

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
FEBRUARY 2, 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. All consent agenda items are considered routine by the Building Standards Commission and will be enacted by a single motion. There will be no separate discussion of these items unless a Councilmember requests an item to be removed and considered separately.
 - a. Discussion and possible action regarding minutes dated January 5, 2026.

REGULAR AGENDA:

5. Discussion and possible action regarding a substandard case located at 1010 Saunders Street.
6. Adjourn Meeting

I hereby attest that the above agenda was posted on this the 28th of January, 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.

Holly Owens

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

JANUARY 5, 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 5th day of January 2026.

2) Quorum Check:

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

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

3) Invocation and Pledge of Allegiance:

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

4) Consent Agenda:

- a. Discussion and possible action regarding minutes dated September 8, 2025.
- b. Discussion and possible action regarding minutes dated October 6, 2025.

Charles Ament motioned to **APPROVE** the **CONSENT AGENDA**, seconded by John Westbrook. The motion **PASSED** unanimously, 5-0-0. (Foster absent)

5) Discussion and possible action regarding a substandard case located at 411 S 7th Street.

Teresa Johnson abstained from discussion.

Charles Ament motioned to **RECOMMEND APPROVAL** to City Council for the demolition of the substandard structure located at 4411 S 7th Street, seconded by John Westbrook. The motion **PASSED** unanimously, 5-0-0. (Foster absent)

8) Adjourn Meeting.

The meeting was **adjourned at 5:40 p.m.**

Teresa Johnson, Chairman



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

To: Building Standards Commission

From: Holly Owens

Agenda Item: Discussion and possible action regarding a substandard case located at 1010 Saunders Street.

Information:

The structure located at 1010 Saunders 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 currently has 15 liens filed on the property dating back to 2007 with a total amount due to \$3,093,86 not including the 10% annual interest. Property taxes are current. The owner has contacted me regarding the property expressing interest in paying off the liens and selling the property.

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

- Main structure – 1,671 sq. ft. built in 1955
 - 1 open porches – 112 sq. ft.
 - 1 Storage – 315 sq. ft.
 - Attached finished garage – 416 sq. ft.

Financial Impact:

\$30,000

Staff Recommendation:

The staff's recommendation is to approve the demolition of the substandard structure located at 1010 Saunders St. 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 1010 Saunders St.

Attachments:

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

FILED
AT 12:30 O'CLOCK PM

DEC 31 2025



CITY OF GATESVILLE, TEXAS

PUBLIC NOTICE OF SUBSTANDARD STRUCTURE HEARING

DATE OF NOTICE: DECEMBER 30, 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: 1010 Saunders Street, Gatesville, Tx 76528

LEGAL DESCRIPTION: Lutterloh Addn.; Block 2, Lot 11 & 12, Acres .459 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: February 2, 2026

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:

Curlee Marlise Ann

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 30th of December, 2025.





1010

WARNING

12222 19593

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