



# **BOARD OF ADJUSTMENT MEETING APRIL 1, 2025**

**April 01, 2025 at 5:30 PM**

**Wolfforth City Hall - 302 Main Street Wolfforth, TX**

## **AGENDA**

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### **CALL MEETING TO ORDER**

### **ROLL CALL AND ESTABLISH A QUORUM**

### **CITIZEN ENGAGEMENT**

This is an opportunity for the public to address the Board of Adjustment regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign in sheet and state his/her name and city of residence before speaking. Speakers shall address the Board of Adjustment with civility that is conducive to appropriate public discussion. Speakers can address only the Board of Adjustment and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

### **ITEMS FOR INDIVIDUAL CONSIDERATION**

- 1.** Conduct a Public Hearing on a substandard structure at 514 4th Street Wolfforth, TX 79382: Wolfforth ACS BLK 5 L 10-13.
- 2.** Consider and take appropriate action on determination of a substandard structure at 514 4th Street Wolfforth, TX 79382: Wolfforth ACS BLK 5 L 10-13.
- 3.** Conduct a Public Hearing on a substandard structure at 610 3rd Street Wolfforth, TX 79382: WOLFFORTH ACS BLK 2 L 7 & 8.
- 4.** Consider and take appropriate action on determination of a substandard structure at 610 3rd Street Wolfforth, TX 79382: WOLFFORTH ACS BLK 2 L 7 & 8.

### **ADJOURN**

In accordance with the Americans with Disability Act any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Secretary at 806-855-4120 or send written request to P.O. Box 36 Wolfforth Texas 79382 at least 48 hours in advance of the meeting date.

#### Certification

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on March 28, 2025 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Board of Adjustment
<b>MEETING DATE:</b>	April 1, 2025
<b>ITEM TITLE:</b>	Conduct a Public Hearing on a substandard structure at 514 4th Street Wolfforth, TX 79382: Wolfforth ACS BLK 5 L 10-13.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

This commentary applies to the next two agenda items:

- 1. Conduct a Public Hearing on a substandard structure at 514 4<sup>th</sup> Street Wolfforth, TX 79382: Wolfforth ACS BLK 5 L 10-13.**
- 2. Consider and take appropriate action on a substandard structure at 514 4<sup>th</sup> Street Wolfforth, TX 79382: Wolfforth ACS BLK 5 L 10-13.**

Over the past year, the City of Wolfforth Code Enforcement has been actively identifying structures that fail to meet the minimum standards necessary to protect life, health, property, safety, and the general welfare of the public from the dangers of substandard buildings. The structure at 514 4th Street was damaged by a fire on October 28, 2021, but no corrective actions were taken. In January 2025, Code Enforcement obtained an administrative warrant to inspect the property, document its condition, and assess the extent of the violations. Notice was sent out March 3, 2025 by certified, return receipt mail to all owners, lien holders, and mortgage holders about Board of Adjustment hearing. One was returned from Freddie Mac Mortgage Company.

The overall findings of the inspection reveal several critical issues that require immediate attention. Fire damage has significantly compromised the structural integrity of the building, affected key components and increased the risk of further deterioration. Additionally, faulty materials have been used throughout the structure, particularly in the roofing and ceiling systems, where defective materials are contributing to instability and potential water infiltration. The lack of proper maintenance has exacerbated these problems, allowing for further degradation of essential components. If these issues are not repaired promptly, there is an increased risk of structural failure, which could lead to significant safety hazards, including the collapse of parts of the building or severe water damage. Addressing these concerns is vital to ensuring the long-term safety and stability of the property.

