



CITY COUNCIL AGENDA

NOTICE IS GIVEN THAT THE CITY COUNCIL OF THE CITY OF LAMESA, TEXAS, WILL MEET IN A REGULARLY SCHEDULED MEETING AT 5:30 P.M. ON TUESDAY, JUNE 21, 2022, 601 SOUTH FIRST STREET, FOR THE PURPOSE OF CONSIDERING AND TAKING OFFICIAL ACTION ON THE FOLLOWING ITEMS:

1. CALL TO ORDER:

2. INVOCATION:

3. CONSENT AGENDA: All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- a. **APPROVAL OF THE MINUTES:** Approval of the minutes of the City Council regular meeting held on May 17th and June 13th
- b. **BILLS FOR MAY 2022:** Approval of the bills paid by the City of Lamesa for the month of May 2022.

4. DISCUSS AND TAKE ACTION TO AWARD ADMINISTRATION CONTRACT TO PUBLIC MANAGEMENT INC. OF HOUSTON, TEXAS FOR CONTRACT WITH PRE-QUALIFIED ADMINISTRATORS TO PROVIDE ADMINISTRATIVE SERVICES ASSOCIATED FOR APPLICATION PREPERATION AND PROJECT IMPLEMENTATION FOR THE 2023/24 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT (TxCDBG) PROGRAM OF THE TEXAS DEPARTMENT OF AGRICULTURAL (TDA): City Council to award Administration contract to Public Management Inc. of Houston, Texas for contract with pre-qualified administrative services for the 2023/24 Texas Community Development Block Grant (TxCDBG) Program of Texas Department of Agricultural(TDA). *(City Manager)*

5. **DISCUSS AND TAKE ACTION TO AWARD ENGINEERING CONTRACT TO _____ OF _____, TEXAS FOR CONTRACT TO PROVIDE ENGINEERING SERVICES ASSOCIATED FOR APPLICATION PREPERATION AND PROJECT IMPLEMENTATION FOR THE 2023/24 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT (TxCDBG) PROGRAM OF THE TEXAS DEPARTMENT OF AGRICULTURAL (TDA).** City Council to award engineering contract to _____ of _____, Texas for contract to provide engineering services for the 2023/24 Texas Community Development Block Grant (TxCDBG) program of the Texas Department of Agricultural (TDA). *(City Manager)*
6. **OPEN AND AWARD CONTRACT FOR LEASE OF CITY FARMLAND:** Consider awarding proposal for contract farming of up to 150 acres for the Water and Wastewater Department. Said contract farmland to be used for raising of alfalfa crops on City owned land, utilizing City supplied effluent water on a crop schedule to be determined by the City. *(City Manager & Finance Director)*
7. **BUDGET AMENTMENT VI:** City Council to consider amending Ordinance O-22-21 on first reading with respect to the budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022. *This budget amendment reflects the purchase of a 2021 Ford Explorer funded by the Weaver Foundation (City Manager & Finance Director)*
8. **PUBLIC HEARING-ANNEXATION:** Public hearing, in accordance with State Law, for all persons interested on the proposed annexation by the City of Lamesa, Texas of the following described territory to-wit;

Described in Exhibit "A" attached hereto. *(City Manager & City Attorney)*

9. **ANNEXATION - (MEDICAL ARTS HOSPITAL DISTRICT):** Consider passing an Ordinance on First Reading annexing the following tract in accordance with State Law, on proposed annexation by the City of Lamesa, Texas of the following described property to-wit;

A 12.322-acre tract of land situated in the Northeast corner of Section 72, Block 35, T-6-N, Georgetown Railway Company Survey, Dawson County, Texas, and more particularly described as follows:

BEGINNCNG at a 1/2" iron rod with red cap inscribed "RL. SMITH" (hereinafter referred to as a SMITH cap) found at the Northwest corner of a 20.0-acre tract as recorded in Volume 560, Page 342, Deed Records of Dawson County, Texas, which bears S.78°13'29" W. a distance of 933.40 feet from the calculated Northeast corner of Section 72, for the most Northerly Northeast corner of this tract;

