

WOLFFORTH CODE ENFORCEMENT

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Director of Development Services
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Owner:

Ramiro Villarreal
PO Box 623
Wolfforth, TX 79382

Lienholder:

RE: Substandard Structures at 407 3rd Street Wolfforth, TX 79382: ORIG T WOLFFORTH BLK 6 L 4

Dear Owner,

On April 13, 2026, an inspection was made of the above referenced property. The property displays extensive structural deterioration, inadequate maintenance, and multiple habitability deficiencies, many of which present immediate health and safety concerns. The building's exterior walls show significant weather protection failures, including deteriorated or loose siding, ineffective waterproofing, and broken windows or doors. Roof coverings are rotted, broken, split, or buckled, and lack adequate protective coatings, leaving the structure exposed to the elements. (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 19th day of May 2026 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, 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.

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Tara Tomlinson
Director of Dev. Services