



NOTICE OF A BOARD OF APPEALS MEETING

Notice is hereby given that a Board of Appeals Meeting of the City of Ranger, Texas, will be held on **Wednesday, February 22, 2023 at 1:00 p.m.** in City Hall, 400 West Main Street Ranger, Texas. This is a meeting of the City of Ranger City Commission, sitting as the Board of Appeals pursuant to Ordinance No. 2007-10-8-3 (Regulating Dangerous Buildings). The following subjects will be discussed, to wit:

Agenda Item 01: Call to Order- Mayor Casey
Roll Call/Quorum Check

Agenda Item 02: Citizen's Presentation-At this time, anyone on the list will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed THREE minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.

Agenda Item 03: Discuss/Consider: Public Hearing on a Dangerous Building Condemnation Case for the structure located at 314 W. Main Street, Ranger, Texas

Agenda Item 04: Discuss/Consider: issuing Orders on Dangerous Building Condemnation Case for the structure located at 314 W. Main Street, Ranger, Texas

Agenda Item 05: Discuss/Consider: Adjournment

I, the undersigned authority, do hereby certify that the above notice of meeting of the Governing Body sitting as the Board of Appeals of the City of Ranger is a true and correct copy of said notice on the bulletin board at the City Hall of the City of Ranger, a place convenient and readily available to the general public at all times, and notice was posted by 1:00p.m., February 17, 2023 and remained posted for 72 hours preceding the scheduled time of the meeting.

Savannah Fortenberry

Savannah Fortenberry, Ranger City Secretary

The Board of Appeals/City council reserves the right to convene into Executive Session concerning any of the items listed on this agenda under the authority of the Mayor, whenever it is considered necessary and legally justified under the Open Meetings Act.

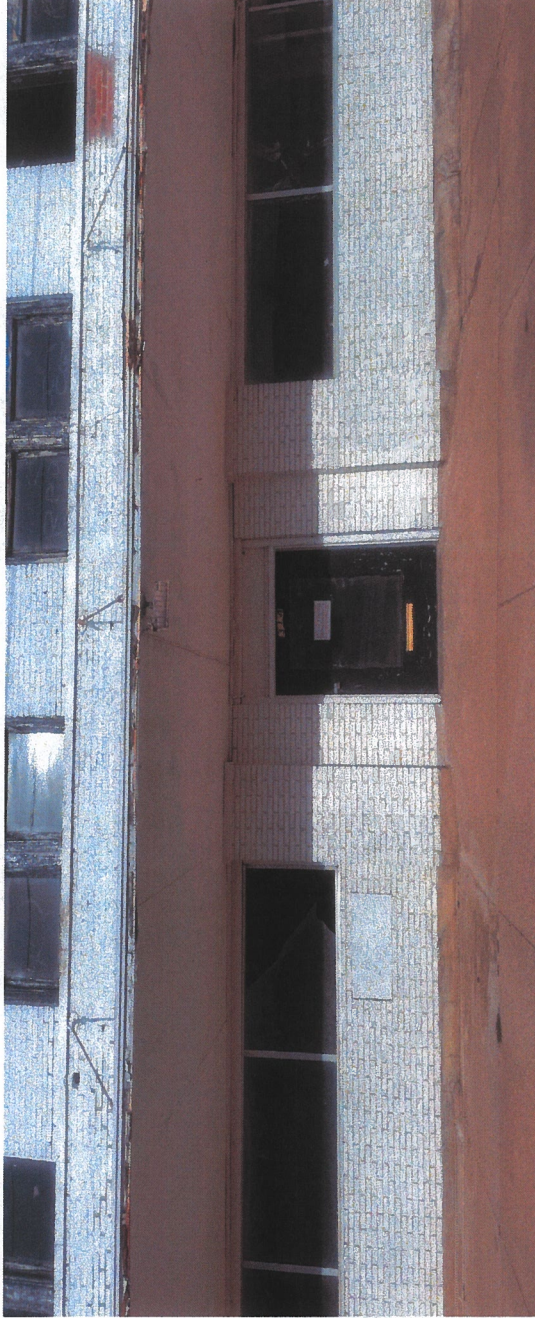
NOTICE OF ASSISTANCE

Ranger City Hall and Council Chambers are wheelchair accessible and accessible parking spaces are available. Request for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact City Secretary's office at (254) 647-3522 for information or assistance.

This Notice was removed from the outside bulletin board on _____ by _____.