Attached in the exhibits are photographs that document the following findings, defined under 03.07.015 of the City of Wolfforth Code of Ordinances:

(28) Faulty materials of constructions. All materials of construction, except those which are specifically allowed approved by this article and the building code, and which have been adequately maintained in good and safe condition. (Walls have cracking, leaning, material degradation)

(19) Members of ceilings, roofs, ceiling and roof supports or other horizontal members, which sag, split, or buckle due to defective material or deterioration

- (2) Lack of improper window screens as necessary to prevent the entry of insects.
- (15) Defective or deteriorated flooring or floor supports. (instable)
- (23) All wiring, except that which conformed with all applicable laws in effect at the time of installation, and which has been maintained in good condition and is being used in a sage manner. (Outdated systems, exposed wiring, code violations, etc.)
- (12) General dilapidation or improper maintenance.
- (29) Hazardous or unsanitary premises. Those premises on which an accumulation of weeds, vegetation, junk dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions which constitute fire, health, or safety hazards.
- (30) Inadequate maintenance. Any building or portion thereof which is determined to be an unsafe building as a result of improper or inadequate maintenance.

**A substandard structure is defined by the following:**

Any building, structure or portion thereof, including any dwelling unit, guest room or suite of rooms, or premises on which the same is located, in which there exists *any* of the following listed conditions is a substandard building as defined in section 3.07.005 of this article:

- (1) Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit.
- (2) Lack of or improper window screens as necessary to prevent the entry of insects.
- (3) Lack of or improper kitchen sink in a dwelling unit.
- (4) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- (5) Lack of adequate heating facilities.
- (6) Lack of or improper operation of required ventilating equipment.
- (7) Lack of minimum amounts of natural light required by the building code.
- (8) Room and space dimensions less than required by the building code.
- (9) Lack of required electrical lighting.
- (10) Dampness of habitable rooms.
- (11) Infestation of insects, vermin or rodents as determined by the health officer
- (12) General dilapidation or improper maintenance.
- (13) Lack of connection to required sewage disposal system.
- (14) Deteriorated or inadequate foundations.
- (15) Defective or deteriorated flooring or floor supports.
- (16) Flooring or floor supports of insufficient size to carry imposed loads with safety.
- (17) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- (18) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.

- (19) Members of ceilings, roofs, ceiling and roof supports or other horizontal members, which sag, split, or buckle due to defective material or deterioration.
- (20) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
- (21) Fireplaces or chimneys which list, bulge, or settle, due to defective material or deterioration.
- (22) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
- (23) Electrical wiring. All wiring, except that which conformed with all applicable laws in effect at the time of installation, and which has been maintained in good condition and is being used in a safe manner.
- (24) Hazardous plumbing. All plumbing, except that which conformed with all applicable laws in effect at the time of installation, and which has been maintained in good condition and which is free of cross connections and siphonage between fixtures.
- (25) Hazardous mechanical equipment. All mechanical equipment, including vents, except that which conformed with all applicable laws in effect at the time of installation, and which has been maintained in good and safe condition.
- (26) Faulty weather protection. Weather protection which shall include but not be limited to the following:
- (A) Deteriorated, crumbling, or loose plaster.
  - (B) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
  - (C) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
  - (D) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
- (27) Fire hazard. Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation which, in the opinion of the fire marshal or his deputy, is in such a condition as to cause a fire or explosion, or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.
- (28) Faulty materials of construction. All materials of construction, except those which are specifically allowed or approved by this article and the building code, and which have been adequately maintained in good and safe condition.
- (29) Hazardous or unsanitary premises. Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions which constitute fire, health, or safety hazards.
- (30) Inadequate maintenance. Any building or portion thereof which is determined to be an unsafe building as a result of improper or inadequate maintenance.
- (31) Inadequate exits. All buildings or portions thereof not provided with adequate exit facilities as required by the building code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction, and which have been adequately maintained and increased in relation to increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of or improper location of exits, additional exits may be required to be installed.

(32) Inadequate fire protection or firefighting equipment. All buildings or portions thereof which are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this article, except those buildings or portions thereof which conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

(33) Improper occupancy. All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which are not designed or intended to be used for such occupancies.

