



**City of Wichita Falls  
City Council Meeting Minutes  
April 21, 2026**

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**1. Call to Order**

Bailey Forrester, Mayor for the day, called the meeting to order at 8:30 a.m.

**Present:** Mayor Tim Short  
Councilor At-Large Austin Cobb  
Councilor District 1 Whitney Flack  
Councilor District 2 Robert Brooks  
Councilor District 3 Jeff Browning  
Mayor Pro Tem/Councilor District 4 Mike Battaglino  
Councilor District 5 Tom Taylor

**Absent:**

**2. Invocation**

Paul Meyenberg, Wichita Falls Fire Department Chaplain, Pastor First Methodist Church of Holliday, gave the invocation.

**3. Pledge of Allegiance**

Mayor Short led the Pledge of Allegiance.

**4. Presentations**

a) Presentation – Mayor for the Day, Bailey Forrester

Mayor Short presented a certificate to Bailey Forrester for serving as Mayor for the Day in Wichita Falls, Texas, on April 20-21, 2026, and showed a video highlighting her experience.

b) Proclamation - National Home Visiting Week, Wichita Falls ISD, North TX United Way, and Community Healthcare Center

Mayor Short read a proclamation proclaiming April 20-24, 2026, as National Home Visiting Week in Wichita Falls, Texas.

c) Proclamation - Eric Ward Youth Leadership Day

Mayor Short read a proclamation proclaiming April 16, 2026, as Eric Ward Youth Leadership Day in Wichita Falls, Texas.

## 5. Citizen Comments

Amanda Grace shared concerns from downtown residents and business owners regarding issues she believes are connected to juveniles associated with the Straight Street program. She described reports of vandalism, loitering, property damage, and fights, and stated that minors are often unsupervised in the downtown area, including late at night. She referenced a recent instance in which she observed approximately 20 juveniles in downtown alleyways around 11:30 p.m., along with video showing vehicle break-ins and property tampering. She acknowledged the value of youth outreach programs, but expressed concern that the current structure lacks adequate supervision and accountability. She stated that this is negatively affecting local businesses and property owners, particularly small, locally owned businesses, and emphasized the need for programs to be managed in ways that support both the youth involved and the broader downtown community.

Steve Garner spoke about the upcoming 45th anniversary of the Hotter'N Hell Hundred, highlighting its growth into a major annual community event. He shared that new updates and additions are planned this year and invited the Mayor and Council to participate in the ride, scheduled for August 28, 2027. Mr. Garner also introduced Mario Arroyave, cycling coach at Midwestern State University, to provide an update on the university's cycling program.

Mr. Arroyave reported a strong performance at a recent local conference championship, where MSU athletes earned 15 podium finishes across multiple race categories. He noted community support through fundraising efforts benefiting student athletes and shared that the team will compete in collegiate road nationals in Madison, Wisconsin, in the coming weeks.

Mike Mitchell reminded the Council and the public about the City's tree abatement program, developed through the City Revitalization Committee as part of the Heart of the Falls initiative. He noted that funding has been allocated to assist residents with removing dead or dangerous trees, but participation has been limited so far. He encouraged residents to take advantage of the program, especially as seasonal conditions make tree issues more noticeable, and directed interested individuals to contact City staff to apply.

Crystal Washington addressed concerns regarding development and conditions on the

east side of the city, referencing past decisions and ongoing infrastructure issues. She discussed concerns about discrimination, lack of investment, and limited opportunities for youth, stating that insufficient development contributes to challenges in the community. She urged the Council to prioritize infrastructure improvements, including drainage and repairs to the Duncan Channel flood control gate, and to ensure equitable use of TIF funding for development. She also expressed concerns about transparency in decision-making and potential health impacts related to proposed data center projects.

David Coleman spoke as Chair of Wichita Falls Streams and Valleys. He shared that the Texoma's Hellacious Obstacle Run (THOR) was held at Lucy Park over the weekend, with more than 1,600 participants. He noted the event was a collaborative effort led by Leadership Wichita Falls and thanked Randall Barker and thanked the City Parks Department for their support in hosting the event. Mr. Coleman stated the event was a great success, brought positive attention to Wichita Falls, and was well enjoyed by participants, including visitors from out of town. He expressed his appreciation to the City for helping make events like this possible.

In response to previous comments, Mr. Jenkins stated that the City is actively reviewing and updating its master drainage plan with its engineering firm, with potential focus on both citywide and targeted areas. Drainage improvements have already been identified as a budget priority. He noted that these projects take time due to funding requirements and coordination with state agencies, including cost-benefit analysis thresholds, but can have a significant impact once completed, and confirmed the Duncan Channel project is complete and fully functional.

Eu'Meka Brandon spoke about the Justice40 initiative. She stated that she is still learning about funding sources like TIF and 4B, but is focused on finding solutions. She explained that Justice40, established in 2021, could provide additional funding opportunities for underserved areas, potentially allowing a 90/10 match if the City qualifies, but noted this funding ends in July. Ms. Brandon said the Eastside's current conditions may make it eligible for additional assistance and discussed the link between community conditions, crime, and health. She encouraged the City to consider pursuing this funding before the upcoming deadlines and said she appreciated the transparency shared. She also suggested using existing funds or an interfund loan to take advantage of the higher match and increase resources for Eastside improvements.

## **Consent Agenda Items 6-9**

Moved by Councilor Battaglini to approve the Consent Agenda.

The motion was seconded by Councilor Taylor and, with no comments or questions from the public, was carried by the following vote:

**AYES:** Mayor Short, Councilor Cobb, Councilor Flack, Councilor Brooks,  
Councilor Browning, Councilor Battaglini, Councilor Taylor  
**NAYS:** None  
**ABSTAIN:** None

### **6. Approval of Meeting Minutes**

- a) City Council Meeting, April 7, 2026

### **7. Receive Minutes**

- a) 4B Sales Tax Corporation (WF4BSTC), August 7, 2025
- b) 4B Sales Tax Corporation (WF4BSTC), August 14, 2025
- c) Wichita Falls Economic Development Corporation, June 19, 2025
- d) Wichita Falls Economic Development Corporation, October 14, 2025
- e) Wichita Falls - Wichita County Public Health Board, January 9, 2026
- f) Planning and Zoning, January 14, 2026
- g) City-County Homeless Advisory Committee, January 14, 2026
- h) Wichita Falls Economic Development Corporation, January 15, 2026
- i) Planning and Zoning Commission, February 11, 2026
- j) Tax Increment Financing #3 Board, February 17, 2026

- k) Wichita Falls Park Board, February 26, 2026
- l) 4B Sales Tax Corporation (WF4BSTC), March 5, 2026
- m) Lake Wichita Revitalization Committee, March 10, 2026

## **8. Ordinances**

- a) Ordinance 17-2026 authorizing an amendment to the Hotel Venue Tax FY25-26 Budget and authorizing a contract with Hoist Sales & Service, Inc. to purchase and replace a Single MD Style Scoreboard Hoist System, Remote Mount, in the amount of \$269,831, and appropriating venue tax funds as an emergency repair at the Kay Yeager Coliseum

## **9. Resolutions**

- a) Resolution 43-2026 authorizing the City Manager or his designee to apply for non-matching Grant Funds from the Bureau of Justice Assistance (BJA) FY 2025 Edward Byrne Memorial Justice Grant (JAG) Program in the amount of \$41,374 with co-applicant, Wichita County Sheriff's Office

## **Regular Agenda**

## **10. Public Hearings & Ordinances**

- a) Public Hearing and take action on an Ordinance finding the structure at 401 Broad Street to be dangerous; requiring property owner to demolish said structure within thirty (30) days of the date of this ordinance; and declaring an emergency and immediate effective date
  - I. Public Hearing
  - II. Take Action

Mayor Short opened the public hearing at 9:08 a.m. and stated that each side has thirty (30) minutes to provide comments.