City Of Ranger
Dangerous Building
314 W. Main Street
Ranger Texas 76470



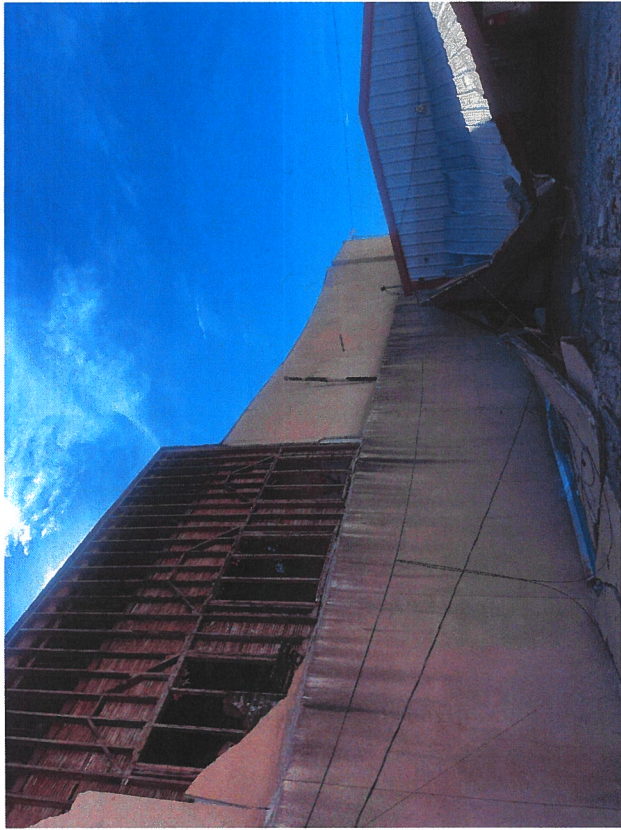
Filed Report

Compiled By

Darrell Fox

Fire Chief / Code Enforcement Officer

City Of Ranger



PICTURE TAKEN ON INITIAL CALL



PICTURE TAKEN ON INITIAL CALL

December 28, 2022 pages 2-8



DAY OF INITIAL CALL

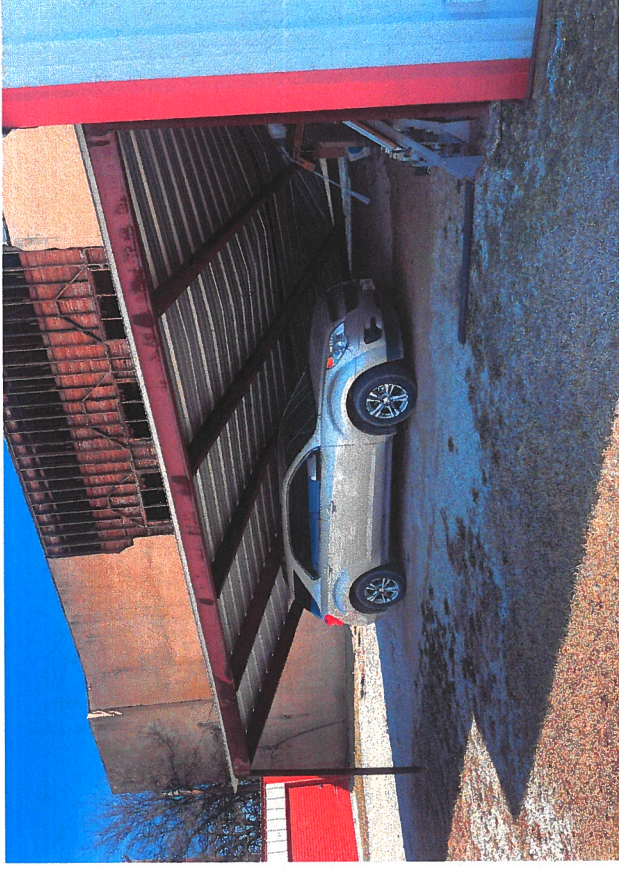


**BOW TO FRONT OF BUILDING ON
INITIAL CALL**

December 28, 2022 pages 2-8



**ANOTHER PICTURE OF BOW ON FRONT
OF BUILDING ON INITIAL CALL**



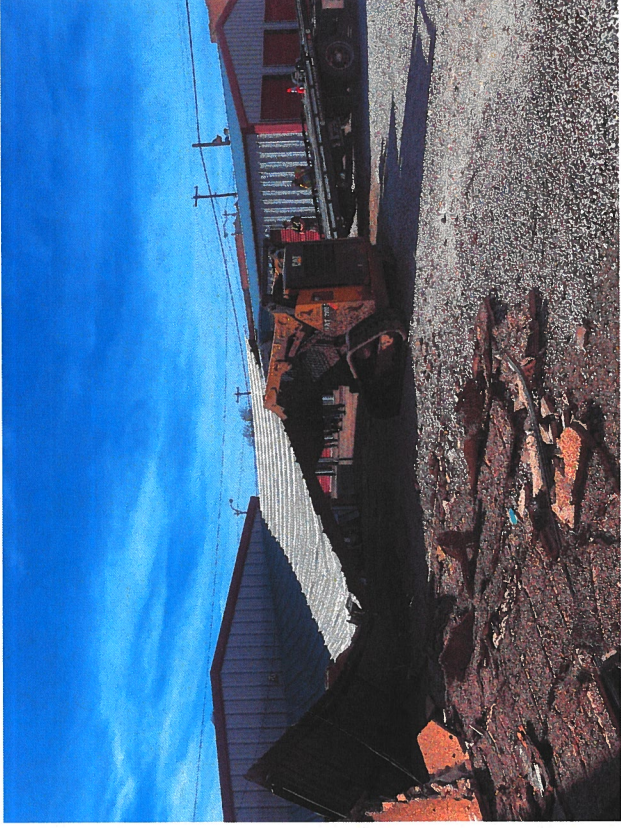
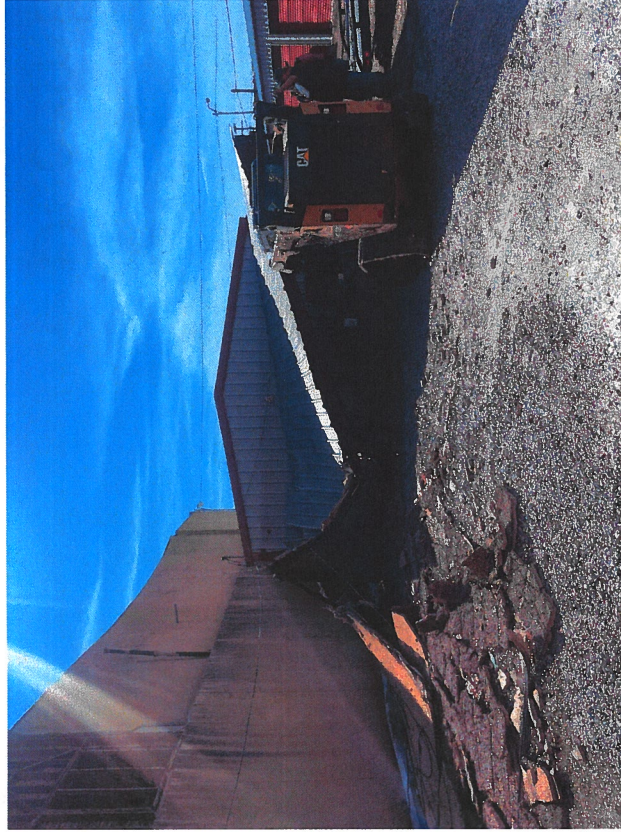
**DAMAGE TO CARPORT AND VEHICLE
ON INITIAL CALL**

