

On July 17, 2025, the Condemnation Appeals Commission met at 2:00 p.m. for a Regular meeting at City Hall, 623 S Johnson Street, in Room 1500.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Tom Roller, Chair	Yes	103	95
Frank O Willburn, Vice Chair	Yes	20	19
Richard Constancio Jr.	No	103	61
Jim Banes	Yes	81	64
Russ Glaze	No	16	5
<b>ALTERNATE MEMBER</b>			
Ryan Huseman	No	51	14

Also in attendance were:

Jacob Diaz	CITY MARSHAL, CITY OF AMARILLO
Courtney White	ASSISTANT CITY ATTORNEY, CITY OF AMARILLO
Gwen Gonzales	DANGEROUS STRUCUTRE MANAGER, CITY OF AMARILLO
Sarah Ramon	ADMINISTRATIVE SPECIALIST I, CITY OF AMARILLO
Jerry Brinkley	CODE INVESTIGATOR, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 2:01 p.m.

**ITEM 1: Public Comments:**

Chairman Roller opened the floor for any public comments to speak to any item on the agenda that does not have a public hearing.

**ITEM 2: Minutes:**

Commissioner Willburn made a motion to approve the minutes of the May 1, 2025, meeting, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

**ITEM 3: Resolution- Public Hearing:**

This resolution sets the date and time for a public hearing on August 7, 2025, at 2:00 p.m. to determine whether certain conditions of the properties located at 1316 SE 12<sup>th</sup> Avenue, 1626 NW 18<sup>th</sup> Avenue, 4703 Goodnight Trail, 615 Lake Street, 1610 N Washington Street, 315 NW 6<sup>th</sup> Avenue, 1517 N Arthur Street, 2020 N Fannin Street, 311 N Kentucky Street constitute dangerous structure and/or a public nuisance, and whether to order the removal of such. A copy of this resolution will be mailed to all interested parties providing ten (10) days' notice of public hearing. Commissioner Banes made a motion to approve the resolution, seconded by Commissioner Willburn, the motion passed with a 3:0 vote.

**ITEM 4: Resolution- Public Hearing:**

This resolution sets the date and time for a public hearing on September 4, 2025, at 2:00 p.m. to determine whether certain conditions of the properties located at 2034 NW 14<sup>th</sup> Avenue, 1311 NW 6<sup>th</sup> Avenue, 1525 Lockney Street, 105 N Maryland Street, 1101 N Mirror Street, 109 S Tyler Street, 111 S Tyler Street, 1205 N Tyler Street, 4008 S Tyler Street, 1016 N Washington Street constitute dangerous structure and/or a public nuisance, and whether to order the removal of such. A copy of this resolution will be mailed to all interested parties providing ten (10) days' notice of public hearing. Commissioner Willburn made a motion to approve the resolution, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

**ITEM 5: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure and solid waste accumulation located at 3812 SW 4<sup>th</sup> Avenue.

Mr. Diaz informed the commissioners; the property has been demolished and no further action is required.

**ITEM 6: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 311 NE 12<sup>th</sup> Avenue.

Mr. Diaz informed the commissioners; the property has been cleaned up and no further action is required.

**ITEM 7: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure and solid waste accumulation located at 2412 NW 14<sup>th</sup> Avenue.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning date of this file is October 10, 2024. This property was involved in a fire on July 26, 2021. This property has been without water service since October 14, 2014. The Amarillo Police department and City Marshal Deputies have been called out to this location 4 times since the property was involved in a fire. The City has worked 18 cases since the property has been without water; weeds, junk & debris, zoning violations, and this dangerous structure case. A fire damaged manufactured home. The fire has caused a total loss. The structure has collapsed, and the remaining two walls could collapse at any time. There is an accumulation of solid waste on the property and evidence of vagrant activity. There has been no recent permit activity. This property is a nuisance, a hazard to the neighborhood, and blight on the area, therefore, we recommended: Item II & V. There are taxes due, however; there is no money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Diaz, any questions. The Chairman asked if there was anyone present with a legal interest in the property. There was no one. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the Resolution for Options II & V, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

**ITEM 8: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 4011 SE 15<sup>th</sup> Avenue.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning date of this file is October 25, 2024. This property has been without water service since October 3, 2017. The Amarillo Police Department and City Marshal Deputies have been called out to this location 1 time since the property has been without water service. The City has worked 5 cases since the property has been without water services: weeds, junk & debris, zoning violations, and this dangerous structure case. This property consists of a residence, an accessory structure, and a carport. The house is partially boarded up, however, there are still open, broken windows. The roof has holes, exposing the interior to the elements. The exterior wood siding has begun to fall from the structure. The structure is listing to one side. The accessory structure has broken windows, and the exterior paneling has begun to fall off in areas. Building Safety has had no recent permit activity. This property was a nuisance; represents a hazard to the neighborhood; blight on the area and an unsafe environment therefor, we recommend Item II & V. There are taxes owed; and there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Diaz, any questions. The Chairman asked if there was anyone present with a legal interest in the property. There was no one. The Chairman admitted their information into the record. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Banes made a motion to approve the Resolution for Option II & V, seconded by Commissioner Willburn, the motion passed with a 3:0 vote.