**Proceedings to be followed by the board of adjustment:**

On the day of the hearing, the Board of Adjustment will review evidence and hear testimony regarding the property. The board's chair will preside over the proceedings. After evaluating the presented information, the board will determine whether the structure is substandard and set a timeline for the owner, lienholder, or mortgagee to take necessary action.

**EXHIBITS:**

1. Notice
2. Inspection Report
3. Photos

**BOARD ACTION/STAFF RECOMMENDATION:**

Hold a public hearing.

# WOLFFORTH CODE ENFORCEMENT

Kathran Lewallen  
Code Enforcement Officers  
302 Main Street  
Wolfforth, TX 79382  
Phone: 806-855-4120

Tara Tomlinson  
Director of Development Services  
302 Main Street  
Wolfforth, TX 79382  
Phone: 806-855-4130

**Owner:**

Jeffery Kahlich  
514 4<sup>th</sup> Street  
Wolfforth, TX 79382

**Lienholder:**

**RE: Substandard Structures at 514 4<sup>th</sup> Street Wolfforth, TX 79382: WOLFFORTH ACS BLK 5 L 10-13**

Dear Jeffery Kahlich,

On January 17, 2025, an inspection was made of the above referenced property. The overall findings of the inspection reveal several critical issues that require immediate attention. Fire damage has significantly compromised the structural integrity of the building, affected key components and increased the risk of further deterioration. Additionally, faulty materials have been used throughout the structure, particularly in the roofing and ceiling systems, where defective materials are contributing to instability and potential water infiltration. The lack of proper maintenance has exacerbated these problems, allowing for further degradation of essential components. If these issues are not repaired promptly, there is an increased risk of structural failure, which could lead to significant safety hazards, including the collapse of parts of the building or severe water damage. Addressing these concerns is vital to ensuring the long-term safety and stability of the property. (See attached full report)

You are hereby notified that a hearing will be held before the zoning board of adjustment of the city, at **City Hall 302 Main Street Wolfforth, TX 79382 on the 1<sup>st</sup> day of April 2025 at 5:30 p.m.** The purpose of the hearing is to make a final determination as to whether the structure described is in violation of the dangerous building code of the city. You may be present at the hearing and may be, but need not be, represented by legal counsel. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit thereof with the zoning board of adjustment. At the time of the hearing, you (whether you be the owner, lienholder, or mortgagee) will be required to submit at the hearing proof of the scope of any work that may be required to comply with the code and the time it will take to reasonably perform the work. In the event you seek to obtain more than thirty (30) days to complete the project, you will be required to reasonably establish that the work cannot be completed within thirty 30 days. In the event you seek to obtain more than ninety (90) days to complete the work, you will be required to submit a detailed plan and time schedule for the work at the hearing and establish that the work cannot be completed within ninety (90) days.

If the Zoning Board of Adjustment finds the structure violates the Code and poses a hazard to public health, safety, or welfare, it may order the building to be repaired, removed, or demolished within the specified time frame. Any person affected by any order may seek to appeal the order within thirty (30) days to the State District Court for relief and upon failure to do so within such period of time such order shall be final.

Kathran Lewallen, Code Enforcement Officer

Tara Tomlinson, Director of Development Services

## SUBSTANDARD STRUCTURE REPORT

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### 1. Report Information

- **Date of Inspection:** *January 17, 2025*
  - **Report Prepared by:** *Kathran Lewallen and Tara Tomlinson*
  - **Location of Structure:** *514 4<sup>th</sup> Street Wolfforth, TX 79382*
  - **Client/Owner:** *Jeffery Kahlich*
  - **Purpose of Inspection:** *safety concerns of a substandard structure*
- 

### 2. Findings & Observations- [included numbers are found under code 3.07.015]

#### 2.1 Structural Elements

- **Walls:** *(28) Faulty materials of constructions. All materials of construction, except those which are specifically allowed approved by this article and the building code, and which have been adequately maintained in good and safe condition. (Walls have cracking, leaning, material degradation)*
- **Roof:** *(19) Members of ceilings, roofs, ceiling and roof supports or other horizontal members, which sag, split, or buckle due to defective material or deterioration.*