December 28, 2022 pages 2-8



12-28-2022

December 28, 2022 pages 2-8



December 28, 2022 pages 2-8

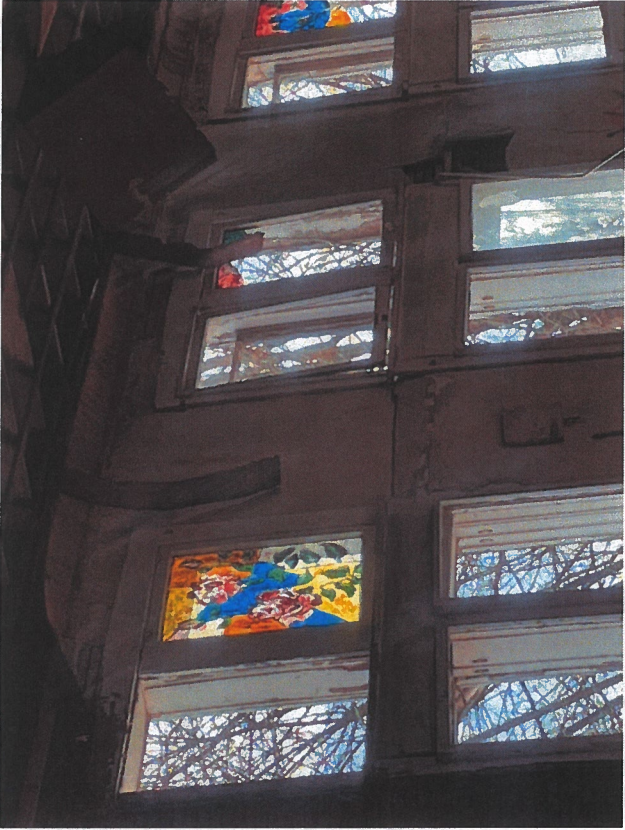


092 18 2022

December 28, 2022 pages 2-8



December 28, 2022 pages 2-8



**INWARD BOW AND CRACK TO 2ND
STORY EAST WALL ON 2ND
INSPECTION**



**PICTURE TAKEN FROM NORTH BACK
DOOR ON 2ND INSPECTION**

January 06, 2023 pages 9-11



**PICTURE TAKEN FROM NORTH BACK
DOOR ON 2ND INSPECTION**



**PICTURE TAKEN FROM FIRE ESCAPE
ON 2ND INSPECTION OF BUILDING
(NOTE BOW IN 2X4 FRAMING)**

January 06, 2023 pages 9-11



**PICTURES OF SECOND STORY TAKEN
FROM NORTH SIDE ON DAY OF 2ND
INSPECTION**



**WEST SIDE ON DAY OF 2ND
INSPECTION**

January 06, 2023 pages 9-11



DAY OF 3RD INSPECTION

**INSIDE OLD POLICE DEPARTMENT ON
3RD INSPECTION**

January 11, 2023 Pages 12 – 21



**INSIDE OLD POLICE STATION ON 3RD
INSPECTION**

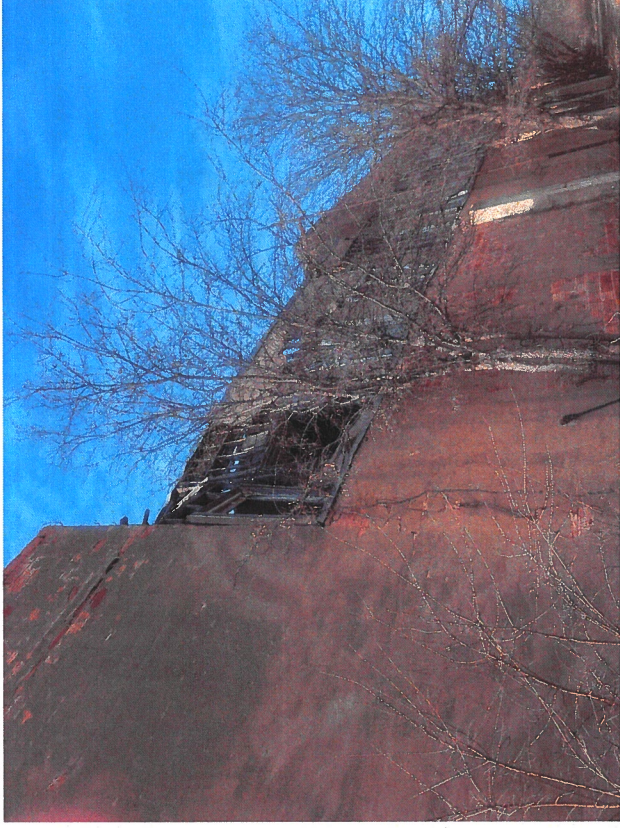


**INSIDE FRONT DOOR FROM ENTRY
POINT OF OLD CITY HALL ON 3RD
INSPECTION**

January 11, 2023 Pages 12 – 21



**SOUTH STAIRWELL ON 3RD
INSPECTION**



**PICTURE TAKEN ON 3RD INSPECTION
TO EAST WALL**

January 11, 2023 Pages 12 – 21



**PICTURE OF CRACK ON EAST WALL
DURING 3RD INSPECTION**



**PICTURE OF EAST WALL TOWARDS
BACK OF BUILDING DURING 3RD
INSPECTION**

January 11, 2023 Pages 12 – 21



**PICTURE OF EAST WALL 2ND FLOOR
ON 3RD INSPECTION**



**PICTURE FROM FIRE ESCAPE OF
FLOORING ON 2ND FLOOR ON 3RD
INSPECTION**

January 11, 2023 Pages 12 – 21

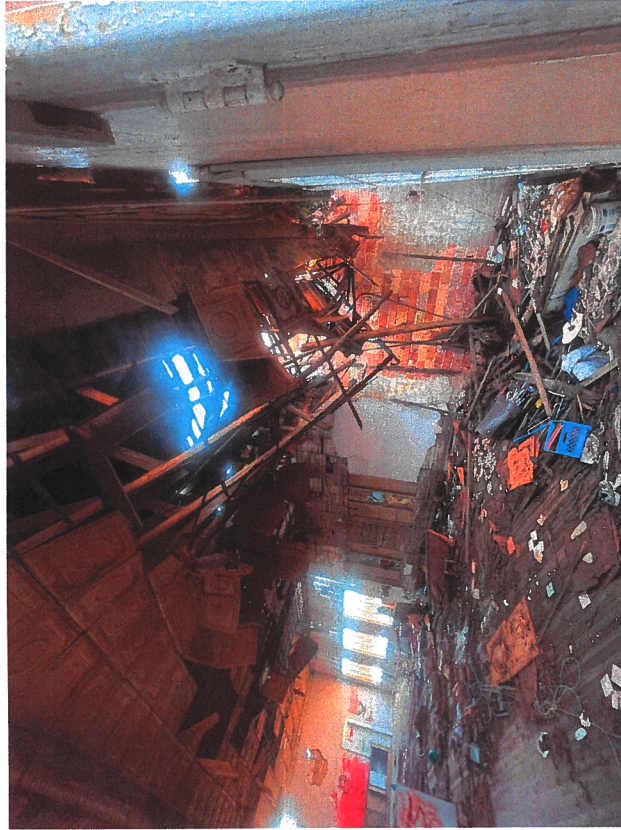


**PICTURE TAKEN ON 3RD INSPECTION
OF 2ND FLOOR NORTHWEST CORNER**



**PICTURE OF 3RD INSPECTION
SHOWING BOWS IN 2X4 FRAMING**

January 11, 2023 Pages 12 - 21

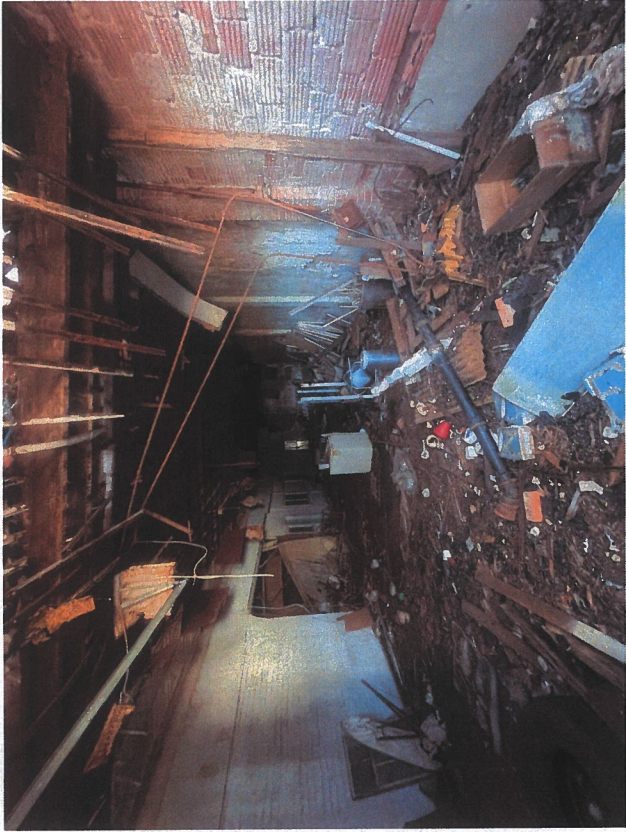


**PICTURE OF COLLAPSE OF ROOF ON
NORTHWEST CORNER ON 3RD
INSPECTION**

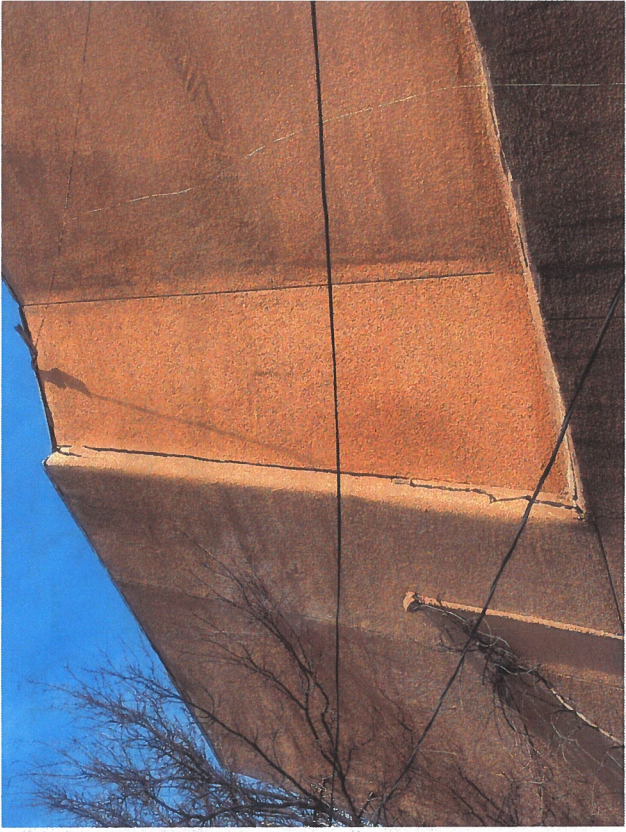


**PICTURE FROM FIRE ESCAPE ON 3RD
INSPECTION**

January 11, 2023 Pages 12 – 21



**PICTURE FROM BACK DOOR OF 1ST
FLOOR ON 3RD INSPECTION (OLD FIRE
HALL)**