Paul Menzies, Assistant City Manager, discussed the long-vacant structure at 401 Broad Street, stating it is an issue of accountability, public safety, and downtown's future. He noted the property has been in disrepair for years with repeated but unfulfilled redevelopment promises, and that the certificate of occupancy was revoked in 2016. He stated the City recently allowed additional time for a proposed renovation, but no meaningful progress has been made, and the structure now poses safety risks and hinders downtown development. He added that while property rights are respected,

they come with responsibility, and suggested demolition may be the appropriate next step to address the hazard and allow for reinvestment.

Fabian Medellin, Director of Development Services, discussed the structure at 401 Broad Street and submitted supporting documents into the official record, including reports, public notice filings, affidavits, and staff summaries, and confirmed their accuracy. He explained that the proposed ordinance would declare the property a hazardous structure due to its deteriorated condition, lack of maintenance, and violations of building and fire codes. He stated the structure poses a threat to life, health, and safety, is unfit for occupancy, and may cause illness to occupants.

Alex Borrego, Neighborhood Services Manager, stated that he is a licensed code enforcement officer through the Texas Department of Licensing and Regulation, with over five years of supervisory experience, holds an intermediate code certification, and has completed advanced training through the Texas A&M Engineering Extension Service related to hazardous and nuisance structures. He reported that water service to the property was disconnected in May 2018 due to delinquent charges exceeding \$24,000, and that more than \$43,000 in taxes remain owed. Staff completed an initial structure report in February 2026 and issued notices of violation to all owners, lienholders, and interested parties, followed by a second inspection in March 2026 and formal public hearing notices. He provided background on the property, noting it opened as a hotel in 1982 and has since deteriorated significantly after losing its lodging permit in 2013. He stated recent inspections revealed extensive damage, including water intrusion, mold-like growth, structural deterioration, and unsanitary conditions throughout the building. He further noted evidence of vandalism, unauthorized entry, and removal of materials, as well as multiple unsecured access points. He concluded that the structure presents significant health and safety concerns.

Samantha Blair, Environmental Health Administrator, stated that she is a licensed registered sanitarian through the Texas Department of Licensing and Regulation and a licensed pesticide applicator in public health pest control. She noted that becoming a registered sanitarian requires a bachelor's degree with at least 30 hours of biological sciences, two years of experience, and passing an exam. She has worked as a sanitarian for 10 years and has 12 years of service with the City. Ms. Blair outlined several public health concerns associated with the property, including mold-like growth due to excessive moisture and conditions that support bacteria and other organisms.

She also identified mosquito activity, including species known to carry disease, supported by standing water and organic material within the structure. She further noted the presence of pigeons, rodents, and other pests, along with evidence of nesting, droppings, and structural openings that allow access. Additional concerns included an unsecured rooftop pool holding standing water. She emphasized that these conditions create health and safety risks that can extend beyond the property.

Craig Berend, Fire Marshall, stated that he is a licensed Fire Inspector through the Texas Commission on Fire Protection with 28 years of fire service, including fourteen (14) years as a fire inspector and three (3) years in the Fire Marshal's Office. Mr. Berend discussed the fire and life safety concerns at the property. He reported that critical fire protection systems, including fire department connections, sprinkler and standpipe systems, fire pumps, and alarms, are nonfunctional or have been removed, and have not been maintained or inspected in years. He noted that water service to the fire line was discontinued in 2022 due to unresolved leaks, further limiting fire suppression capabilities. He also identified numerous safety hazards throughout the structure, including obstructed egress paths due to makeshift walls, structural deterioration, exposed electrical wiring, and unsecured access points. Additional concerns included the presence of flammable liquids, combustible materials, and evidence of unauthorized entry, vandalism, and theft. He stated there is evidence of small, unreported fires and possible habitation, indicating an increased risk of fire. Mr. Berend concluded that the building's condition poses significant fire and life-safety risks to both occupants and the surrounding area.

Mr. Medellin concluded the presentation by explaining that the hazardous structure designation addresses not only structural concerns but also risks to life, health, safety, and the community. He stated that the proposed ordinance would require the property owner to take corrective action and, due to the cost of rehabilitation, recommend demolition. He added that if the owner fails to act within the required timeframe, generally thirty (30) days, the City would have the authority to take necessary action to address the hazard.

Councilor Cobb stated that the condition of the property was among the worst he had seen and commended staff for a thorough presentation.

Mayor Short emphasized concerns about both public and first responder safety and inquired about the continued use of electricity at the site.

Mr. Medellin responded that they tried to support the property owner as much as possible, and the electricity remained on at the owner's request to allow for security patrols.

Ronald Hall expressed concern about the safety risk of leaving the electricity active and asked whether it would be disconnected.

Mr. Medellin stated that if the Ordinance is approved by the Council, the property will be demolished within 30 days, and if not, the utilities will be disconnected for safety.

Dylan Schultz, an attorney representing multiple tax lien holders, informed the Council that a foreclosure has been initiated on the property, with the county taxing units involved. Service has been completed, and a trial is set for July 22, 2026, to seek approval for a public foreclosure sale. He noted that there are no current redevelopment prospects and shared the information for the Council's awareness.

Phillip Townsend addressed the Council regarding the property, stating the owner intends to rehabilitate the building and that delays have resulted from insurance litigation, ownership complications, trust transfers following the death of partners, and permitting challenges. He noted that plans were developed to convert the former hotel into 148 apartments and that a prior \$6 million loan was lost after the building was reportedly declared "condemned," requiring the owner to seek new financing. He stated that the building has been vacated but is being maintained with on-site oversight, and that many needed repairs are considered maintenance and do not require permits. He stated that redevelopment efforts are ongoing but have taken time due to the project's scale, financing requirements, and the recent death of the on-site property manager. Mr. Townsend asserted that the City has not met the legal standard to declare the structure a dangerous building, arguing that it does not meet the defined thresholds for structural failure and that such a determination should be made by an independent third party. He also raised concerns about due process and prior City communications regarding potential fines, demolition, or the acquisition of the property. Mr. Townsend said the City has not followed due process or the law.