#### 2.2 Non-Structural Elements

- **Windows and Doors:** *(2) Lack of improper window screens as necessary to prevent the entry of insects.*
- **Flooring:** *(15) Defective or deteriorated flooring or floor supports. (instable)*
- **Electrical:** *(23) All wiring, except that which conformed with all applicable laws in effect at the time of installation, and which has been maintained in good condition and is being used in a sage manner. (Outdated systems, exposed wiring, code violations, etc.)*

#### 2.3 Additional Observations

- *(12) General dilapidation or improper maintenance.*
  - *(29) Hazardous or unsanitary premises. Those premises on which an accumulation of weeds, vegetation, junk dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions which constitute fire, health, or safety hazards.*
  - *(30) Inadequate maintenance. Any building or portion thereof which is determined to be an unsafe building as a result of improper or inadequate maintenance.*
- 

### 3. Safety Concerns

- **Immediate Safety Concerns:**
    - Unstable roof
  - **Potential Future Hazards:**
    - Progressive structural failure
    - Escalating fire risk
    - Degradation of materials (corrosion, rust, wood rot, etc)
    - Diminished occupant safety
    - Non-compliance with safety codes
-



#### 4. Conclusion

*The overall findings of the inspection reveal several critical issues that require immediate attention. Fire damage has significantly compromised the structural integrity of the building, affected key components and increased the risk of further deterioration. Additionally, faulty materials have been used throughout the structure, particularly in the roofing and ceiling systems, where defective materials are contributing to instability and potential water infiltration. The lack of proper maintenance has exacerbated these problems, allowing for further degradation of essential components. If these issues are not repaired promptly, there is an increased risk of structural failure, which could lead to significant safety hazards, including the collapse of parts of the building or severe water damage. Addressing these concerns is vital to ensuring the long-term safety and stability of the property.*

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#### 5. Photos & Diagrams

*See attached document.*

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#### 6. Signature & Certification

- **Inspector's Name:** *Kathran Lewallen*
- **Qualification/Title:** *Code Enforcement Officer*
- **Signature:**  
\_\_\_\_\_
- **Date:** *January 21, 2025*
  
- **Inspector's Name:** *Tara Tomlinson*
- **Qualification/Title:** *Director of Development Services*
- **Signature:**  
\_\_\_\_\_
- **Date:** *January 21, 2025*

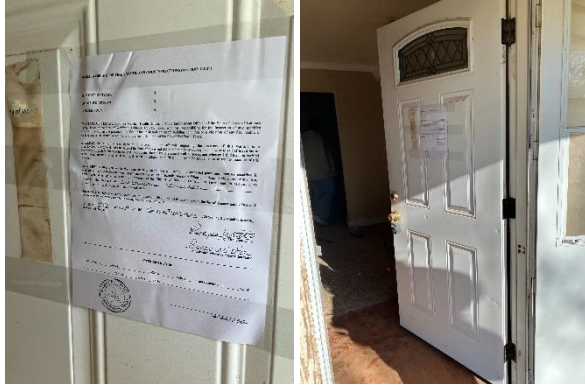
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#### Notes:

- This report is based on the inspection conducted on the date mentioned above and is subject to the limitations of the scope outlined.
- The findings are not an exhaustive analysis of all potential structural issues but are based on the visible and accessible areas during the inspection. Further investigations may be required to fully assess the integrity of the structure.

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**END OF REPORT**



**3.07.015- Substandard Buildings- 514 4<sup>th</sup> Street Wolfforth, TX 79382**

(2) Lack of or improper window screens as necessary to prevent the entry of insects.



(12) General dilapidation or improper maintenance.





(15) Defective or deteriorated flooring or floor supports.