**VISIBLE CRACK ON WEST SIDE
TOWARDS BACK OF BUILDING ON 3RD
INSPECTION**

January 11, 2023 Pages 12 – 21



**CRACK ON WEST WALL TOWARDS
BACK OF BUILDING ON 3RD
INSPECTION**



**WEST WALL CONTINUING TO LEAN
ON 3RD INSPECTION**

January 11, 2023 Pages 12 – 21



**CRACK ON WEST SIDE TOWARDS
FRONT OF BUILDING ON 3RD
INSPECTION**

January 11, 2023 Pages 12 - 21



**CRACK ON LOWER WEST SIDE OF
BUILDING TOWARDS THE BACK ON
4TH INSPECTION**



**CRACK ON UPPER WEST SIDE OF
BUILDING ON 4TH INSPECTION**

January 13, 2023 pages 22-32



**WEST SIDE MIDDLE PORTION OF
BUILDING ON 4TH INSPECTION**



**CRACK ON WEST SIDE OF BUILDING
TOWARDS THE FRONT ON 4TH
INSPECTION**

January 13, 2023 Pages 22-32



**OLD POLICE STATION AREA ON 4TH
INSPECTION**



**FRONT STAIRWELL AREA ON 4TH
INSPECTION**

January 13, 2023 Pages 22-32



**OLD CITY HALL OFFICE ON 4TH
INSPECTION**



**EAST SIDE OF BUILDING ON 4TH
INSPECTION**

January 13, 2023 Pages 22-32



**EAST SIDE OF BUILDING ON 4TH
INSPECTION**

**EAST SIDE OF BUILDING TOWARDS
THE MIDDLE ON 4TH INSPECTION**

January 13, 2023 Pages 22-32



**CRACK ON UPPER LEVEL OF EAST
SIDE OF BUILDING ON 4TH
INSPECTION ALSO CAN BE SEEN
FROM PICTURES TAKEN FROM FIRE
ESCAPE**



**PICTURE TAKEN FROM BACK DOOR
ON 4TH INSPECTION**

January 13, 2023 Pages 22-32



**PICTURE TAKEN FROM FIRE ESCAPE
ON 4TH INSPECTION OF 2ND FLOOR
NORTH WEST CORNER**



**PICTURE TAKEN FROM FIRE ESCAPE
OF INTERIOR WEST WALL ON 4TH
INSPECTION .NOTICE BOW IN 2X4
FRAMING**

January 13, 2023 Pages 22-32



**PICTURE TAKEN FROM FIRE ESCAPE
OF EAST WALL CRACK. ALSO VISIBLE
FROM OUTSIDE ON 4TH INSPECTION**

January 13, 2023 Pages 22-32

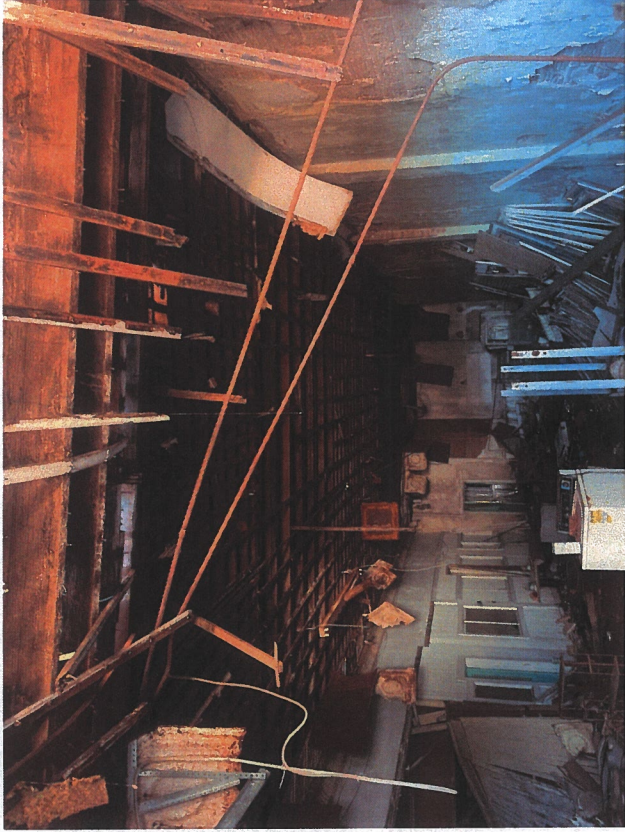


**PICTURE TAKEN ON 4TH INSPECTION
OF 2ND FLOOR NORTHEAST CORNER**



**PICTURE TAKEN ON 4TH INSPECTION
FROM FIRE ESCAPE OF 2ND FLOOR**

January 13, 2023 Pages 22-32



**PICTURE TAKEN FROM BACK DOOR
OF OLD FIREHALL ON 4TH INSPECTION**

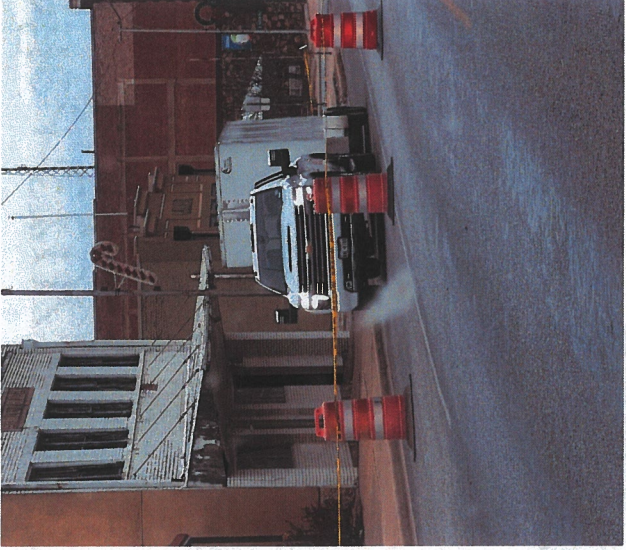
**WEST WALL ON 4TH INSPECTION
SHOWING ADDITIONAL CRACKS**

