

BUILDING STANDARDS COMMISSION MEETING

FEBRUARY 2, 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 2<sup>nd</sup> day of February 2026.

2) Quorum Check:

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

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

3) Invocation and Pledge of Allegiance:

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

4) Consent Agenda:

- a. Discussion and possible action regarding minutes dated January 5, 2026.

Charles Ament motioned to **APPROVE** the **CONSENT AGENDA**, seconded by John Westbrook. The motion **PASSED** unanimously, 4-0-0. (Foster and Williams absent)

5) Discussion and possible action regarding a substandard case located at 1010 Saunders Street.

John Westbrook motioned to **RECOMMEND APPROVAL** to City Council for the demolition of the substandard structure located at 1010 Saunders Street, seconded by Wyllis Ament. The motion **PASSED** unanimously, 4-0-0. (Foster and Williams absent)

8) Adjourn Meeting.

The meeting was **adjourned at 5:37 p.m.**

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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 105 Oak Lane.

**Information:**

The structure located at 105 Oak Lane 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 \$736.99 not including the 10% annual interest. Property taxes are current with the exception of the current year (2025 has not been paid yet. The water account was shut off in 2022 due to non-payment and has a balance of \$125.00.

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

- Main structure – 1,250 sq. ft. built in 1970
  - 1 open porches – 20 sq. ft.
  - 1 carport – 204 sq. ft.
  - 1 patio – 5 sq. ft.

**Financial Impact:**

\$10,000

**Staff Recommendation:**

The staff's recommendation is to approve the demolition of the substandard structure located at 105 Oak Lane.

**Motion:**

Motion to recommend approval to City Council for the demolition of the substandard structure located at 105 Oak Lane.

**Attachments:**

- Public notice filed with Coryell County Clerk
- Pictures

AT 10:10 FILED  
O'CLOCK A M

MAR 25 2026



**CITY OF GATESVILLE, TEXAS**

**PUBLIC NOTICE OF SUBSTANDARD STRUCTURE HEARING**

**DATE OF NOTICE: MARCH 26, 2026**

**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 Oak Lane, Gatesville, Tx 76528

**LEGAL DESCRIPTION:** Oak Ridge Addn.; Block 3, Lot 2, Acres .1865 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:** April 6, 2026

**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:**

Smith Melanie Lee & Mallorie Rae McDonald

**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](mailto:howens@gatesville.tx.com)



**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 1418 W Main Street.

**Information:**

The structure located at 1418 W 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

This property does not currently have any liens on the property. Property taxes have not been paid since 2016 with a balance of \$20,000. The water account was shut off in 2023 due to non-payment and has a balance of \$466.00. The owner of records is deceased with no apparent heirs.

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

- Main structure – 916 sq. ft. built in 1995
  - 2 open porches –164 sq. ft.
  - 1 carport – 480 sq. ft.
  - 1 storage building – 240 sq. ft.

**Financial Impact:**

\$10,000

**Staff Recommendation:**

The staff's recommendation is to approve the demolition of the substandard structure located at 1418 W Main Street.

**Motion:**

Motion to recommend approval to City Council for the demolition of the substandard structure located at 1418 W Main Street.

**Attachments:**

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

FILED  
AT 10:10 O'CLOCK A M

MAR 25 2026



**CITY OF GATESVILLE, TEXAS**

**PUBLIC NOTICE OF SUBSTANDARD STRUCTURE HEARING**

**DATE OF NOTICE: MARCH 26, 2026**

**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:** 1418 W Main St., Gatesville, Tx 76528

**LEGAL DESCRIPTION:** Westview Addn GV.; Block 5, Lot 21 PT, Acres .194 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:** April 6, 2026

**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:**

Henson CL

**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](mailto:howens@gatesville.tx.com)

## Code Enforcement Warning

City of Gatesville

803 E Main Street

Gatesville, TX 76528

254-865-8951 ext. 112

[www.gatesvilletx.com](http://www.gatesvilletx.com)



Date: 1/28/2026

Owner: C.L. Henson or Living Heir

Owner Address: 1418 W Main St

Owner City, State, Zip: Gatesville Texas 76528

Violation Address: 1418 W 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:

### 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:

on 1/16/26 1418 W Main St was sent a letter for weeds & grass greater than 12" in that letter it also directed the owners to remove trash, used appliances, and scrap metal from the property. The letter was returned to Code enforcement office on 1/28/26. Research of the homeowners indicates they are both deceased CL Henson (1/24/2012) Virginia Henson (10/16/2014). The file has an attached obituary of both Henson's. The property has not had water service since 7/31/2023 Jeremy Clayton Henson had water and sewer service at the address till 7/31/2023 and has an outstanding debt for \$466.25 Balance. Possibly resides at 248 #211 Old Fort Gates RD Gatesville Texas 44 years DOB (9/81) old previous address of 835 CR 159 Evant Texas 76525 Property Tax on 1418 W Main St wasn't paid during 2016, 2018 thru 2024 and pending 2025. There is considerable damage to the structure further photos were taken on 1/28/26 included in the case.

