



CITY OF GAINESVILLE

BUILDING & STANDARDS COMMISSION

PUBLIC HEARING | Thursday, November 20, 2025 | 4:00 PM

MUNICIPAL BUILDING | 200 S RUSK | GAINESVILLE TX 76240

AGENDA

- | | |
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| ITEM 1 | CALL TO ORDER |
| ITEM 2 | SWEARING IN OF REAPPOINTED COMMISSIONER
Swear in reappointed commissioner Jock Conner |
| ITEM 3 | SWEARING IN OF WITNESSES |
| ITEM 4 | SWEARING IN OF INTERPRETER |
| ITEM 5 | APPROVAL OF MINUTES
Consider minutes from the August 21, 2025, Building and Standards Commission Hearing |
| ITEM 6 | #25-001571 418 RITCHEY
Inoperable Motor Vehicle
Owner: Manav Whitesboro, LLC, Bays |
| ITEM 7 | #25-002441 522 N DIXON
Inoperable Motor Vehicle
Owner: Rodriguez |
| ITEM 8 | #25-002210-2211 501 FAIR
Inoperable Motor Vehicle(s); Illegal Structure
Owner: Ramos, Giles |
| ITEM 9 | #25-000711 1014 S TAYLOR
Non-Conforming Use of Land
Owner: Garcia |
| ITEM 10 | #23-000289 622 S TAYLOR
Substandard Structure
Owner: Gomez |



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ITEM 11 **#25-001992-1993 | 625 N DENISON**
Outside Storage, Trash & Debris
Owner: DLDS

ITEM 12 **#25-002207 | 900 GLADNEY**
Outside Storage
Owner: Martinez

ITEM 13 **#25-000798-2374 | 116 N TAYLOR**
Trees, Plants and Shrubs
Owner: Gansan Realty

ITEM 14 **#25-002028 | 3401-3403 Austin**
Trash & Debris
Owner: Nechepa

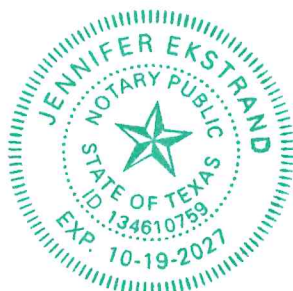
ITEM 15 **ADJOURN**

NOTE: The Building and Standards Commission may convene into executive session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.

This is to certify that I, Javonna Cannon, Secretary for the Building & Standards Commission, posted this Agenda by 8:00 AM, Friday, November 14, 2025, on the official City of Gainesville bulletin board in the front of the Municipal Building, 200 South Rusk, Gainesville, Texas, on the west side at the main entrance, which is accessible to the public twenty-four hours each day, and in the foyer of the Municipal Building, 200 South Rusk, Gainesville, Texas 76240, which is accessible to the public 8:00 AM to 5:00 PM, Monday through Friday.


Javonna Cannon, Secretary of the Building & Standards Commission

Sworn to and subscribed before me on this the 13 day of November, 2025.




Signature, Notary Public, State of Texas
Jennifer Ekstrand
Printed Name, Notary Public, State of Texas



**Building and Standards Commission
Minutes of Public Nuisance Abatement Hearing
Thursday, August 21, 2025
4:00 PM**

Commissioners Present: Wally Cox, Jess Cason, Michael Blake, Lynnette Scruggs, Chuck Reiter, Jock Conner, and Kenneth Skinner

Commissioners Absent:

Chairperson: Wally Cox

Staff Present: Code Enforcement Officer Jennifer Ekstrand, Code Enforcement Officer Tim Stanley, Code Enforcement Officer David Lauteren, Code Compliance Officer Chance Llano, Building Official Mike Doughty, and Permit Tech Patty Pierce

Visitors Present: Benson Tran, Wilson Tran, Gregory Kozlyuk, Jeff Clancy

ITEM 1: CALL TO ORDER

With a quorum present, Chairman Cox called the hearing to order at 4:00 p.m.

ITEM 2: SWEARING IN OF NEW COMMISSIONERS

Item was tabled to the next hearing.

ITEM 3: SWEARING IN OF WITNESSES

Chair Cox swore in all staff and visitors who would testify in the hearing.

ITEM 4: APPROVAL OF MINUTES FROM JULY 17, 2025, BSC HEARING

Chairman Cox read the item into the record and asked if anyone had any questions or changes for the minutes. Commissioner Blake moved to accept the minutes as presented. Commissioner Cason seconded. All present voted aye and the motion carried unanimously.

ITEM 5: 25-000962-963-1206 | 3415 COLUMBUS

Code Enforcement Officer Jennifer Ekstrand presented picture evidence of the trash and debris, mostly discarded appliances located in the yard at 3415 Columbus. CEO Ekstrand advised the Commission that several notices had been sent to the address but nothing had been cleaned up. She went through the history of notices mailed, newspaper publication, and the posting of the agenda. She then asked if anyone was in the audience with regard to the property. Jeff Clancy approached the podium and

advised it was his mother's house. He said she doesn't speak English and most likely had not understood the nature of the letters. He requested future correspondence be sent to him at his address on Broadway. He then proceeded to show pictures of the yard cleaned up and advised it was taken care of. CEO Ekstrand advised the Commission that since proof had been presented that the violation was abated, she would not require an order and the case was closed.