THENCE S.12°50'31" E., along the West line of said 20.00-acre tract, at 35.00 feet pass a SMITH cap found in the South line of a 35-foot right-of-way easement, in all a distance of 933.40 feet to a SMITH cap found at the Southwest corner of said 20.00-acre tract, for a corner of this tract;

THENCE N.78° 13'29" E., along the South line of said 20.00-acre tract, at 898.40 feet pass a 1/2" iron rod with cap inscribed "RPLS 4263" (hereinafter referred to as an OJD cap) set in the West right-of-way line of State Highway 137, as reference in Volume 560, Page 342, Deed Records of

Dawson County, Texas, in all distance of 933.40 feet to the East line of Section 72 and the Southeast corner of said 20.00- acre tract, for the most Easterly Northeast corner of this tract;
THENCE S.12°50'31" E., along the East line of Section 72, a distance of 320.00 feet to the Southeast corner of this tract;

THENCE S.78°13'29" W., at 35.00 feet pass an OJD cap set in said West right-of-way line, in all a distance of 1,123.40 feet to an OJD cap set for the Southwest corner of this tract;
THENCE N.12°50'31" W., at 1,218.40 feet pass an OJD cap set in the South line of said 35-foot right- of-way easement, in all a distance of 1,253.40 feet to a OJD cap set in the North line of Section 72, for the Northwest corner of this tract;

THENCE N.78°13'29" E., along the North line of Section 72, a distance of 190.00 feet to the PLACE OF BEGINNCNG and containing 12.322 acres of land.

That the use of said land is intended for use as Emergency Medical Services Building and that the petitioner request that said land be annexed into the City of Lamesa in zoning Commercial in accordance with the provisions of Chapter 14 of the Code of Ordinances of the City of Lamesa, Texas (*City Manager and Building Official*)

10. **PUBLIC HEARING ON REQUEST FOR SPECIFIC USE PERMIT:** Public hearing to consider the petition of Carmen Moreno Lamesa, Texas 79331 of the following property: All of Lot Three (3), Block Three (3) of the Turner Addition to the City of Lamesa, Dawson County, Texas located at 307 NE 4th Street for use as a Single Wide Manufactured Home. (*Building Official*)
11. **REQUEST FOR SPECIFIC USE PERMIT:** City Council to consider approving an Ordinance on First reading approving specific use permit for the following property: All of Lot Three (3), Block Three (3) of the Turner Addition to the City of Lamesa, Dawson County, Texas located at 307 NE 4th Street for use as a Single Wide Manufactured Home. (*Building Official*)
12. **PUBLIC HEARING ON REQUEST FOR SPECIFIC USE PERMIT:** Public hearing to consider the petition of Valeria Zamora Lamesa, Texas 79331 of the following property: Lot Two (2), Block One (1) of the D W Adams Addition to the City of Lamesa, Dawson County, Texas located at 1303 North 1st for a Manufactured Home. (*Building Official*)
13. **REQUEST FOR SPECIFIC USE PERMIT:** City Council to consider approving an Ordinance on First reading approving specific use permit for the following property: Lot Two (2), Block One (1) of the D W Adams Addition to the City of Lamesa, Dawson County, Texas located at 1303 North 1st for a Manufactured Home. (*Building Official*)
14. **PUBLIC HEARING - NUISANCE PROPERTY REMOVAL OR DEMOLITION:** Public hearing to determine whether buildings located at the following location:

LEGAL DESCRIPTION: Lot Fifteen (15), in Block Two (2), of the John H Jost Addition to the City of Lamesa, Dawson County, Texas

SITUS: 1204 N 3rd St. Lamesa, Texas 79331
PARCEL ID: R3074

are vacant and dangerous and constitute a public nuisance within the terms of the Building Ordinance of the City of Lamesa; and if such buildings are found to be so dilapidated, damaged or decayed as to be beyond repair, to consider passing resolution ordering the demolition of said buildings. *(City Inspector)*

