

On August 7, 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	104	96
Frank O Willburn, Vice Chair	No	21	19
Richard Constancio Jr.	Yes	104	62
Jim Banes	Yes	82	65
Russ Glaze	No	17	5
ALTERNATE MEMBER			
Ryan Huseman	Yes	52	15

Also in attendance were:

Jacob Diaz	CITY MARSHAL, CITY OF AMARILLO
Shayla Sotelo	DEPUTY DIRECTOR, CITY OF AMARILLO
Brad Hofmann	DEPUTY BUILDING OFFICIAL, CITY OF AMARILLO
Courtney White	SENIOR 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
Stephanie Balke	CITY MARSHAL CAPTAIN, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 2:00 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 Banes made a motion to approve the minutes of the July 17, 2025, meeting, seconded by Commissioner Constancio, 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 October 2, 2025, at 2:00 p.m. to determine whether certain conditions of the properties located at 901 SW 1st Avenue, 2036 NW 14th Avenue, 2337 NW 14th Avenue, 1620 NW 18th Avenue, 2000 N Cleveland Street, 316 S Georgia Street, 1401 N Harrison Street, 1403 N Harrison Street, 1004 S Johnson Street, and 1009 S Lincoln 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 Constancio, the motion passed with a 3:0 vote.

Commissioner Huseman arrived.

ITEM 4: 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 1316 SE 12th Avenue.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of this property. The

2025. This property has an active city utility and electrical account to the rear accessory. The electrical service to the main residential structure has been cut off. The Amarillo Police Department and City Marshal Deputies have been called out to this location 3 times since the property was identified as a dangerous structure. The City Marshal's Office has worked 2 cases since the start of this case: a junk vehicle case and this dangerous structure case. This property is located 6 blocks from an elementary school. The residential structure's roof has collapsed; the exterior wood siding has begun to fall off the structure and the foundation has cracks. One of the heirs is living in the garage apartment. There has been no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and create an unsafe environment, therefore, demolition is recommended: Item II. There is a unique circumstance about this property. There is a main structure and a detached garage that has been converted without permits. Mr. Diaz's recommendation for Item II is for the main structure and Item III for the accessory structure to allow time to obtain permits to bring the accessory into compliance with Code. There has been contact with the occupant of the property. Currently, there are taxes due 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. Commissioner Constancio asked about the water meter to the property. Mr. Diaz stated there is no service to the main structure, however, there is service to the rear structure. Mr. Diaz does not know if there is just one meter to the property. Commissioner Huseman asked about a tent in the back yard. The tent has been removed along with the solid waste. Ms. Gonzales verified that there is one water service for the property. The Commissioners continued to discuss the property. The Chairman asked if there was anyone present with a legal interest in the property. Ida Romero, daughter of the owner, 1316 SE 12th Avenue, approached the podium. Ms. Romero and her brother live in the back structure. Ms. Romero said the front house is dangerous, however, the back house is not dangerous. They want to demolish the house, but they haven't had the means to do so. They have done a lot of work there and she is trying to get the property in her name. If the rear is removed, they will have nowhere to go. Maybe sometime in the future they would like to put a mobile home there. The Chairman admitted her 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 asked if the City Marshal had any other comments. Mr. Diaz spoke about the neighbor asking about the property. Commissioner Huseman asked about the requirements for a main structure and a rear structure. Mr. Diaz stated he didn't know if the rear structure was converted correctly. Mr. Diaz verified that permits through Building Safety would be required for the rear structure. Commissioner Huseman said the main structure needs to be removed; however, it does not look as if the rear structure does not. The Commissioners asked several questions concerning zoning, setbacks, and permits. The Commissioners discussed using Option III to allow time for permits on the rear structure or Option II and specifying the ruling is only for the main residential structure. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Banes made a motion to approve the Resolution for Option II for the front property and no action on the accessory, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

ITEM 5: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 1626 NW 18th Avenue.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The property was identified as a possible dangerous structure on May 18, 2024, and the case began to be processed on November 15, 2024. This property has been without water service since November 19, 2024. The Amarillo Police Department and the City Marshal Deputies have responded to this location 6 times since September 2017. The City Marshal's Office has worked 4 cases in the last 2 years: weeds, junk & debris, and this dangerous structure case. This property is located 1 block from an elementary school. The residential structure is boarded up; however, the accessory structure remains open. The roof of the house is in a severe state of decay, exposing the decking to the elements. The wood siding has not been maintained and has started to fall from the structure. There are cracks in the foundation. There has been 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, demolition, Item II is recommended. There was no contact with the owner, however, Mr. Diaz did speak with the owner just before this meeting. There are no 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. Johnny Hughes, 1310 NW 15th Avenue, approached the podium. Mr. Hughes wants to refurbish the structure. He hasn't had a lot of time to work on the house, but he now has the time to work on it. The City has had the street, and sidewalks blocked off and he hasn't been able to get to the house recently. He just needs more time. Chairman Roller discussed with Mr. Hughes the need to go to Building Safety for permitting requirements. Chairman Roller asked Mr. Diaz if Option III would be a good recommendation. Mr. Diaz stated that Option III is doable, however, he recommended going over the provisional permit requirements, and costs. Commissioner Constancio told Mr. Hughes that if the Commission recommended demolition, that would be doing him a favor, because the cost to refurbish this home to come up to compliance would be double. Mr. Hughes asked if he could sale the property. Ms. White, Senior Assistant City Attorney, stated that the house could be sold, but the buyer would be subject to all these problems and timeline. Mr. Hughes asked if he would lose his property. Commissioner Constancio said the property would still be his. They

continued to discuss the condition of the structure and reclaiming wood from the structure. The Chairman admitted his 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, seconded by Commissioner Huseman, the motion passed with a 4:0 vote.