- ITEM 6: 24-002412 | 523 S TAYLOR**
- ITEM 7: 24-000391 | 901 ELDRIDGE**
- ITEM 8 : 24-001728 | 1519 E GARNETT**
- ITEM 9 : 24-002387 | 1014 S TAYLOR**
- ITEM 10: 25-000203 | 525 S WEAVER**
- ITEM 11: 25-000218 | 1404 HANCOCK**

Chair Cox read Items 6-11 into the record and CEO Ekstrand explained to the Commission that staff followed the exact same process for each case and they were all inoperable motor vehicles. She presented the timeline for mailing the notice of violation, the follow up inspection, mailing notices for the notice of public hearing to each property owner and vehicle owner via certified mail, return receipt requested, and publication in the Gainesville Register. CEO Ekstrand then explained each item would be presented separately with a photograph and order recommendation.

CEO Ekstrand advised that Item 6 for 523 S Taylor, Item 7 for 901 Eldridge, and Item 11 for 1404 Hancock had abated their violations before the hearing and would be removed from the hearing. She then presented pictures at 1519 E Garnett for a 2002 Nissan Xterra that is inoperable with flat tires and expired registration. Chair Cox requested a motion which was provided by Commissioner Blake to accept staff's recommendation as presented. Commissioner Scruggs seconded. All present voted AYE. Motion carried unanimously.

CEO Ekstrand showed pictures of the inoperable motor vehicle located at 1014 S Taylor. The 2003 Mitsubishi Eclipse had an expired registration and flat tires. CEO Ekstrand made a note to record that the address in the presentation contained a typo. She then recommended that the Commission find the owner of 1014 S Taylor to be in violation of the ordinance and to remove or repair the vehicle within 30 days. If the owner fails to comply, the city shall have the vehicle towed at the owner's expense. Commissioner Blake motioned to accept staff's recommendation as presented and Commissioner Cason seconded. All present voted AYE. Motion carried unanimously.

CEO Ekstrand next presented pictures of the 2002 Honda Accord at 525 S Weaver. She advised the Commission that property owner Gregory Kozlyuk was in the audience and wished to address the Commission. Mr. Kozlyuk approached the podium and advised he was working on the car and just needed some extra time to get it fixed. Chair Cox asked for staff's recommendation. CEO Ekstrand replied that staff recommends the Commission order the vehicle be removed or made operable within thirty days by the property owner. If the owner fails to comply, the city shall have the vehicles towed at the owner's expense. Commissioner Blake motioned to

accept staff's recommendation as presented and Commissioner Conner seconded. All present voted AYE. Motion carried unanimously.

- ITEM 12: 25-001716 | 1502 BONNER**
- ITEM 13: 25-001717 | 1504 BLACK HILLS**
- ITEM 14: 25-001719 | 1510 W CALIFORNIA**
- ITEM 15: 25-001720 | 1520 BLACK HILLS**
- ITEM 16: 25-001721 | PID 10245_BLACK HILLS**
- ITEM 17: 25-001723 | PID 149364_BLACK HILLS**

Chairman Cox read the items into the record. CEO Ekstrand advised that Item 14 at 1510 W California had been abated prior to the hearing and would be removed from the agenda. She advised that staff had followed the same process regarding due process for each case. She presented ordinance information and then picture evidence for 1502 Bonner. She asked if anyone was in the audience for the property. Brothers Tran said they had been out of town when the letter had come and they had been unaware of the violation until just the day before the hearing. They said their mom was hiring a contractor to get the tree(s) cut down. CEO Ekstrand explained that was fine but she would still request an order just to keep everyone on track. The brothers acknowledged their understanding and agreement. CEO requested the Commission find the property to be in violation of the ordinance and that the owner remove the dead tree within 30 days or the city would remove at the owner's expense. Chair Cox asked for a motion.

Commissioner Blake moved to accept staff's recommendation as presented. Commissioner Scruggs seconded. All present voted AYE. Motion carried unanimously.

CEO Ekstrand then presented picture evidence and testimony for the dead trees at 1504 Black Hills. Commissioner Blake moved to accept staff's recommendation as presented. Commissioner Scruggs seconded. All present voted AYE. Motion carried unanimously. CEO Ekstrand presented picture evidence and testimony for the dead trees located at 1520 Black Hills. Commissioner Blake motioned to accept staff's recommendation as presented. Commissioner Reiter seconded. All present voted AYE. Motion carried unanimously. CEO Ekstrand presented picture evidence and testimony for the dead trees located at PID 10245 Black Hills. Commissioner Blake motioned to accept staff's recommendation as presented. Commissioner Conner seconded. All present voted AYE. Motion carried unanimously. CEO Ekstrand presented picture evidence and testimony for the dead trees located at PID 149364_Black Hills. Commissioner Blake motioned to accept staff's recommendation as presented. Commissioner Skinner seconded. All present voted AYE. Motion carried unanimously.

With no further business, Chairman Cox adjourned the hearing at 4:24 p.m.

Signature of Chairperson: _____ **Date:** _____

Signature of Secretary: _____ **Date:** _____