Councilor Cobb questioned the lack of progress over the past 10 years, including the absence of basic maintenance and unpaid utilities.

Mr. Townsend stated that the property's water bill increased significantly after the switch to automatic meters, leading to disconnection. He said the owner continues to invest approximately \$90,000 per month in the property and estimated its value at \$9–\$10 million currently and up to \$17 million after rehabilitation. He noted the building has been generally secured but has experienced some vandalism, and stated taxes are believed to be current, though he could not address lien details. He added that the concrete structure does not pose a significant fire risk and that some maintenance work has been completed. He said financing efforts are ongoing, including a potential \$12 million loan, and expressed concern that City action could impact funding. He said the building is not a safety hazard and requested additional time to proceed with redevelopment.

Councilor Cobb referred to the presentation showing the building's disrepair and expressed concerns about safety.

Mr. Townsend said the building is safe, and no one goes in there.

Councilor Browning noted that Mr. Townsend previously stated that one person was in the building every day for maintenance, and it was noted that the gentleman had passed away.

Mr. Townsend stated that taxes have been paid, indicated they have been denied due process, and maintained that the building is not dangerous and does not pose a risk of spreading fire. Mr. Townsend stated that taxes have been paid, indicated they have been denied due process, and maintained that the building is not dangerous and does not pose a risk of spreading fire. He added that the building is reasonably secure and that he has a commitment letter from a lender, contingent on a third-party inspection. Mr. Townsend expressed concerns about the administrative warrant and stated that city staff broke the lock to enter the building. He continued to express concerns about the legality of the public hearing, lack of due process, and the need to have a third party inspect the building.

Councilor Flack noted for the record that the City Clerk paused the speaker's time during questions and asked whether Mr. Williams had recently visited the property and how long the speaker had worked with him.

Phillip Townsend stated that Mr. Williams has visited the property within the past 10 years, though he could not confirm when, and noted he has worked with him for approximately 8 to 10 years. He indicated that some cited issues would be addressed during rehabilitation and that about \$30,000 in fines, including fire suppression-related items, are being handled. He stated that redevelopment would return the property to the tax rolls and be more beneficial than demolition, and noted plans to convert the building into an age-restricted apartment complex with an estimated 8 to 12 month rehabilitation timeline once work begins.

Mayor Tim Short expressed concern that little progress had occurred over the past 10 years and that funding was being presented at the last minute, creating the appearance that the project was being rushed.

Mr. Townsend responded that the owner has a long history with the property, has chosen not to walk away, and remains committed to completing the project and making it productive.

Mayor Short stated that the property taxes are not current and noted the owner is approximately \$24,000 behind.

Mr. Townsend acknowledged that the taxes are about one year behind, but said they can be brought current.

Councilor Browning asked why the owner, despite having approximately \$6 million in equity, could not take time to come to the meeting.

Mr. Townsend stated that the owner has had additional challenges recently, including a partner allegedly embezzling \$700,000. He has incurred legal costs, including approximately \$20,000 in attorney's fees to address those issues and avoid sanctions. He is pursuing legal action to recover those funds, but has encountered difficulties. He is dealing with multiple issues at the same time, which have impacted progress on the property.

Councilor Battaglino asked how the pending July 22 foreclosure would be affected by a potential rehabilitation loan, including whether foreclosure would proceed if financing were obtained.

Mr. Schultz responded that their clients are seeking repayment and are pursuing

foreclosure to recover funds, but would release their liens if paid from loan proceeds. He estimated the amount owed to be in the hundreds of thousands of dollars.

Mr. Townsend explained that the proposed \$12 to \$12.5 million loan would allocate approximately \$6.5 million toward repairs, with the remainder used to satisfy existing debt, including the mortgage. He noted that efforts to secure financing are ongoing and that the process takes time.

Councilor Cobb asked Mr. Shultz how much his clients are owed.

Mr. Schultz stated he did not have the exact amount but indicated it was in the hundreds of thousands of dollars.

Mayor Short closed the public hearing at 10:18 a.m.

Monica Aguon, Deputy City Attorney, clarified the applicable law regarding demolition proceedings, noting that Chapter 214 of state law authorizes municipalities to require repair or demolition. She stated that there is no cease-and-desist order or court order in this case and clarified that the “beyond a reasonable doubt” standard does not apply, as this is not a criminal proceeding. She explained that under the Code of Ordinances, the burden of proof rests on the owner, mortgagee, or lienholder in a show-cause hearing. She highlighted that a structure should be demolished if it cannot be repaired to meet code or if it has fire code violations. Ms. Aguon also noted that Council serves as the finder of fact, that the commonly referenced 33% or 50% threshold is only one of several standards, and that there is no legal requirement for a third-party evaluation under local, state, or case law.

Mr. Townsend stated that, while the percentage threshold is only one of several standards, it is the only one that provides a specific measure. He asserted that the building does not pose a fire risk due to its construction and its distance from other structures. He stated he is a lienholder and authorized to speak on the owner’s behalf, with documentation to support his interest. He also raised concerns about bias and argued that the owner should be presumed innocent, stating that proper procedures had not been followed.

Moved by Councilor Battaglino to approve Ordinance 18-2026, finding the structure at

401 Broad Street to be dangerous; requiring the property owner to demolish said structure within thirty (30) days of the date of this ordinance; and declaring an emergency and immediate effective date.

The motion was seconded by Councilor Taylor and, with no further comments or questions from the public, carried by the following vote:

**AYES:** Mayor Short, Councilor Cobb, Councilor Flack, Councilor Brooks, Councilor Browning, Councilor Battaglino, Councilor Taylor  
**NAYS:** None  
**ABSTAIN:** None

## 11. Other Council Matters

- a) Announcements concerning items of community interest from members of the City Council. No action will be taken or discussed.

Councilor Cobb expressed gratitude for the rain and thanked everyone for attending.

Councilor Brooks thanked everyone for attending and said people aren't coming back to District 2 because there is nothing to do, noting that his own family doesn't come back. He said he appreciates the excitement around projects like Lucy Park, but is tired of hearing that "it takes time," and said things just need to get done.

Councilor Browning wished everyone a great day.

Councilor Taylor wished everyone a great day.

Councilor Battaglino shared dates for upcoming events and noted that Leadership Wichita Falls is raising funds to replace the damaged horse downtown, including working with the original artist to recreate it. If anyone is interested in donating, they can contact Leadership Wichita Falls.

Mayor Short thanked God for the rain, thanked Bailey Forrester for serving as Mayor of the Day, and congratulated Christi Klyn, HR Director, and her daughter, Ella, on earning a track scholarship to Colorado State. He also thanked the Wichita Falls Police Department for their swift response to a recent shooting, noting the suspect was quickly apprehended, and expressed prayers for the victims.

## 12. Executive Sessions

City Council adjourned into Executive Session at 10:29 a.m. in accordance with Texas Government Code §551.071 and §551.072.