(19) Members of ceilings, roofs, ceiling and roof supports or other horizontal members, which sag, split, or buckle due to defective material or deterioration.







(23) Electrical Wiring. All wiring, except that which conformed with all applicable laws in effect at the time of installation, and which has been maintained in good condition and is being used in a safe manner.



(28) Faulty materials of construction. All materials of construction, except those which are specifically allowed or approved by this article and the building code, and which have been adequately maintained in good and safe condition.



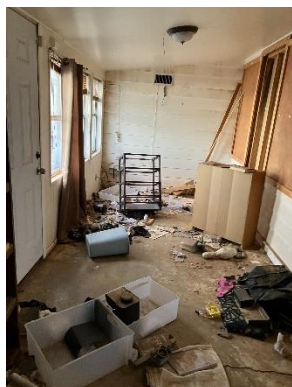
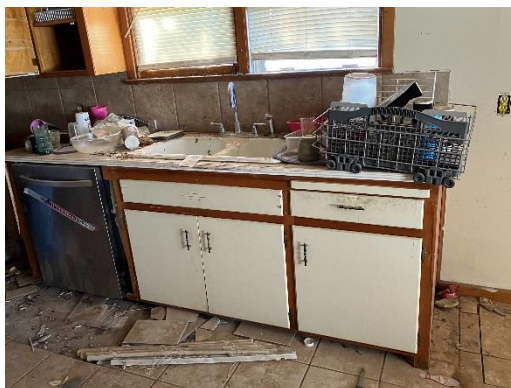
(29) Hazardous or unsanitary premises. Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions which constitute fire, health, or safety hazards.



(30) Inadequate maintenance. Any building or portion thereof which is determined to be an unsafe building as a result of improper or inadequate maintenance.









## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Board of Adjustment
<b>MEETING DATE:</b>	April 1, 2025
<b>ITEM TITLE:</b>	Consider and take appropriate action on determination of a substandard structure at 514 4 <sup>th</sup> Street Wolfforth, TX 79382: Wolfforth ACS BLK 5 L 10-13.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

The previous item was to hold a Public Hearing to receive comments on a determination of a substandard structure at 514 4<sup>th</sup> Street Wolfforth, TX 79382: Wolfforth ACS BLK 5 L 10-13.

### EXHIBITS:

### COUNCIL ACTION/STAFF RECOMMENDATION:

If the Board of Adjustment finds that the structure is in violation, then the board shall require the owner, lienholder, or mortgagee of the building to within (30) days do one or more of the following:

1. Secure the structure from unauthorized entry.
2. Require repair, remove, or demolish the structure in (30) days, unless the owner or lienholder establishes at the hearing that the work cannot be reasonable done in that timeframe.
3. If the board determines that additional time is necessary, they can establish a time schedule for work to be performed. No more than (90) days to repair, remove, or demolish the structure is allowed unless a detailed plan and schedule for work are submitted at the hearing.
4. If over (90) days is allowed, regular progress reports must be submitted to the building inspector.



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Board of Adjustment
<b>MEETING DATE:</b>	April 1, 2025
<b>ITEM TITLE:</b>	Conduct a Public Hearing on a substandard structure at 610 3 <sup>rd</sup> Street Wolfforth, TX 79382: WOLFFORTH ACS BLK 2 L 7 & 8.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

This commentary applies to the next two agenda items:

1. Conduct a Public Hearing on a substandard structure at 610 3<sup>rd</sup> Street Wolfforth, TX 79382: WOLFFORTH ACS BLK 2 L 7 & 8.
2. Consider and take appropriate action on a substandard structure at 610 3<sup>rd</sup> Street Wolfforth, TX 79382: WOLFFORTH ACS BLK 2 L 7 & 8.