January 13, 2023 Pages 22-32

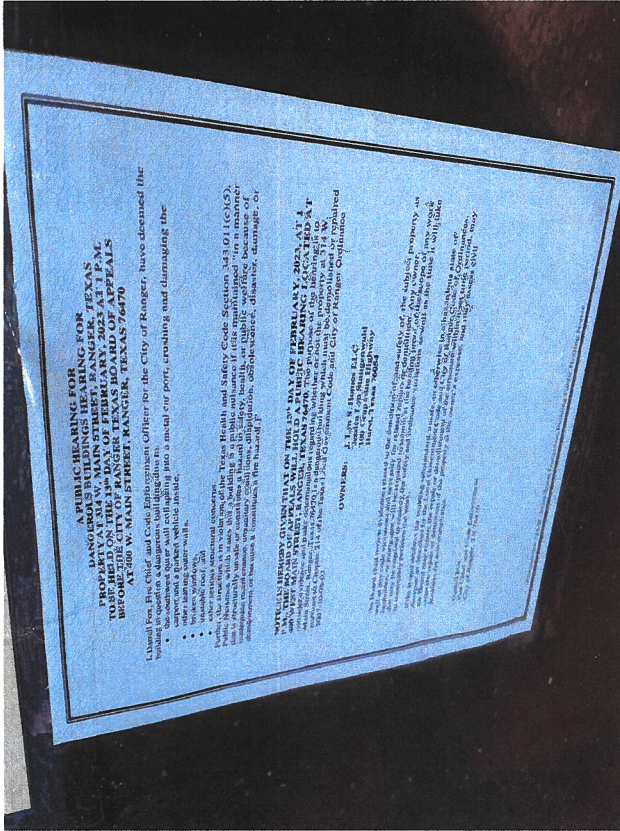


**MORE ADDITIONAL CRACKS ON
WEST WALL ON 4TH INSPECTION**

January 13, 2023 Pages 22-32



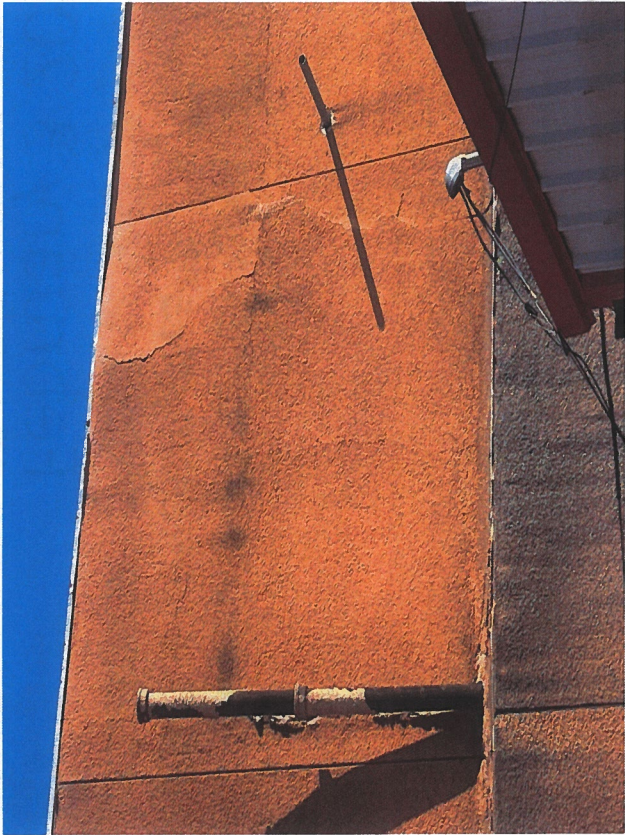
OWNER ON PROPERTY
January 15, 2023 Pages 33-33