Mayor Short reconvened the meeting at 10:57 a.m. in open session and announced that no votes or further action were taken, and reminded everyone that topics discussed in the executive session are confidential and may not be discussed.

## 13. Adjourn

Mayor Short adjourned the meeting at 10:57 a.m.

PASSED AND APPROVED this 5<sup>th</sup> day of May, 2026.

  
\_\_\_\_\_  
Tim Short, Mayor

ATTEST:

  
\_\_\_\_\_  
Marie Balthrop, TRMC, MMC  
City Clerk

Attachments for Item 10a

Structure # 1 of # 1



CODE ENFORCEMENT STRUCTURE REPORT

Land/Owner Inquiry

Deed/Title Research

Address: **401 BROAD ST**  
 Lot 1-A BJK 240-A, of a replat of Lots 11-20, Block  
 Legal: 240 and 241, original townsite to the City of Wichita Falls  
 Owner: **WINDSOR GARDENS LLC** *Wichita County, Texas, and*  
 Owner Address: **PO BOX 1227** *Business personal property.*

Census Tract #: **102**  
 Census Block #: **1029**  
 Tax ID #: **158922**  
 Map #:

Document:  
 Volume: **202214246**  
 Page:  
 Probate #

**IDYLLWILD, CA 92549**  
 CDBG?  Yes  No  
 Flood Plain?  100Yr  500Yr  N/A

Lien holders?  Yes  No

Are there more interested parties?  Yes  No

\* list all additional owners/interested parties on back

Inspection Findings

Building Type:  Main  Accessory  Apt  Garage  Carport  Shed

Structure Description:  Wood Frame  Metal Frame  Brick  Masonry

- |   |  |   |   |
|---|--|---|---|
| <p><b>Exterior Walls:</b></p> <input checked="" type="checkbox"/> Cracks/Holes in wall<br><input checked="" type="checkbox"/> Deteriorated structural members<br><input type="checkbox"/> Fire damage<br><input checked="" type="checkbox"/> Loose members<br><input checked="" type="checkbox"/> Paint<br><input type="checkbox"/> Walls listing             | <p><b>Floors:</b></p> <input type="checkbox"/> Deteriorated wood members<br><input type="checkbox"/> Fire damage<br><input checked="" type="checkbox"/> Floor covering damaged/deteriorated<br><input type="checkbox"/> Holes in floor<br><input checked="" type="checkbox"/> Water damage/Vandalized  | <p><b>Foundation:</b></p> <input type="checkbox"/> Deteriorated floor joist<br><input type="checkbox"/> Fire damage<br><input type="checkbox"/> Foundation listing<br><input type="checkbox"/> Needs extensive repairs<br><input type="checkbox"/> Needs leveling<br><input type="checkbox"/> Post/Beam damage<br><input type="checkbox"/> Slab cracked<br><input type="checkbox"/> UNABLE TO ENTER   | <p><b>General MEP/Securing:</b></p> <input checked="" type="checkbox"/> Ensure Electrical meets, Minimum Standard Code<br><input checked="" type="checkbox"/> Ensure Plumbing meets, Minimum Standard Code<br><input checked="" type="checkbox"/> Unsafe Structure, Secure against entry  |
| <p><b>Interior Walls/Ceiling:</b></p> <input checked="" type="checkbox"/> Broken sheetrock/Holes in wall<br><input type="checkbox"/> Fire damage<br><input checked="" type="checkbox"/> Interior vandalized<br><input type="checkbox"/> UNABLE TO ENTER<br><input type="checkbox"/> Walls list ng/leaning<br><input checked="" type="checkbox"/> Water damage | <p><b>Miscellaneous:</b></p> <input checked="" type="checkbox"/> Repair/Replace damaged doors<br><input type="checkbox"/> Repair/Replace Front/Rear porch<br><input type="checkbox"/> Repair/Replace Front/Rear steps <p><b>Windows/Screens:</b></p> <input type="checkbox"/> Screens broken/missing<br><input checked="" type="checkbox"/> Windows broken/missing<br><input type="checkbox"/> Fire Damage | <p><b>Roof:</b></p> <input type="checkbox"/> Requires complete reconstruction<br><input type="checkbox"/> Fire damage<br><input type="checkbox"/> Deteriorated ceiling joist<br><input checked="" type="checkbox"/> Deteriorated roofing material<br><input checked="" type="checkbox"/> Deteriorated over-hang<br><input type="checkbox"/> Deteriorated rafters<br><input type="checkbox"/> Holes in roof<br><input type="checkbox"/> Roof sagging | <p><b>Sanitary Conditions:</b></p> <input type="checkbox"/> Abandoned wells/shafts<br><input checked="" type="checkbox"/> Abandoned appliances<br><input checked="" type="checkbox"/> Stagnant/Unwholesome Water/Sinks/Privies/Pools<br><input checked="" type="checkbox"/> Filth<br><input checked="" type="checkbox"/> Rubbish/Trash/Junk<br><input checked="" type="checkbox"/> Refuse/Garbage/Waste<br><input checked="" type="checkbox"/> Carton<br><input checked="" type="checkbox"/> Mold/Fungus growth |

Structural Condition:  Dilapidated/Hazardous  Unsecured  Unsanitary  Fire Date \_\_\_/\_\_\_/\_\_\_ %

Structural Integrity:  Recommend no permits be issued  Recommend Demolition  Recommend Major Repair

Code Enforcement Officer: *Alex Borrego* Date: **2-6-2026**

Permits issued:  Demo permit  Remodel permit Permit # Date issued:



Name
State Of Texas
Texas Comptroller of Public Accounts
U.S. Retailers D/B/A Cirro Energy
US Retailers LLC
C T Corporation System
Rasesh M. Patel
Texas Workforce Commission
State Of Texas
Revenue & Trust Management
Reginald R. Wilson
Wilbourn & McCabe Plumbing Co., LLC
Home Tax Solutions, LLC
Home Tax Solutions, LLC
Trey Rome
Raymond L. Rome III
Fernando Peralta
Farah Galvan
MTAG Services, LLC
James P. Meeks
Fran J. Garey
F-T Service Corp.
F-T Service Corp.
F-T Service Corp. Trustee
F-T Service Corp. Trustee
Stewart N. Rice
Dr. John Bell
Rebecca Berroth
David Gossom
Elliott E. Latts
Leatrice Lynne Latts
Elliott E. and Leatrice Lynne Latts Family Trust
Leatrice Lynne Latts
David F. Gossom
TaxCORE Lending, LLC
Hunter-Kelsey III, LLC
Hunter-Kelsey III, LLC
John Eisinger
Hunter-Kelsey II, LLC
Corporation Service Company D/B/A CSC-Lawyers INCO
Hitesh Leva
Tax Lien Loan SPV, LLC
Nikolaos Paul Stavros
Larry Williams
Larry Williams
Windsor Gardens, LLC
David Gossom Trustee