**ITEM 9: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure and solid waste accumulation located at 2411 S Aldredge Street.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is June 28, 2024. This property has been involved in three fires: January 22, 2025, February 13, 2025. February 16, 2025. The property has been without water since May 23, 2023. The Amarillo Police Department and City Marshal Deputies have been called out to this location 6 times since the property has been without water service. The City has worked 5 cases since the property has been without water; weeds, junk & debris, zoning violations, and this dangerous structure case. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and creates an unsafe environment, therefore, we recommended: Item III & V. There are

taxes owed, and there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Diaz, any questions. The Chairman asked if there was anyone present with a legal interest in the property. There was no one. The Chairman admitted the information into the record. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the Resolution for Option II & V, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

**ITEM 10: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 1407 Carter Street.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is June 20, 2024. This property has been without water service since December 10, 2024. The Amarillo Police Department and City Marshals Deputies have been called out to this location 2 times since the start of this case. The City has worked 1 case since the beginning of this case: this dangerous structure case. An unsecure residential structure. Some of the windows have been boarded up, however, the back door is open. The roof above the front door is collapsing. There are cracks in the foundation and holes under the sub-floor allowing vermin, stray animals, and the weather to further damage the property. The addition to the house has no weather sheathing allowing the elements to deteriorate the wall structure. There is a hot tub in the yard that is pooling water and is not secured from anyone gaining access. There has been no recent permit activity. Jacob Diaz, stated he understood that significant time has passed since contact with property owner but encouraged the commissioners to hear from the property own in attendance This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and creates an unsafe environment, therefore, we recommended: Item III & V. There are no taxes owed, and there is nothing owed to the City for any prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Diaz, any questions. The Chairman asked if there was anyone present with a legal interest in the property. Jeremy Bryant approached the podium. Mr. Bryant approach the Commissioners with binders of information related to the property. Commissioners took the time to review the information. Mr. Bryant stated he didn't know about the open structure case on the property until now. Commissioner Willburn asked if he planned on rehabbing the structure. Mr. Bryant stated he would like to give more information prior to answering. He gave a background of his family situation and stated he was his parents' primary caregivers. He asked for 30 days to help with his dad health issues and 60 days to obtain the permit. He stated in the past he would rehab properties, however now her buys and sells the properties. Mr. Bryant also stated that he did have intention of rehabbing this property, and that this is the last property he intends to buy. Chairman Roller and Commissioner Banes explained to Mr. Bryant the time he would be receiving with Option III. The Chairman admitted this information into the record. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the Resolution for Option III & V, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

**ITEM 11: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 302 S Forest Street.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is October 9, 2024. This structure has been without water services since April 25, 2024. The Amarillo Police Department and the City Marshal Deputies have been called out to this location 2 times since the property has been without water service. The City has worked 1 case since the property has been without water service: this dangerous structure case. The structure is a garage apartment that is unsecure. There is wood rot around the doors and windows. The exterior siding is detaching, exposing the wall structure to the elements. The roof on the south side of the structure has begun to collapse. The interior has gaps/separation in the walls, ceiling and rooms. The structure has been tagged with graffiti, and there is evidence of vagrant activity. Jacob Diaz stated he spoke with the owner's representative, and they are in the process of obtaining a permit. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and an unsafe environment, therefore, we recommended: Item II. There are no taxes owed, however; there is no money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Diaz, any questions. The Chairman asked if there was anyone present with a legal interest in the property. Liz Morgan approached the podium. Ms. Morgan stated she was there to represent her uncle. She stated the uncle purchased another property prior to this one and was working on it, however he has now finished it and plans to begin work on this property now. Ms. Morgan stated the uncle is in the process of obtaining a permit and is currently obtaining bids to obtain the permit. Chairman Roller ask if the uncle has begun working on the front structure. Ms. Morgan stated yes and that they are waiting to begin work on the rear structure until this issue was resolved. The Commissioners stated they had no further questions. The Chairman admitted this information into the record. The Chairman asked if there was anyone else who wished to speak

concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Banes made a motion to approve the Resolution for Option III, seconded by Commissioner Willburn, the motion passed with a 3:0 vote.

**ITEM 12: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 606 N Monroe Street.

Mr. Diaz informed the commissioners; the property has been demolished and no further action is required.

**ITEM 13: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 1408 S Houston Street.

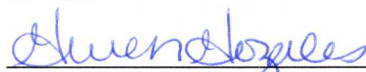
Mr. Diaz informed the commissioners; the property has been demolished and no further action is required.

**Adjournment:**

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 3:02 p.m. This meeting was recorded, and all comments are on file with the City Marshal's Office.

  
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Tom Roller, Chairman

ATTEST:

  
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Gwen Gonzales, Dangerous Structure Manager  
Sarah Ramon, Administrative Specialist I