Over the past year, the City of Wolfforth Code Enforcement has been actively identifying structures that fail to meet the minimum standards necessary to protect life, health, property, safety, and the general welfare of the public from the dangers of substandard buildings. In January 2025, Code Enforcement obtained an administrative warrant to inspect the property, document its condition, and assess the extent of the violations. Notice was sent out March 3, 2025 by certified, return receipt mail to all owners, lien holders, and mortgage holders about Board of Adjustment hearing. One receipt was returned from the Attorney General's Office.

The overall findings of the inspection reveal several critical issues that require immediate attention. The foundation has significantly deteriorated, compromising the structural integrity of the building and posing a serious risk of foundation failure if left unaddressed. Additionally, faulty materials have been used throughout the structure, particularly in the roofing and ceiling systems, where defective materials are contributing to instability and potential water infiltration. The lack of proper maintenance has exacerbated these problems, allowing for further degradation of essential components. If these issues are not repaired promptly, there is an increased risk of structural failure, which could lead to significant safety hazards, including the collapse of parts of the building or severe water damage. Addressing these concerns is vital to ensuring the long-term safety and stability of the property.

Attached in the exhibits are photographs that document the following findings, defined under 03.07.015 of the City of Wolfforth Code of Ordinances:

- Foundation: (14) Deteriorated or inadequate foundations. (Cracking, shifting)
- Walls: (28) Faulty materials of constructions. All materials of construction, except those which are specifically allowed approved by this article and the building code, and which have been adequately maintained in good and safe condition. (Walls have cracking, leaning, material degradation)



- Roof: (19) Members of ceilings, roofs, ceiling and roof supports or other horizontal members, which sag, split, or buckle due to defective material or deterioration.
- Windows and Doors: (2) Lack of improper window screens as necessary to prevent the entry of insects.
- Flooring: (15) Defective or deteriorated flooring or floor supports. (instable)
- Electrical: (23) All wiring, except that which conformed with all applicable laws in effect at the time of installation, and which has been maintained in good condition and is being used in a sage manner. (Outdated systems, exposed wiring, code violations, etc.)
- (12) General dilapidation or improper maintenance.
- (29) Hazardous or unsanitary premises. Those premises on which an accumulation of weeds, vegetation, junk dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions which constitute fire, health, or safety hazards.
- (30) Inadequate maintenance. Any building or portion thereof which is determined to be an unsafe building as a result of improper or inadequate maintenance.

#### **EXHIBITS:**

1. Notice
2. Inspection Report
3. Photos

#### **COUNCIL ACTION/STAFF RECOMMENDATION:**

Hold a public hearing.

## SUBSTANDARD STRUCTURE REPORT

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### 1. Report Information

- **Date of Inspection:** *January 17, 2025*
  - **Report Prepared by:** *Kathran Lewallen and Tara Tomlinson*
  - **Location of Structure:** *610 3<sup>rd</sup> Street Wolfforth, TX 79382*
  - **Client/Owner:** *Roy Patrick Rodriguez*
  - **Purpose of Inspection:** *safety concerns of a substandard structure*
- 

### 2. Findings & Observations- [included numbers are found under code 3.07.015]

#### 2.1 Structural Elements

- **Foundation:** *(14) Deteriorated or inadequate foundations. (Cracking, shifting)*
- **Walls:** *(28) Faulty materials of constructions. All materials of construction, except those which are specifically allowed approved by this article and the building code, and which have been adequately maintained in good and safe condition. (Walls have cracking, leaning, material degradation)*
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#### 2.3 Additional Observations

- *(12) General dilapidation or improper maintenance.*
  - *(29) Hazardous or unsanitary premises. Those premises on which an accumulation of weeds, vegetation, junk dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions which constitute fire, health, or safety hazards.*
  - *(30) Inadequate maintenance. Any building or portion thereof which is determined to be an unsafe building as a result of improper or inadequate maintenance.*
- 

### 3. Safety Concerns

- **Immediate Safety Concerns:**
    - Unstable roof
  - **Potential Future Hazards:**
    - Progressive structural failure (cumulative weakness/slow shifting)
    - Escalating fire risk
    - Degradation of materials (corrosion, rust, wood rot, etc)
    - Diminished occupant safety
    - Non-compliance with safety codes
-

