

ORDER NO. 2026-001

AN ORDER OF THE CITY OF WOLFFORTH BOARD OF ADJUSTMENT WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 609 5th STREET, WOLFFORTH, TEXAS

WHEREAS, the Board of Adjustment for the City of Wolfforth conducted a public hearing and considered action items on February 17, 2026, which included item number 3 to take appropriate action on determination of the substandard nature of structures located at 609 5th Street Wolfforth, Texas (“Property”), legal description being: CASEY #4 BLK 5 W60’OF L1; and

WHEREAS, City of Wolfforth staff and Christina Chavez, owner of the Property (“Owner”), presented information to the Board of Adjustment regarding the condition of the structures on the Property;

WHEREAS, the Board of Adjustment specifically finds that all proper notices have been sent consistent with City Ordinances and that the owners of the Property appeared at the public hearing; and

WHEREAS, based upon the evidence presented, the Board of Adjustment finds that the Property is in violation of the ordinances relative to substandard structures under Article 3.07 of Chapter 3 Building Regulations of the City Code of Ordinances; and

WHEREAS, the Board of Adjustment finds that the structure is unoccupied and needs to be secured against unauthorized entry; and

WHEREAS, the Board of Adjustment finds that the interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the Board of Adjustment takes notice of and incorporates all evidence presented to the Board at its February 17, 2026 meeting, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes

WHEREAS, based upon the evidence presented, the Board of Adjustment finds that the Property is in violation of the City Code of Ordinances; and

WHEREAS, the Board of Adjustment finds that the main structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property.

THEREFORE, IT IS HEREBY ORDERED BY THE BOARD OF ADJUSTMENT CITY OF WOLFFORTH THAT:

1. All individuals cease occupancy of structures on the Property until repairs are completed and approved;

2. Owner must secure the property against unauthorized entry by no later than February 28, 2026 and while the work is being performed as determined by the Director of Development Services;
3. Owner must submit an Action Plan for Correction within 90 days of this Order, detailing specific corrective measures for each violation, timeline for completion of each repair, and list of licensed contractors or professionals to be engaged;
4. No work be performed until such time as any required permit is issued consistent with City ordinances;
5. All work to be performed must be conducted consistent with applicable City ordinances, state and federal regulations and statutes;
6. No person or entity may occupy the structures on the Property until such time as a final inspection is conducted and certificate of occupancy issued;
7. Should the Owner, lien holder, or mortgagee fail to submit an Action Plan for Correction within 90 days of this Order, the City may demolish the structure(s) on the Property, and place a lien on the Property in accordance with applicable law.
8. Should the Owner violate the terms of this Order, the City may seek administrative penalties in an amount not to exceed \$1,000 per day.
9. The City Secretary shall file a copy of this Order with the City within 10 days of the date of this Order and publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this Order and provide notice that a copy of this Order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

ORDERED THIS 17th DAY OF FEBRUARY 2026



Chair of Board of Adjustment

ATTEST:



Director of Development Services