ITEM 6: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 4703 Goodnight Trail.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The property was identified as a possible dangerous structure on January 22, 2025, and the case began to be processed on February 24, 2025. This property has been without water service since March 20, 2025. This property was recently sold to a new owner: E & I Estates LLC on June 19, 2025. The Amarillo Police Department and City Marshal Deputies have responded to this location 3 times since the start of this case for follow-ups. The City Marshal's Office has worked 2 cases in the last 2 years: an open structure and this dangerous structure case. This property is within 5 blocks of an elementary and middle schools. The residential structure has been secured. There is evidence of wood rotting around the roof decking. The in-ground pool is separating from the concrete around it and has stagnant water. The solid waste has been removed. There has been contact from the new owner. 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 III to allow time for the new owner to obtain a provisional permit. The taxes are paid, and nothing is owed to the City. 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. The owner approached the podium. He stated we have plans for the house. We tried getting a permit for the mechanical, roofing, and windows, but they wouldn't let us. Now that we have the right information, we will go tomorrow to pull the right permits. They should be done in about 4 months. We have floor plans if you need them. The Chairman admitted his information into the record. Commissioner Constancio asked Mr. Diaz if he was okay with the way the pool is set up now. Mr. Diaz said that the owner has a plan in place for the pool. 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 Huseman, the motion passed with a 4:0 vote.

ITEM 7: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 615 S Lake Street.

No action was taken on this Item.

ITEM 8: 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 1610 N Washington Street.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The property was identified as a possible dangerous structure on January 7, 2025, and the case began to be processed on February 20, 2025. The property has been without water since February 25, 2025. The City Marshal Deputies have been at this location 5 times since the start of this case for posting trespass notice and follow-ups. The City Marshal's Office has worked 3 cases in the last 2 years: weeds, junk & debris, a junk vehicle case, and this dangerous structure case. This property is located 5 blocks from an elementary school and public park. There are large holes in the foundation, the roof has begun to collapse, and the exterior walls have begun to bow outward. 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 recommend Items II & V, demolition and abatement. There are taxes owed, and there is no money owed to the City. 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 Huseman made a motion to approve the Resolution for Options II & V, seconded by Commissioner Constancio, the motion passed with a 4:0 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 315 NW 6th Avenue.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The property was identified as a possible dangerous structure on May 22, 2024, and the case began to be processed November 22, 2024. This property has been without water service since March 17, 2022. The Amarillo Police Department and the City Marshal Deputies responded to this location 20 times since the property has been without water service. The City Marshal's Office has worked 4 cases in the last 2 years: weeds, junk & debris, and this dangerous structure case. This property is located 8 blocks from a middle school and 2 elementary schools. The house is boarded up, however, there are areas where access can be gained where a hole has been kicked in on the door. There are large holes in the foundation and some of the exterior siding have been removed. There has been some permit activity through Building Safety. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and creates an unsafe environment, therefore, demolition is recommended: Item II. There has been contact with the owner. The taxes have been paid, and there is nothing owed to the City. 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. From her seat, the "owner" asked if she had to speak. Chairman Roller said she did not have to. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. Commissioner Huseman asked Mr. Diaz if a permit had been applied for. Mr. Diaz stated yes, and they want it demolished. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Huseman made a motion to approve the Resolution for Option II, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

ITEM 10: 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 1517 N Arthur Street.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The property was identified as a possible dangerous structure on February 27, 2025, and the case began to be processed April 8, 2025. This property has been without water service since October 2008. The Amarillo Police Department and the City Marshal Deputies have been at this location 5 times since the property has been without water. The City Marshal's Office has worked 6 cases in the last 2 years: weeds, junk and debris, an open structure, and this dangerous structure case. This property is located 1 block from a high school and 3 blocks from a public park. The siding on the north side of the manufactured home is missing, exposing the insulation and framing to the elements. The shingles are sliding off the roof, and the skirting is missing in areas. There has not been any recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and an unsafe environment, and demolition and abatement, Items II & V, are recommended. The granddaughter of the owner contacted the City Marshal's Office. There are taxes owed, and there is nothing owed to the City. 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. Toni Karl, 4008 S Harrison Street, spoke. This property is her grandmother and mother's. They have both passed. She is trying to get the property in her name. Ms. Karl plans on tearing the structure down. The Chairman admitted her 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 Options II & V, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

ITEM 11: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 2020 N Fannin Street.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The property was identified as a possible dangerous structure on March 26, 2025, and the case began to be processed March 31, 2025. There is no city utility at this location. There have been no calls for police service to this location since March 26, 2025. The City Marshal's Office has worked on 4 cases in the last 2 years: weeds, junk and debris, a zoning violation, a substandard structure case, and this dangerous structure case. This property is located 3 blocks from an elementary school and a public park. The accessory garage's roof has begun to collapse, and the garage door is about to fall. The 2nd accessory structure has missing siding, and the roof is in poor condition. 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 an unsafe environment, and we recommend demolition and abatement: Items II & V. The taxes are paid, 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 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 Huseman made a motion to approve the Resolution for Options II & V, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.


ITEM 12: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 311 N Kentucky Street.

No action was taken on this Item.

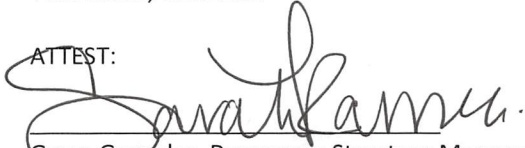
Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 3:46 p.m. This meeting was recorded, and all comments are on file with the City Marshal's Office.



Tom Roller, Chairman

ATTEST:



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