David F. Trustee
Windsor Holdings, LLC
Windsor Holdings, LLC
Hotel Associates, INC
Ellea of Texas, LLC
Ellea of Texas LLC d/b/a The New Grand Hotel
Leatrice Lynne Latts, Successor Sole Trustee of the Elliott E. and Leatrice Lynne Latts Family Trust
Leatrice Lynne Latts, Successor Sole Trustee of the Elliott E. and Leatrice Lynne Latts Family Trust

# Wichita AD Property Search

## Property Details

### Account

<b>Property ID:</b>	158922	<b>Geographic ID:</b>	00304000000
<b>Type:</b>	R	<b>Zoning:</b>	RDD - RIVER DEVELOPMENT DISTRICT
<b>Property Use:</b>		<b>Condo:</b>	
<b>Location</b>			
<b>Situs Address:</b>	401 BROAD ST		
<b>Map ID:</b>	301DT	<b>Mapsco:</b>	
<b>Legal Description:</b>	LOT 1A BLK 240A ORIGINAL TOWN WF AND BUSINESS PERSONAL PROPERTY		
<b>Abstract/Subdivision:</b>	0030		
<b>Neighborhood:</b>	(301DT) DOWNTOWN		
<b>Owner</b>			
<b>Owner ID:</b>	278006		
<b>Name:</b>	WINDSOR GARDENS LLC		
<b>Agent:</b>			
<b>Mailing Address:</b>	PO BOX 1227 IDYLLWILD, CA 92549		
<b>% Ownership:</b>	100.0%		
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.		

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$1,033,067 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$466,933 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$1,500,000 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>Appraised Value: ⓘ</b>	\$1,500,000 (=)
<b>HS Cap Loss: ⓘ</b>	\$0 (-)

<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$1,500,000
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** WINDSOR GARDENS LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
01	WICHITA FALLS CITY	0.682500	\$1,500,000	\$1,500,000	\$10,237.50	
02	WICHITA FALLS ISD	1.075287	\$1,500,000	\$1,500,000	\$16,129.31	
12	WICHITA COUNTY	0.521303	\$1,500,000	\$1,500,000	\$7,819.55	
CAD	WICHITA CAD	0.000000	\$1,500,000	\$1,500,000	\$0.00	

**Total Tax Rate:** 2.279090

**Estimated Taxes With Exemptions:** \$34,186.34

**Estimated Taxes Without Exemptions:** \$34,186.34

**Property Improvement - Building**

**Description: MOTEL Living Area: 218964.0 sqft Value: \$19,805,838**

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	CCC	1982	218964
RSPL	SWIMMING POOL	SUP	0	1
ICAR	COM CARPORT	C STEEL	0	1600
ILPL	LIGHTED PARKING LOT	EXCL	0	164000
ISPR	FIRE SPRINKLER SYSTEM	GT 100K	0	218964

**Description: MOTEL Type: MOTEL Living Area: 6629.0 sqft Value: \$619,920**

Type	Description	Class CD	Year Built	SQFT
FB	FINISHED BASEMENT	CCC	1982	6629

**Description: RESTAURANTS Living Area: 32057.0 sqft Value: \$2,577,749**

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	CCC	1982	32057

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
FSHO	HOTELS	7.15	311,288.47	0.00	0.00	\$466,933	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$1,033,067	\$466,933	\$0	\$1,500,000	\$0	\$1,500,000
2025	\$1,033,067	\$466,933	\$0	\$1,500,000	\$0	\$1,500,000
2024	\$1,188,712	\$311,288	\$0	\$1,500,000	\$0	\$1,500,000
2023	\$1,188,712	\$311,288	\$0	\$1,500,000	\$0	\$1,500,000

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/11/2022	WD	WARRANTY DEED	WINDSOR HOLDINGS LLC	WINDSOR GARDENS LLC			202214246
12/13/2012	WD	WARRANTY DEED	ELLEA OF TEXAS LLC	WINDSOR HOLDINGS LLC	3806	296	21214
12/13/2012	WD	WARRANTY DEED	ELLEA OF TEXAS LLC	WINDSOR HOLDINGS LLC	3938	748	897
5/31/2007	WD	WARRANTY DEED	HOTEL ASSOCIATES INC	ELLEA OF TEXAS LLC	3118	709	12487
6/1/1995	WD	WARRANTY DEED	HEATH & HOUSE CONSTR	HOTEL ASSOCIATES INC	1800	758	7199
2/1/1995	WD	WARRANTY DEED	JACKSON HOTEL CORPOR	HEATH & HOUSE CONSTRUCTION COM	1777	34	6577
12/1/1993	WD	WARRANTY DEED	WICHITA FALLS HOTEL	JACKSON HOTEL CORPORATION	1684	647	4371
10/1/1984	WD	WARRANTY DEED		WICHITA FALLS HOTEL PARTNERSHI	1391	492	92513

← GO BACK

**ACCOUNT:**  
158922

↗ ▲ **TOTAL DUE**  
\$43,638.87

**Basic Information**

**OWNER**  
**WINDSOR GARDENS LLC**  
PO BOX 1227  
IDYLLWILD, CA 92549

**TYPE**      **OWNERSHIP %**  
🏠 Real      0.000000

**LOCATION**  
0000401 BROAD ST

**LEGAL**  
LOT 1A BLK 240A ORIGINAL TOWN WF AND BUSINESS PERSONAL PROPERTY

[View More](#) ▼

**Property Tax Record**

PAYMENT HISTORY / RECEIPTS

Sort year by: Descending ▼

Show:

Current / Due

All Years

2025

**DUE AMOUNT**  
\$43,638.87

[View More](#) ▼

2024

**DUE AMOUNT**  
\$0.00

[View More](#) ▼

2023

**DUE AMOUNT**  
\$0.00

[View More](#) ▼

2022

DUE AMOUNT  
\$0.00

[View More](#) ▾

2021

DUE AMOUNT  
\$0.00

[View More](#) ▾

2020

DUE AMOUNT  
\$0.00

[View More](#) ▾

2019

DUE AMOUNT  
\$0.00

[View More](#) ▾

2018

DUE AMOUNT  
\$0.00

[View More](#) ▾

2017

DUE AMOUNT  
\$0.00

[View More](#) ▾

2016

DUE AMOUNT  
\$0.00

[View More](#) ▾

2015

DUE AMOUNT  
\$0.00

[View More](#) ▾

2014

**DUE AMOUNT**  
\$0.00

[View More](#) ▾

2013

**DUE AMOUNT**  
\$0.00

[View More](#) ▾

2012

**DUE AMOUNT**  
\$0.00

[View More](#) ▾

2011

**DUE AMOUNT**  
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[View More](#) ▾

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DUE AMOUNT  
\$0.00

[View More](#) ▾

1992

DUE AMOUNT  
\$0.00

[View More](#) ▾

1986

DUE AMOUNT  
\$0.00

[View More](#) ▾

PAY

ADD TO COST

E STATEMENT

RECEIPT

©2026 Wichita County  
Tommy Smyth 940-766-8200  
Wichita County Tax Assessor / Collector