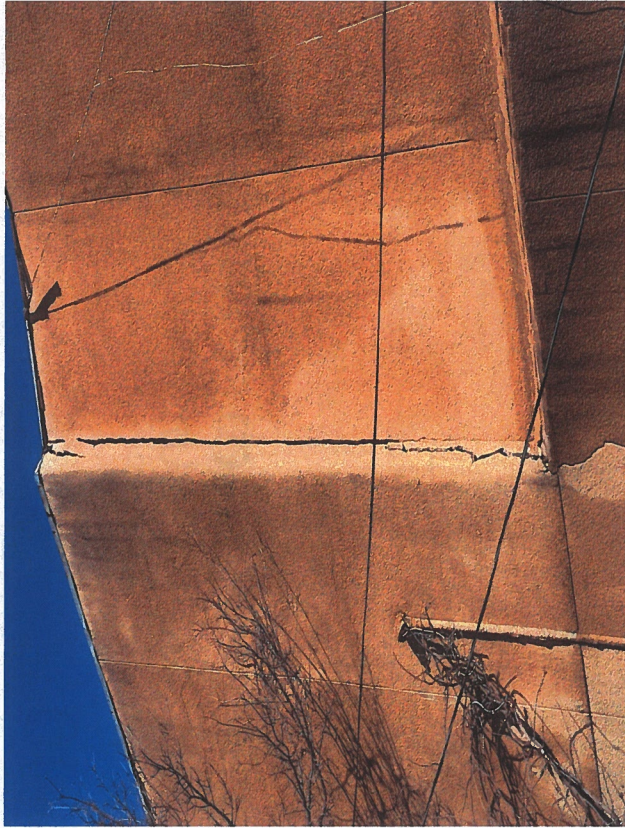
NEW NOTICE PLACED ON 5TH INSPECTION

DETERIORATING CONDITION NOTED ON WEST WALL DURING 5TH INSPECTION

February 3, 2023 Pages 34-40



**ADDITIONAL CRACKS NOTED ON 5TH
INSPECTION TO WEST WALL**

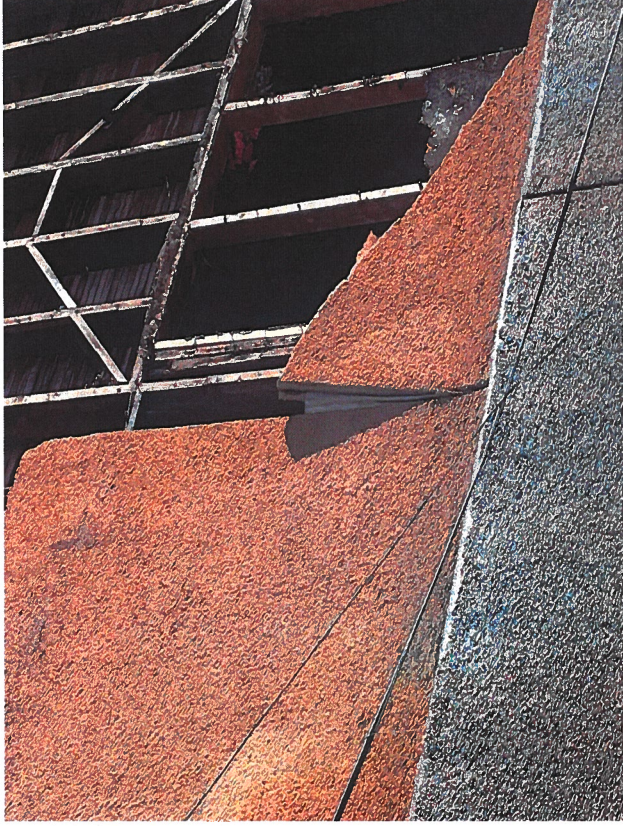


**ADDITIONAL CRACKS ON WEST WALL
TOWARDS BACK ON 5TH INSPECTION**

February 3, 2023 Pages 34-40



**CRACKS TO WEST LOWER WALL NEAR
REAR OF BUILDING ON 5TH
INSPECTION**



**ADDITION STUCCO FALLING FROM
WEST SIDE OF BUILDING ON 5TH
INSPECTION**

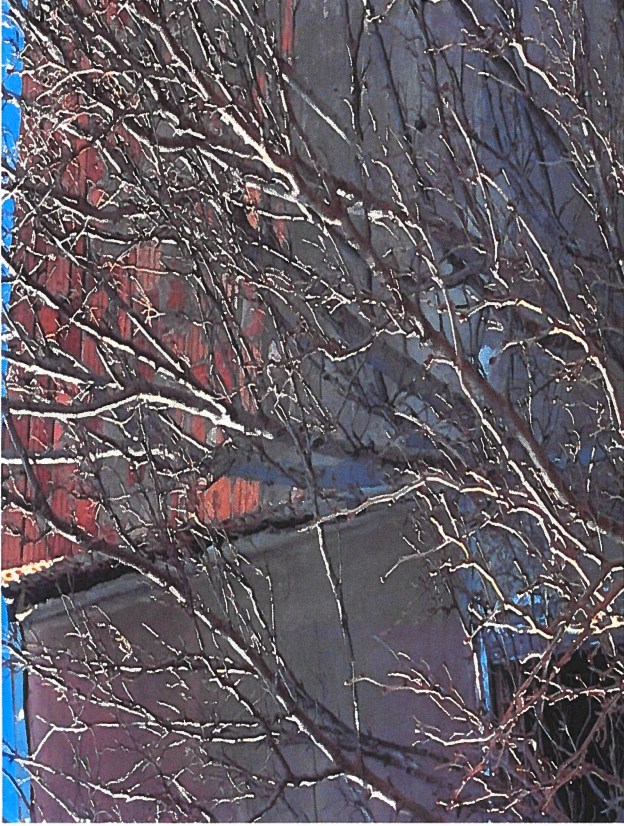
February 3, 2023 Pages 34-40



**PICTURE OF EAST SIDE OF BUILDING
ON 5TH INSPECTION**

**ADDITIONAL PICTURE TO EAST SIDE
OF BUILDING ON 5TH INSPECTION**

February 3, 2023 Pages 34-40



**LARGE SEPARATION ON EAST SIDE OF
BUILDING ON 5TH INSPECTION**



**CRACK FROM 2ND STORY TO GROUND
ON EAST SIDE OF BUILDING ON 5TH
INSPECTION**

February 3, 2023 Pages 34-40



**VIEW OF WEST SIDE FROM A
DISTANCE ON 5TH INSPECTION**

PHOTO 3, 2023 69802 34

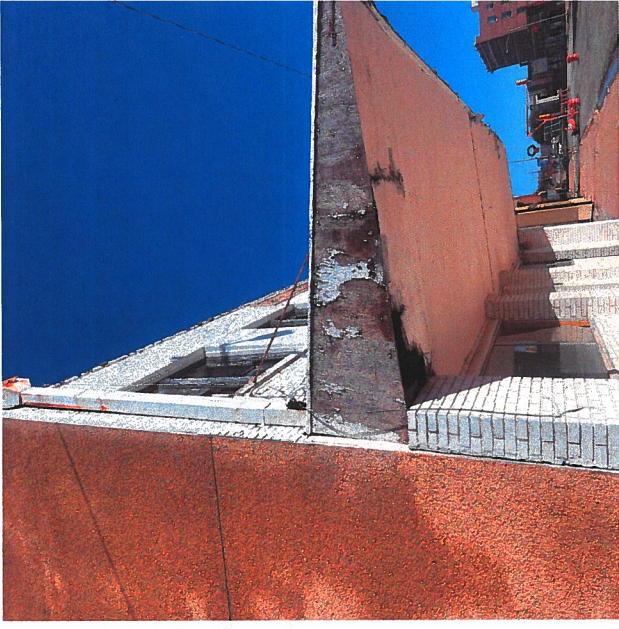


**VIEW BETWEEN BUILDINGS
ON WEST SIDE ON 5TH
INSPECTION . NOTE
ADDITIONAL BOW TO WALL**

February 3, 2023 Pages 34-40



**PICTURE OF BOW TO
FRONT WALL ON 5TH
INSPECTION**

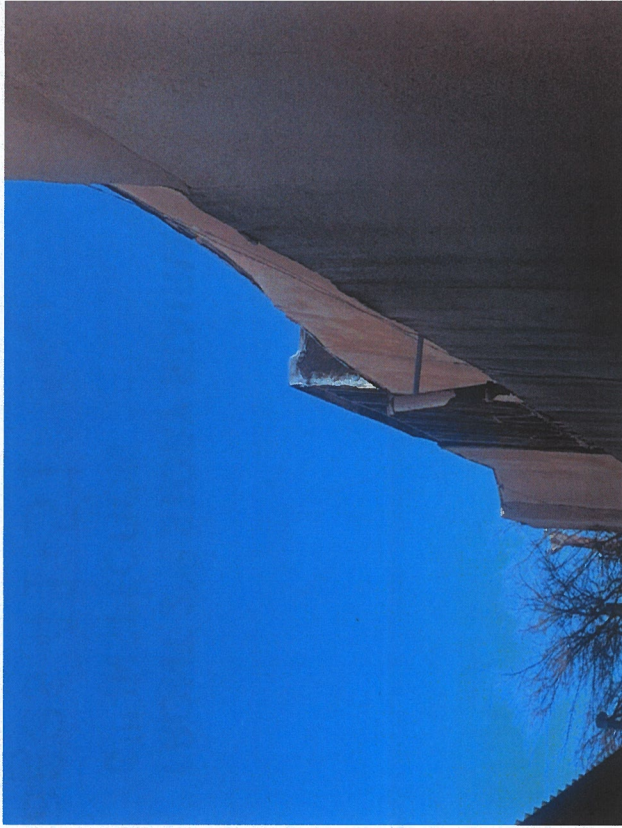


**DANGEROUS AWNING ON
5TH INSPECTION**

February 3, 2023 Pages 34-40



**WEST WALL CONTINUES TO LEAN
FURTHER INWARD ON 6TH
INSPECTION**



**ADDITIONAL PICTURE OF WEST WALL
ON 6TH INSPECTION**

February 9, 2023 Pages 41-51

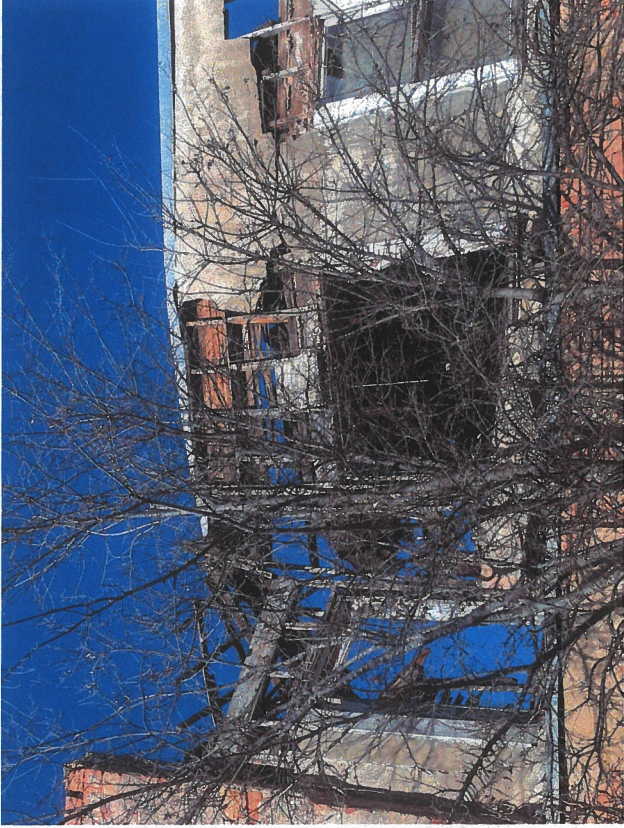


**OLD CITY HALL PICTURE ON 6TH
INSPECTION**



**FRONT 2ND STORY STAIRWELL ON
6TH INSPECTION**

February 9, 2023 Pages 41-51



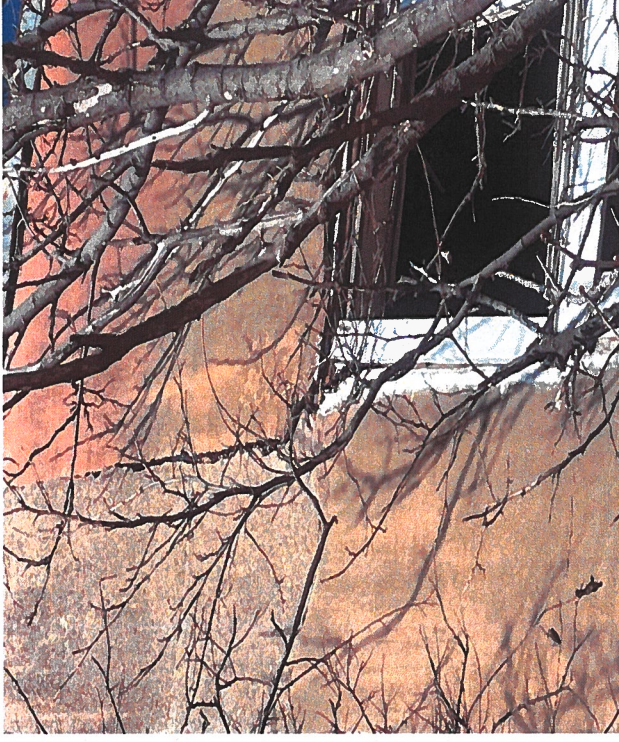
**EAST WALL DETERIORATING
FURTHER ON 6TH INSPECTION**