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**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

## Code Enforcement Warning

City of Gatesville

803 E Main Street

Gatesville, TX 76528

254-865-8951 ext. 112

[www.gatesvilletx.com](http://www.gatesvilletx.com)



Date: 1/16/2026

Owner: C.L. HENSON

Owner Address: 1418 W MAIN STREET

Owner City, State, Zip: GATESVILLE TEXAS 76528

Violation Address: 1418 W 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:

**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: PLEASE REMOVE TRASH, WASTE MATERIALS, USED APPLIANCES, SCRAP METAL, FROM THE PROPERTY, TRIM TREES AND SHRUBS BACK, AND MOW THE GRASS. THANK YOU !

**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 blue ink, appearing to read "Lee Walters", is written over a horizontal line.

Lee Walters

Code Enforcement



**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 4601 S Hwy 36.

**Information:**

The structures located at 4601 S Hwy 36 meets the definition of a substandard buildings 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 currently have any liens on the property. At the time of this memorandum, the property tax website is down for repair/updates. The water account is through Fort Gates and I am unable to determine if water is active or not. The property is abandoned and no one is living on the property.

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

- Singlewide 529 sq. ft.
  - 2 Wood decks 16 + 60 sq. ft.
  - Carport 460 sq. ft.
- Singlewide 320 sq. ft.
  - Storage 35 sq. ft.
  - Open porch 60 sq. ft.
  - Carport 187 sq. ft.
- Singlewide 392 sq. ft.
  - Open porch 108 sq. ft.
  - Storage 50 sq. ft.
  - Carport 253 sq. ft.
- Singlewide 752 sq. ft.

- 2 Open porches 64 + 24 sq. ft.
- Carport 195 sq. ft.
- 2 Storages 100 + 80 sq. ft.
- Barn 532 sq. ft.

**Financial Impact:**

\$30,000

**Staff Recommendation:**

The staff's recommendation is to approve the demolition of the substandard structures located at 4601 S Hwy 36.

**Motion:**

Motion to recommend approval to City Council for the demolition of the substandard structures located at 4601 S Hwy 36.

**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: 2/19/2026

Owner: FRYE FAMILY REV TRUST % VIRGINIA MILLER

Owner Address: 1505 SAUNDERS STREET

Owner City, State, Zip: GATESVILLE TEXAS 76528

Violation Address: 4601 SH 36

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

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

Notes/Instructions: YOUR PROPERTY AT 4601 SH 36 FRYE'S RENTAL 4 TRAILERS AND 13 STORAGE UNITS, 1 LARGE STORAGE BUILDING AREA NEEDS TO BE CLEANED UP WITH ALL THE RUBBISH TAKEN AWAY THE STRUCTURE BROUGHT UP TO A STANDARD TO WEAR THEY ARE INHABITABLE OR DEMOLISHED.

**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 be "Lee Walters", written over a horizontal line.

Lee Walters

Code Enforcement

Frye's Rental's  
4601 SH 36  
Gatesville Texas 76528  
Property ID # 100245

1.0 Acre

Trailer 1 50'x12' with a 10'x10' addition placed on rear corner empty except for appliances.

2 space car port over hang

Trailer 2 32' x16' travel trailer (8'with addition built up) appliances in structure.

1 space carport

Storage sheds 1 & 2 dimensions 22' x 18'(# 2 is locked)

Storage sheds 3 & 4 dimensions 22' x 18' (both unlocked)

Storage sheds 5 & 6 dimensions 22' x 18' (both unlocked)

Storage sheds 7,8,9,10& 11 dimensions 22' x 32' (both unlocked)

Approximately 30 tires

Storage shed 10'x10' unsecured

Storage shed 10'x10' unsecured

Trash pile household items window A/C

Storage Building 15' x 40' unsecured, full of items

Trailer 10' x 28' with 22' x 10' addition build on appliances in structure.

2 vehicle carport

Trailer 16' x 50' with 10' x 22' addition added on appliances in trailer and assorted furniture items.

2 vehicle carport

AT 10:10 FILED O'CLOCK A M

MAR 25 2026



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**NATURE OF VIOLATIONS:**

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**HEARING INFORMATION:**

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**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:**

Frye Family Rev Trust

**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](mailto:howens@gatesville.tx.com)