Account Customer Inquiry [City of Wichita Falls] 






















Utilities [City of Wichita Falls] > Account Customer Inquiry [City of Wichita Falls]

Account		Billing address	Additional info	Alerts
Account	40436	401 BROAD ST	Account start date	02/09/1995
Parcel	0030400000		Premise phone	
Route	01004	WICHITA FALLS, TX 76301-2234	Group billing	N
Address	401 BROAD ST WICHITA FALLS, TX 76301			

CID		CID Information	Recent activity	
Customer	131170 	Social Security Number	Last bill	05/03/2018
Name 1	WINDSOR-NEW GRAND LLC	Driver's License	Last payment	12/03/2017
Name 2		Date of Birth	Bill due date	05/10/2018
Relation	CUSTOMER	E-Mail	Projected penalty amount	0.00
Start date	11/22/2013		Total due on	04/15/2026
Stop date	05/02/2018			24194.37

- Open Work Orders
- Contacts
- Special Conditions
- Deposits
- Text
- Application Fees
- Payment Plans

[Summary](#)
[Account Balance](#)
[Account History](#)
[Events](#)
[Current Billed](#)
[Bills](#)

### WICHITA FALLS PUBLIC HEARING NOTICE

At the time of this notice, the structure(s) listed below have not been demolished/repared as previous City Code Compliance notices stipulated and the property remains in violation. Therefore, our office has scheduled a public hearing on Tuesday, **April 21, 2026** at 8:30 a.m. before the City Council acting as Building Commission, at the **MULTI-PURPOSE EVENT CENTER (MPEC)** in the Hayley Eye Clinic Seminar Room of the Ray Clymer Exhibit Hall, 1000 Fifth Street, Wichita Falls, Texas 76301. At that Council meeting, you may appear to explain why corrective actions have not been taken.

At that Council meeting, the Council may allow the owner, lienholder, or mortgagee thirty (30) days to ninety (90) days to repair or demolish the building. The City Council will also (1) establish specific time schedules for the commencement and performance of the work, and (2) require the owner, lienholder or mortgagee to secure the property from unauthorized entry while work is being performed. An extension of more than ninety (90) days for work on the structure may be granted only if (1) a detailed plan, including time schedules and financing arrangements for the work, is submitted, and (2) at the hearing, it is established that the scope and complexity of the job would require more than ninety (90) days to complete.

If an extension is granted, regular progress reports must be submitted to the Code Compliance Division showing that time schedules are being followed and deadlines are being met. In addition, the owner, lienholder or mortgagee may be asked to appear before the City Council to demonstrate their compliance. It is up to the owner, lienholder, or mortgagee to prove their compliance.

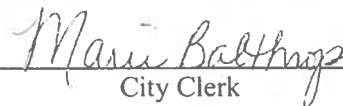
#### THE FOLLOWING PROPERTY IS SCHEDULED FOR A PUBLIC HEARING:

- 1. 401 BROAD ST., WICHITA FALLS, TEXAS; also known as LOT 1-A BLK 240-A, OF A REPLAT OF LOTS 11-20, BLOCK 240 AND 241, ORIGINAL TOWNSITE TO THE CITY OF WICHITA FALLS, WICHITA COUNTY, TEXAS, AND BUSINESS PERSONAL PROPERTY**

In accordance with the Americans with Disabilities Act, this facility is wheelchair accessible, and accessible parking spaces are available. If you require special accommodations to attend or participate in this meeting, please contact the City Clerk's Office at (940) 761-7409 at least 48 hours prior to the meeting.

#### **CERTIFICATION**

I certify that the above notice of meeting was posted on the bulletin board at the Wichita Falls Public Library, Wichita Falls, Texas on the 10<sup>th</sup> day of March, 2026 at 03:30 o'clock p.m.

  
City Clerk



**WICHITA FALLS PUBLIC HEARING NOTICE**

At the time of this notice, the structure(s) listed below have not been demolished/repared as previous City Code Compliance notices stipulated and the property remains in violation. Therefore, our office has scheduled a public hearing on Tuesday, **April 21, 2026 at 8:30 a.m.** before the City Council, acting as Building Commission, at the **MULTI-PURPOSE EVENT CENTER (MPEC)** in the Hayley Eye Clinic Seminar Room of the Ray Clymer Exhibit Hall, 1000 Fifth Street, Wichita Falls, Texas 76301. At that Council meeting, you may appear to explain why corrective actions have not been taken.

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**THE FOLLOWING PROPERTY IS SCHEDULED FOR A PUBLIC HEARING:**

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Alex Borrego  
Code Enforcement Officer  
Supervisor for the Code Compliance Division  
City of Wichita Falls

STATE OF TEXAS           §  
COUNTY OF WICHITA   §

This instrument was acknowledged before me on this 9<sup>th</sup> day of March, 2026, by Alex Borrego, Code Enforcement Officer.

Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF WICHITA

I hereby certify that this instrument was RECEIVED on  
the date and the time stamped hereon by me and was duly  
RECORDED in the Records of Wichita County, Texas.

2026-1751 PM  
03/12/2026 10:11 AM



*Annette C. Stanley*

Annette C. Stanley, County Clerk  
Wichita County, Texas



## CODE COMPLIANCE DIVISION

March 9, 2026

Windsor Gardens, LLC  
PO Box 1227  
Idyllwild, CA 92549

Re: Notice of Public Hearing for

401 Broad St.  
Wichita Falls, Texas 76301

Dear Windsor Gardens, LLC:

On February 6, 2026, the City provided you with a Notice of Violation for dangerous buildings or structures located at: 401 Broad St., Wichita Falls, TX 76301, also known as: **LOT 1-A BLK 240-A, OF A REPLAT OF LOTS 11-20, BLOCK 240 AND 241, ORIGINAL TOWNSITE TO THE CITY OF WICHITA FALLS, WICHITA COUNTY, TEXAS, AND BUSINESS PERSONAL PROPERTY.**

At this time, the above-referenced building or structure has not been demolished or repaired as required by the City Code of Ordinances. Because you have not complied with the Code Compliance Division's request to correct the violations, our office has scheduled a public hearing before the City Council on Tuesday, **April 21, 2026, at 8:30 a.m. at the Multi-Purpose Event Center (MPEC)** in the Hayley Eye Clinic Seminar Room of the Ray Clymer Exhibit Hall, 1000 Fifth Street, Wichita Falls, Texas 76301. You may appear at the hearing before City Council to explain why corrective actions have not been taken.

After the hearing, the council may allow the owner, lienholder or mortgagee 30 days to 90 days to repair or demolish the building or structure. If so, the council will (1) establish specific time schedules for the commencement and performance of the work, and (2) require the owner, lienholder or mortgagee to secure the property from unauthorized entry while work is being performed.

