



AGENDA ITEM COMMENTARY

MEETING NAME:	Board of Adjustment
MEETING DATE:	February 17, 2026
ITEM TITLE:	Conduct a Public Hearing on a substandard structure at 609 5 th Street Wolfforth, TX 79382: CASEY #4 BLK 5 W60'OF L 1.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

1. Conduct a Public Hearing on a substandard structure at 609 5th Street Wolfforth, TX 79382: CASEY #4 BLK 5 W60'OF L 1.
2. Consider and take appropriate action on a substandard structure at 609 5th Street Wolfforth, TX 79382: CASEY #4 BLK 5 W60'OF L 1.

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 November 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 December 31, 2025 by certified, mail to all owners, lien holders, and mortgage holders about the Board of Adjustment hearing. No mail was returned to the city during this time.

The inspection identified multiple critical deficiencies requiring immediate attention. The building exhibits severe exterior and roof deterioration, including failed weather protection, rotted or broken coverings, and compromised structural elements that pose a risk of collapse. Floors and supports are defective and may not safely carry normal loads. Safety and habitability are further reduced by missing window screens, inadequate lighting, and the absence of functional sanitary facilities or running water. Widespread dilapidation, poor maintenance, and hazardous site conditions—including debris, stagnant water, and vermin—create significant fire, health, and safety risks, rendering portions of the structure unsafe and unfit for residential use.

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

- Walls: (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.

- 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.
- Floor: (15) Defective or deteriorated flooring or floor supports. (16) Flooring or floor supports of insufficient size to carry imposed loads with safety.
- Windows and Doors: (2) Lack of improper window screens as necessary to prevent the entry of insects.
- Electrical: (9) Lack of required electrical lighting.
- (1) Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit.
- (4) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- (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

BOARD ACTION/STAFF RECOMMENDATION:

Hold a Public Hearing.