**ADDITIONAL PICTURE OF EAST WALL
ON 6TH INSPECTION**

February 9, 2023 Pages 41-51



**FURTHER DAMAGE TO EAST
WALL NOTICED ON 6TH
INSPECTION**

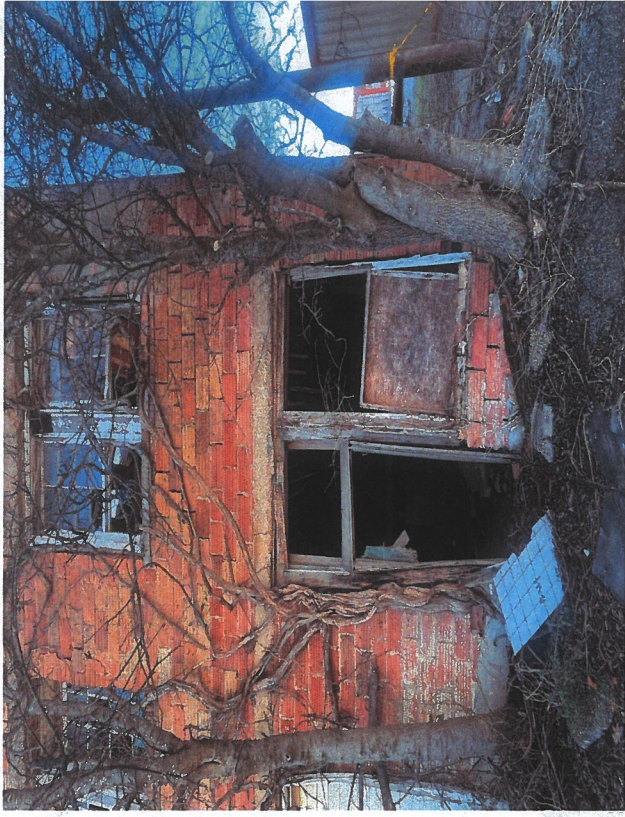


**ADDITIONAL PICTURE OF EAST
WALL ON 6TH INSPECTION**

February 9, 2023 Pages 41-51



**LARGE CRACK ON NORTHWEST
UPPER SIDE OF BUILDING ON 6TH
INSPECTION**

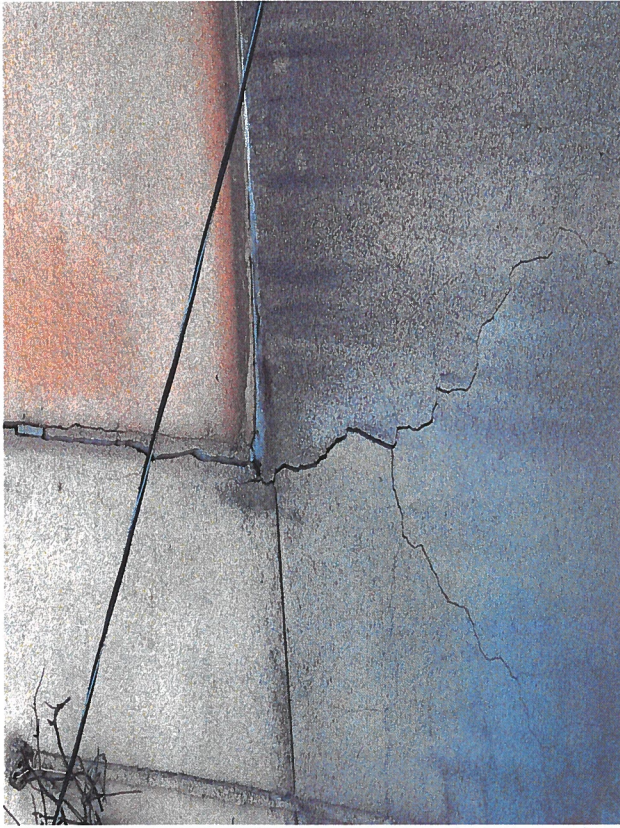


**PICTURE OF BACK DOOR OF
BUILDING ON 6TH INSPECTION**

February 9, 2023 Pages 41-51



**SEPARATION OF MORTAR ON BACK
WEST SIDE OF BUILDING ON 6TH
INSPECTION**



**PICTURE OF CRACK TO WEST SIDE OF
BUILDING TOWARDS THE BACK ON
6TH INSPECTION**

February 9, 2023 Pages 41-51



**SEPARATION OF WEST UPPER WALL
TOWARDS BACK OF BUILDING ON 6TH
INSPECTION**



**ADDITIONAL CRACKS TO WEST SIDE
OF BUILDING ON 6TH INSPECTION**

February 9, 2023 Pages 41-51

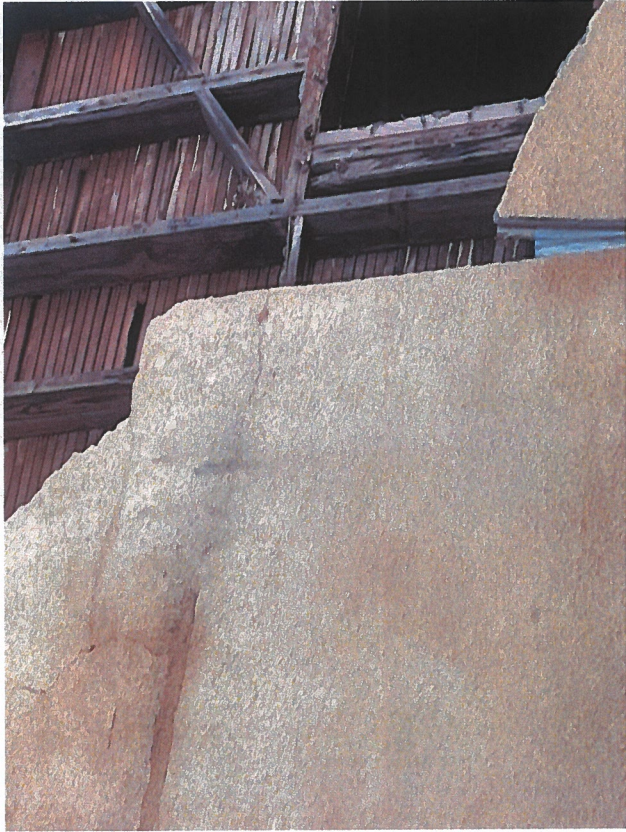


**ADDITIONAL CRACKS TO WEST WALL
ON 6TH INSPECTION**



**ADDITIONAL CRACKS TO WEST WALL
ON 6TH INSPECTION**

February 9, 2023 Pages 41-51

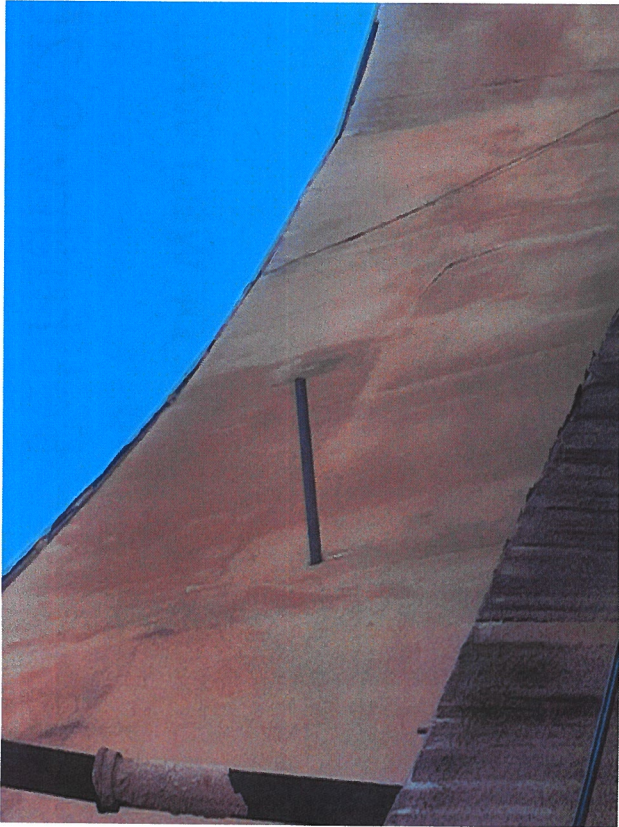


**ADDITIONAL PICTURE OF WEST WALL
ON 6TH INSPECTION**

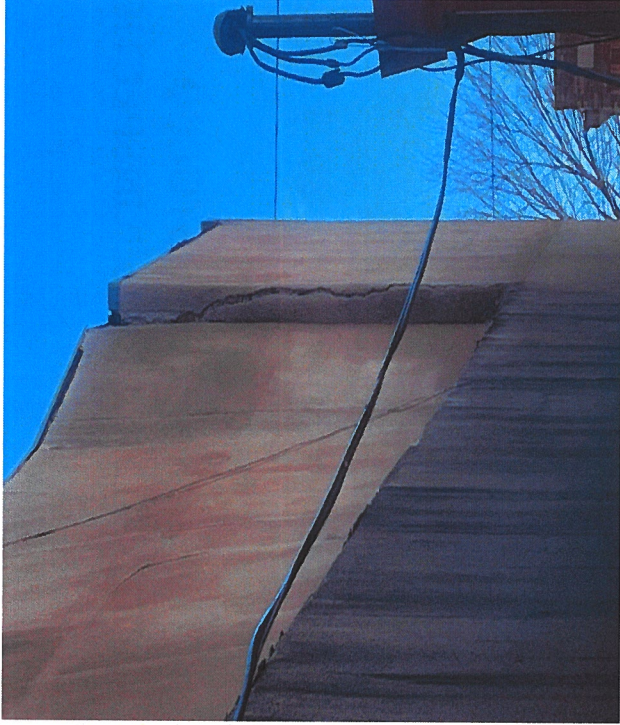


**PICTURE OF PIECE OF STUCCO
ABOUT TO FALL ON 6TH INSPECTION**

February 9, 2023 Pages 41-51



**WEST WALL ON DAY OF 6TH
INSPECTION**



**ADDITIONAL PICTURE OF WEST WALL
ON DAY OF 6TH INSPECTION**

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**A PUBLIC HEARING FOR
DANGEROUS BUILDINGS HEARING FOR
PROPERTY AT 314 W. MAIN STREET, RANGER, TEXAS
ON FEBRUARY 9, 2023 AT 10:00 AM
BEFORE THE CITY OF RANGER TEXAS BOARD OF APPEALS
AT 400 W. MAIN STREET, RANGER, TEXAS 76470**

I, Darrell Fox, Fire Chief and Code Enforcement Officer for the City of Ranger, have deemed the building in question a dangerous building due to:

- the southwest outer wall collapsing into a metal car port, crushing and damaging the car port and the inside,
- broken windows,
- unstable roof and structural concerns.

The condition of the building violates City Ordinance #2007-10-08-03, Regulatory Code Chapter 14, Building Safety and Safety Code Section 24.011 (5)(5), Public Nuisance, which states that a building is a public nuisance if it is maintained "in a manner that is a substantial and continuing source of any unsanitary conditions, dilapidation, obsolescence, disaster, damage, or abandonment or because it creates a fire hazard[.]".