The City Council cannot allow more than 90 days for work on the structure, unless (1) a detailed plan, including time schedules and financing arrangements, for the work is submitted, and (2) it is established at the hearing that the scope and complexity of the job would require more than 90 days to complete.

If an extension of more than 90 days is granted, regular progress reports must be submitted to Code Compliance showing that time schedules are being followed and deadlines are being met. In addition, the owner, lienholder, or mortgagee may be asked to appear before the City Council to demonstrate their compliance. It is up to the owner, lienholder, or mortgagee to prove their compliance.

## CITY OF WICHITA FALLS

1800 7<sup>TH</sup> Street - P.O. Box 1431 – Wichita Falls, Texas 76307 – t: (940) 761-8841 – f: (940) 761-6882  
[www.wichitafallstx.gov](http://www.wichitafallstx.gov)

Regardless of the timeline for repair involved, if the City Council authorizes time for repair at the hearing, the owner, lienholder, or mortgagee must secure the property in a reasonable manner from unauthorized entry while all work is being performed.

You may be receiving this Notice of Public Hearing while you still have time left on the original deadline from the Code Compliance Division for repair or to demolish the building or structure. The initial inspection occurred on February 6, 2026, in which the Notice of Violation was sent the same day. We wanted to give you ample time to prepare for the public hearing, if the violations are not corrected by that date. If we can be of any help, please do not hesitate to contact our office by email or by calling (940) 761-8841. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Respectfully,



Alex Borrego  
Code Compliance Supervisor

**CITY OF WICHITA FALLS**

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## CODE COMPLIANCE DIVISION

March 9, 2026

Larry Williams  
54405 North Circle Dr.  
Idyllwild, CA 92549

Re: Notice of Public Hearing for

401 Broad St.  
Wichita Falls, Texas 76301

Dear Larry Williams:

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Respectfully,



Alex Borrego  
Code Compliance Supervisor

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## CODE COMPLIANCE DIVISION

March 9, 2026

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Idyllwild, CA 92549

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401 Broad St.  
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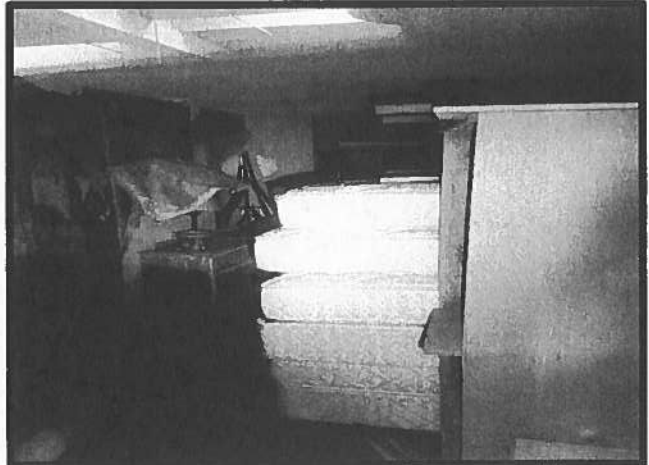
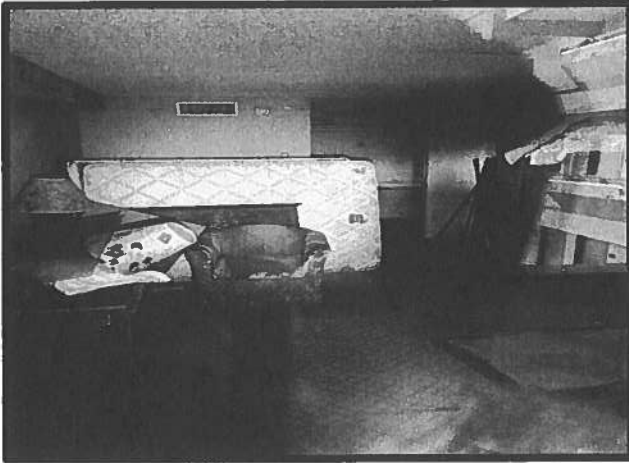
## CITY OF WICHITA FALLS

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**2015 International Fire Code**

**311.3 Removal of combustibles.**

Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.



**2015 International Fire Code**

**304.1 Waste accumulation prohibited.**

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.



**2015 International Fire Code**

**906.2 General Requirements**

Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.



Improperly Maintained Extinguishers



Several Extinguishers Used throughout

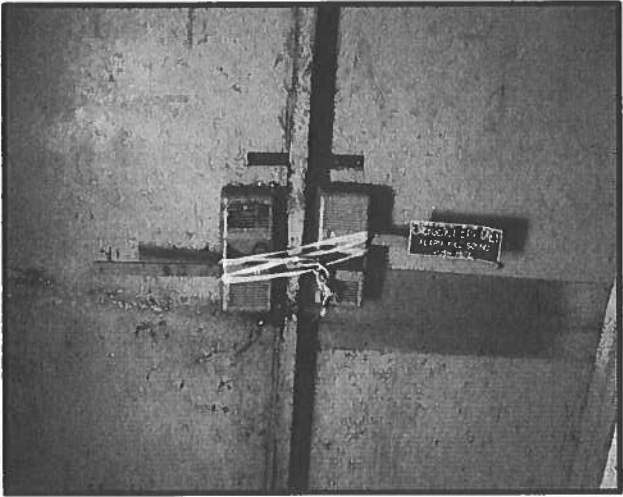
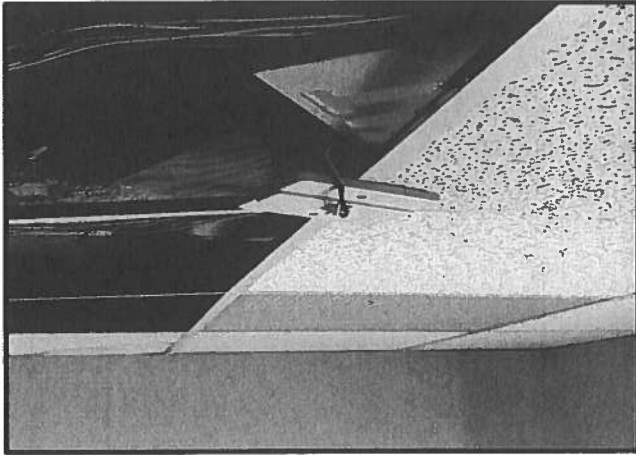


Extinguishers have been not been serviced in years; several have been discharged inside the structure.

