



## 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.