#### 4. Conclusion

*The overall findings of the inspection reveal several critical issues that require immediate attention. The foundation has significantly deteriorated, compromising the structural integrity of the building and posing a serious risk of foundation failure if left unaddressed. Additionally, faulty materials have been used throughout the structure, particularly in the roofing and ceiling systems, where defective materials are contributing to instability and potential water infiltration. The lack of proper maintenance has exacerbated these problems, allowing for further degradation of essential components. If these issues are not repaired promptly, there is an increased risk of structural failure, which could lead to significant safety hazards, including the collapse of parts of the building or severe water damage. Addressing these concerns is vital to ensuring the long-term safety and stability of the property.*

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#### 5. Photos & Diagrams

*See attached document.*

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#### 6. Signature & Certification

- **Inspector's Name:** *Kathran Lewallen*
- **Qualification/Title:** *Code Enforcement Officer*
- **Signature:**  
\_\_\_\_\_
- **Date:** *January 21, 2025*
  
- **Inspector's Name:** *Tara Tomlinson*
- **Qualification/Title:** *Director of Development Services*
- **Signature:**  
\_\_\_\_\_
- **Date:** *January 21, 2025*

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#### Notes:

- This report is based on the inspection conducted on the date mentioned above and is subject to the limitations of the scope outlined.
- The findings are not an exhaustive analysis of all potential structural issues but are based on the visible and accessible areas during the inspection. Further investigations may be required to fully assess the integrity of the structure.

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**END OF REPORT**



**3.07.015- Substandard Buildings- 610 3<sup>rd</sup> Street Wolfforth, TX 79382**

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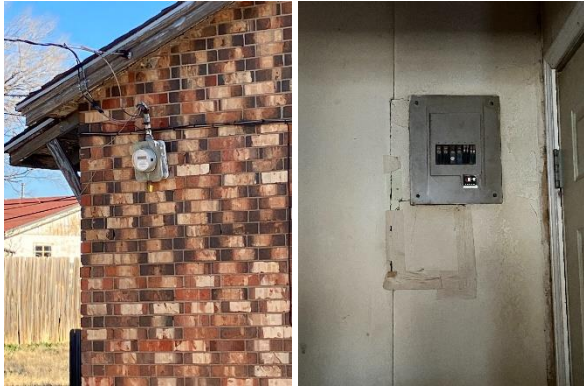


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(23) Electrical Wiring. All wiring, except that which conformed with all applicable laws in effect at the time of installation, and which has been maintained in good condition and is being used in a safe manner.



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## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Board of Adjustment
<b>MEETING DATE:</b>	April 1, 2025
<b>ITEM TITLE:</b>	Consider and take appropriate action on determination of a substandard structure at 610 3rd Street Wolfforth, TX 79382: WOLFFORTH ACS BLK 2 L 7 & 8.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

---

### BACKGROUND:

The previous item was to hold a Public Hearing to receive comments on a determination of a substandard structure at 610 3rd Street Wolfforth, TX 79382: WOLFFORTH ACS BLK 2 L 7 & 8.

### EXHIBITS:

### COUNCIL ACTION/STAFF RECOMMENDATION:

If the Board of Adjustment finds that the structure is in violation, then the board shall require the owner, lienholder, or mortgagee of the building to within (30) days do one or more of the following:

1. Secure the structure from unauthorized entry.
2. Require repair, remove, or demolish the structure in (30) days, unless the owner or lienholder establishes at the hearing that the work cannot be reasonable done in that timeframe.
3. If the board determines that additional time is necessary, they can establish a time schedule for work to be performed. No more than (90) days to repair, remove, or demolish the structure is allowed unless a detailed plan and schedule for work are submitted at the hearing.
4. If over (90) days is allowed, regular progress reports must be submitted to the building inspector.