

**A PUBLIC HEARING FOR
DANGEROUS BUILDINGS HEARING FOR
PROPERTY AT 314 W. MAIN STREET, RANGER, TEXAS
TO BE HELD ON THE 2nd DAY OF FEBRUARY, 2023 AT 1 P.M.
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 carport and a parked vehicle inside,
- other leaning outer walls,
- broken windows,
- unstable roof, and
- other serious structural concerns.

Further, the structure is in violation of the Texas Health and Safety Code Section 343.011(c)(5), Public Nuisance which states that a building is a public nuisance if it is maintained “in a manner that is structurally unsafe or constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, unsanitary conditions, dilapidation, obsolescence, disaster, damage, or abandonment or because it constitutes a fire hazard[.]”

NOTICE IS HEREBY GIVEN THAT ON THE 2ND DAY OF FEBRUARY, 2023, AT 1 P.M., THE BOARD OF APPEALS WILL HOLD A PUBLIC HEARING LOCATED AT 400 WEST MAIN STREET, RANGER, TEXAS 76470. The purpose of the hearing is to consider evidence and make determinations regarding whether or not the property at 314 W. Main Street, Ranger, Texas 76470 is a dangerous building which must be demolished or repaired pursuant to Chapter 214 of the Texas Local Government Code and City of Ranger Ordinance 2007-10-08-03.

**OWNERS: J. Lyn S. Homes LLC
Jessica Lyn Stangenwald
100 Grapevine Highway
Hurst, Texas 76054**

The Board shall review evidence related to the condition of, and safety of, the subject property as well as any code violations and necessity for related repairs or demolition. Any owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to remedy the safety and ordinance violations as well as the time it will take to reasonably perform the work.

If the Board declares the building substandard, unsafe, or otherwise in a hazardous state of disrepair as described by the Local Government Code and City of Ranger Code of Ordinances, the Board may require the repair or demolition of the structure within a set time period, may order the repair or demotion of the property at the owner’s expense, and may assess civil penalties for non-compliance.

Darrell Fox
Fire Chief and Code Enforcement
City of Ranger, TX 76470