returned to sender.

Chairman Johnson asked if the property taxes had been paid. Ms. Owens stated that the taxes have not been paid since 2012, \$24,900 owed.

Chairman Johnson asked about the process regarding county taxes not being paid. Mr. Hunt stated it is up to the county to foreclose on property that has back taxes owed. Ms. Owens stated that if that does occur, any money the city is owed is at the bottom of the list. County is paid first, then the school district and finally the city. If the selling price that is paid does not cover all monies owed, the remainder is required to be written off and all liens released.

Wyllis Ament explained that the process for demolishing a substandard structure is expensive and, in most cases, the city does not get reimbursed even though there is a lien on the property.

Charles Ament motioned to recommend approval to City Council for the demolition of the substandard structure located at 1500 Saint Louis Street, seconded by John Westbrook. The motion passed unanimously, 6-0-0 (Loni Jones absent).

8) Adjourn Meeting.

The meeting was **adjourned at 5:51 p.m.**

Teressa Johnson, Chairman



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

To: Building Standards Commission

From: Brooklyn Meza, Code Enforcement

Agenda Item: Discussion and possible action regarding a substandard case located at 215 Spindletop Dr.

Information:

The structure located at 215 Spindletop Dr. 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 currently has 1 lien filed on the property dating back to 2013 with a total amount due to \$112.00, not including the 10% annual interest. Property taxes are current and show to be paid.

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

- Main structure – 891 sq. ft. built in 1960
 - 1 open porches – 55 sq. ft.
 - 3 Storage – 824sq. ft.

Financial Impact:

\$6,000- \$10,000

Staff Recommendation:

The staff's recommendation is to approve the demolition of the substandard structure located at 215 Spindletop Dr. and instruct staff to seek the Council's approval.

Motion:

Motion to recommend approval to City Council for the demolition of the substandard structure located at 215 Spindletop Dr.

Attachments:

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

AT 3:10 FILED O'CLOCK P M

SEP 22 2025



CITY OF GATESVILLE, TEXAS

PUBLIC NOTICE OF SUBSTANDARD STRUCTURE HEARING

DATE OF NOTICE: SEPTEMBER 22, 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: 215 Spindletop Drive, Gatesville, Tx 76528

LEGAL DESCRIPTION: New Addn; Block 15, Lot 4 NW PT, Acres .115 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:

- Dilapidation or deterioration to the extent that the structure is unfit for human habitation or use.
- Structural instability.
- Fire hazard or other safety hazards.
- 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: October 6, 2025

TIME: 5:30 PM

LOCATION: 110 N 8th 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:

JT Teal Property Group LLC

CITY CONTACT:

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

Holly Owens

City Secretary

City of Gatesville, TX

Phone: 254-865-8951, ext. 105

Email: howens@gatesville.tx.com

Issued this 22nd of September, 2025.



Case #: 1563

Case Date: 09/16/25

Case Type:

Complainant Name: Brooklyn Meza

Complainant Address:

Complainant Phone:

Complainant Email :

Description: Substandard Building

Status: Open

Assigned To: Brooklyn Meza

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
113254	215 SPINDLETOP	NEW ADDN, BLOCK 15, LOT 4 NW PT, ACRES .115	JT TEAL PROPERTY GROUP LLC		

Activities

Date	Activity Type	Description	Employee	Status
09/16/2025	Inspection	non compliant- substandard structure	Brooklyn Meza	Assigned
09/16/2025	Send Letter	sent certified and first class notice	Brooklyn Meza	Assigned

Violations

Date	Violation	Description	Notes	Status
09/16/2025	Defective Doors/Openings			Open
09/16/2025	Defective Siding/Masonry Joints			Open
09/16/2025	Defective Windows			Open
09/16/2025	High Grass/Weeds	All varieties of grasses that have grown to a height of more than 12 inches for properties two (2) acres or less. For properties in excess of two acres, 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.		Open
09/16/2025	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.		Open

Attached Letters

Date	Letter	Description
09/16/2025		Code Enforcement Warning

Notes

Date	Note	Created By:
2025-09-17	Contacted tax office- up to date water dept- no active accounts electric- tex new mexico disconnected electric	Brooklyn Meza

Uploaded Files

Date	File Name
09/16/2025	28289520-IMG_0526.jpeg
09/16/2025	28289521-IMG_0527.jpeg
09/16/2025	28289522-IMG_0528.jpeg

Code Enforcement Warning

City of Gatesville

803 E Main Street

Gatesville, TX 76528

254-865-8951 ext. 112

www.gatesvilletx.com



Date: 09/16/2025

Owner: JT TEAL PROPERTY GROUP LLC

Owner Address: 2325 FM 2268

Owner City, State, Zip: SALADO, TX 76571

Address: 215 SPINDLETOP

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

Defective Doors/Openings**Defective Siding/Masonry Joints****Defective Windows****High Grass/Weeds**

All varieties of grasses that have grown to a height of more than 12 inches for properties two (2) acres or less. For properties in excess of two acres, 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.

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: 10/6/2025 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,

Brooklyn Meza
Code Enforcement

9589 0710 5270 0089 7536 72

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent to

OT Teal property Group
2325 FM 2268J
Salado, TX 76571

2/5
spindletop
Dr.
Gville, TX

9/16/25

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.

Miguel Garcia
Building Inspector, City of Gatesville