NOTICE IS HEREBY GIVEN THAT ON THE 25th DAY OF FEBRUARY, 2023, AT 10:00 AM, THE BOARD OF APPEALS FOR THE CITY OF RANGER, TEXAS, WILL CONSIDER THE PROPOSED VARIATION OF THE CITY OF RANGER TEXAS LOCAL GOVERNMENT CODE AND CITY OF RANGER ORDINANCES AT 400 W. MAIN STREET, RANGER, TEXAS 76470. THE PURPOSE OF THE HEARING IS TO CONSIDER EVIDENCE AND MAKE DETERMINATIONS CONCERNING THE PROPOSED VARIATION OF THE CITY OF RANGER TEXAS LOCAL GOVERNMENT CODE AND CITY OF RANGER ORDINANCES AT 400 W. MAIN STREET, RANGER, TEXAS 76470.

**OWNERS: I. LOY S. BROWN LLC
3400 E. Loop West, Suite 110
Houston, Texas 77054**

The Board shall review evidence and by the condition of, and safety of, the subject property as it appears on the ground. The Board shall have the authority to require the owner of any work, materials, or equipment to be removed from the subject property, as well as the time it will take to reasonably perform the work.

If the Board deems the building unsafe, it shall order the owner to take any steps necessary to bring the building into compliance with the City of Ranger Texas Local Government Code and City of Ranger Ordinance. The Board may require the owner to take any steps necessary to bring the building into compliance with the City of Ranger Texas Local Government Code and City of Ranger Ordinance, and may assess civil penalties for non-compliance.

Darrell Fox, Code Enforcement
City of Ranger, TX 76470

**NEW NOTICE ADDED TO BUILDING
February 9, 2023 Pages 41-51**



12/28/22 DAY OF INITIAL CALL



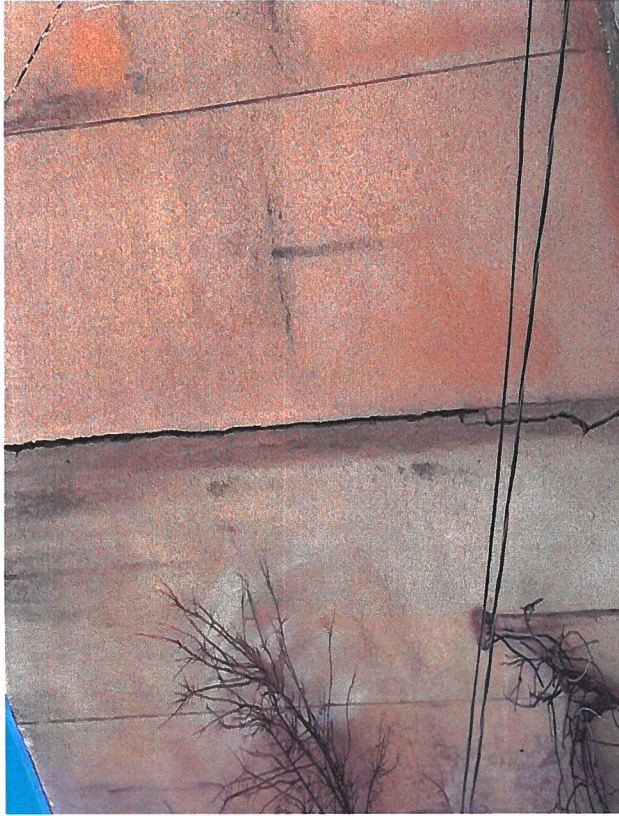
2/9/23 DAY OF 6TH INSPECTION



**12/28/2022 DAY OF INITIAL
INSPECTION**



2/09/2023 DAY OF 6TH INSPECTION



12/28/22 DAY OF INITIAL CALL



01/11/23 DAY OF 3RD INSPECTION



**01/13/2023 DAY OF 4TH
INSPECTION**



**02/09/23 DAY OF 6TH
INSPECTION**



12/22/22 DAY OF INITIAL CALL



**02/03/2023 DAY OF 5 TH
INSPECTION**

This report has been compiled by

Darrell Fox

Fire Chief / Code Enforcement Officer

For the

City Of Ranger

500 East loop 254

Ranger Texas, 76470

254-210-3026 Cell

254-647-1505 Office

Email firechief@rangertx.gov