2015 International Fire Code

1104.3 Exit Sign Illumination

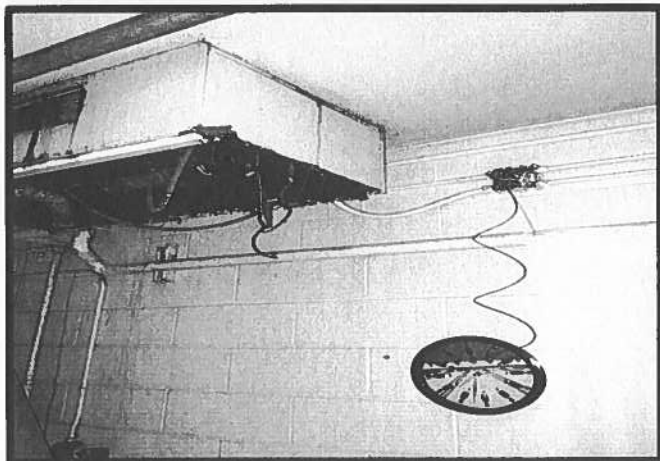
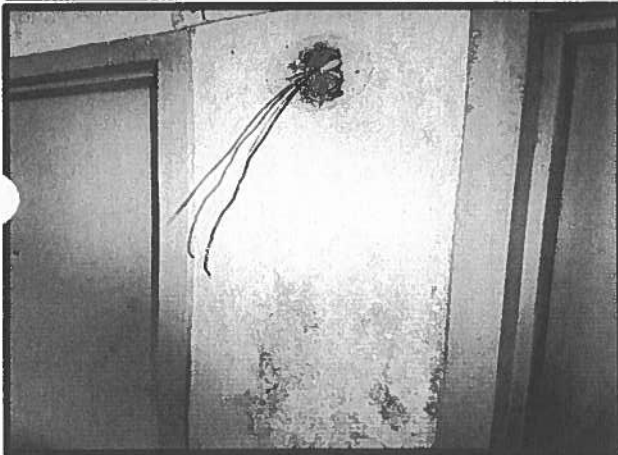
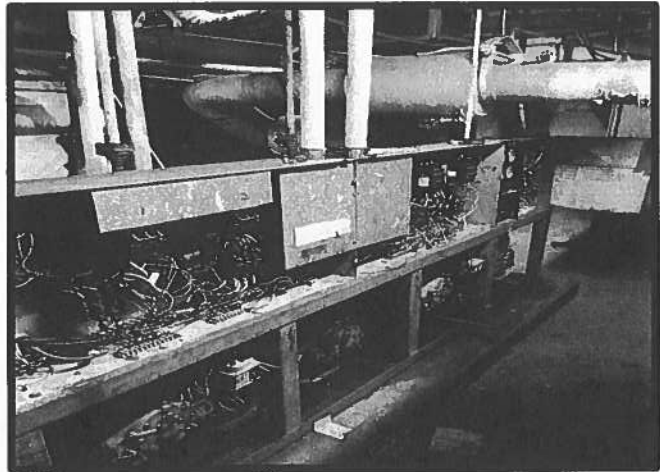
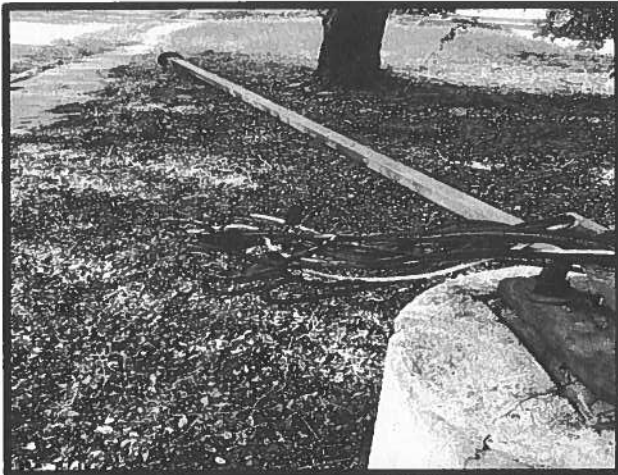
Exit signs shall be internally or externally illuminated



**2015 International Fire Code**

**605.6 Unapproved conditions.**

Open junction boxes and open-wiring splices shall be prohibited. *Approved* covers shall be provided for all switch and electrical outlet boxes.

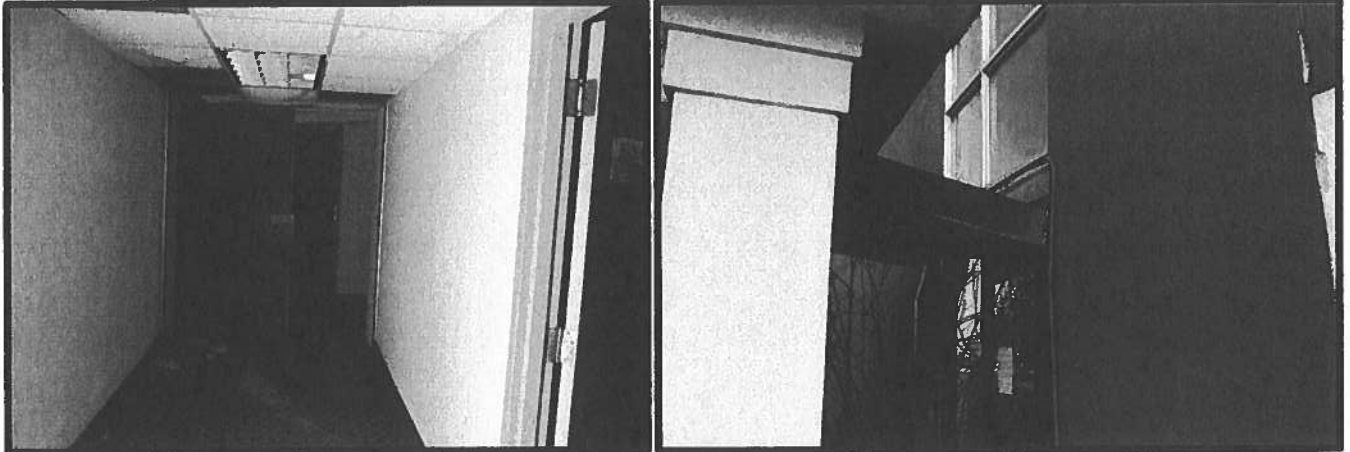


Electricity is still on inside the structure. Open junction boxes inside and outside the structure are a danger to citizens and firefighters. Midtown Manor, a 7-story apartment building, directly across the street from this structure has large amounts of foot traffic.

**2015 International Fire Code – Maintenance of Means of Egress**

**1031.2 Reliability.**

Required *exit accesses, exits* and *exit discharges* shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the *means of egress* is occupied. An *exit* or *exit passageway* shall not be used for any purpose that interferes with a *means of egress*.



Unauthorized doors have been built into several hallways; this is a hindrance to egress in emergency situations. Part of the roof covering is falling (separating from the building) into the exterior egress path.

**Fueled equipment stored inside structure**



Photo from 12/19/2025



Photo from 3/9/2026

Indicating someone was inside the structure moving items. This was without authorization, as caretaker Dustin Smith indicated no one had permission to be inside.

Taken together, these conditions demonstrate that the building poses a substantial risk to occupants, unauthorized entrants, firefighters, and surrounding property. The structure's compromised fire protection systems, accumulation of combustibles, electrical hazards, and impaired egress create a dangerous condition that supports formal action by the City.

2

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