- 15. NUISANCE PROPERTY REMOVAL OR DEMOLITION:** Consider passing a resolution finding the structure located on the above property to be uninhabitable, deteriorated, dangerous, and a substandard structure, which constitutes a public nuisance within the terms of the Substandard Building Ordinance of the City of Lamesa and ordering the removal or demolition of such substandard structure. *(City Inspector)*

LEGAL DESCRIPTION: Lot Fifteen (15), in Block Two (2), of the John H Jost Addition to the City of Lamesa, Dawson County, Texas

SITUS: 1204 N 3rd St. Lamesa, Texas 79331
PARCEL ID: R3074

- 16. PUBLIC HEARING - NUISANCE PROPERTY REMOVAL OR DEMOLITION:** Public hearing to determine whether buildings located at the following location:

LEGAL DESCRIPTION: South Forty (40) Feet of Lot One (1), Two (2), Three (3), in Block Four (4) in the D W Adams Addition to the City of Lamesa, Dawson County, Texas

SITUS: 108 N Ave O, Lamesa, Texas 79331
PARCEL ID: R843

are vacant and dangerous and constitute a public nuisance within the terms of the Building Ordinance of the City of Lamesa; and if such buildings are found to be so dilapidated, damaged or decayed as to be beyond repair, to consider passing resolution ordering the demolition of said buildings. *(City Inspector)*

- 17. NUISANCE PROPERTY REMOVAL OR DEMOLITION:** Consider passing a resolution finding the structure located on the above property to be uninhabitable, deteriorated, dangerous, and a substandard structure, which constitutes a public nuisance within the terms of the Substandard Building Ordinance of the City of Lamesa and ordering the removal or demolition of such substandard structure. *(City Inspector)*

LEGAL DESCRIPTION: South Forty (40) Feet of Lot One (1), Two (2), Three (3), in Block Four (4) in the D W Adams Addition to the City of Lamesa, Dawson County, Texas

SITUS: 108 N Ave O, Lamesa, Texas 79331

PARCEL ID: R843

18.BUDGET WORKSHOP: Council to meet with city staff to discuss and set priorities for the 2022 – 2023 operating budget.

19.ADJOURNMENT: *The next regularly scheduled meetings of the City Council of the City of Lamesa will be July 19, 2022 at 5:30 P.M.*



Open Meetings Information



CLOSED MEETINGS

The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

MEETING ACCESSIBILITY

Upon request, auxiliary aids and services will be provided to an individual with a disability in order to allow them to effectively participate in the city council meeting. Those requesting auxiliary aids or services should notify the contact person listed below at least twenty-four hours prior to the meeting by mail, telephone or RELAY Texas (1-800-735-2989)

Contact: Betty Conde at 806-872-4322

✉ 601 South First Street, Lamesa, Texas 79331

☎ **Telephone - (806) 872-4322**

📠 **Fax - (806) 872-4338**

PUBLIC PARTICIPATION

🗣️ The meeting will be held pursuant to the provisions of the Texas Open Meetings Act (Govt. Code, Chapter 551). Discussion and actions are limited to the agenda items listed above. Persons desiring to address the City Council or express their opinion about a particular item on this agenda should notify the City Secretary before the meeting. Persons desiring to present other business or discuss matters not on this agenda should submit a request in writing to the City Secretary by the end of business hours on the Wednesday before the next meeting in order to be considered for inclusion on that agenda.

CERTIFICATION OF NOTICE



I certify this agenda was posted at the City Hall, 601 South First Street, Lamesa, Texas at **4:45 p.m., June 17th 2022**, in accordance with Chapter 551.041 of the Government Code.

Betty Conde, City Secretary

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEMS: 1 & 2

- 1. CALL TO ORDER:** *Announcement* - "This meeting is being held in accordance with the provisions of the Texas Open Meetings Act (Govt. Code, Chapter 551). Discussion and actions are limited to the agenda items as posted. Persons desiring to address the City Council or express their opinion about a particular item on this agenda should complete a request at this time. Persons desiring to present other business or discuss matters not on this agenda should submit a request in writing to the City Secretary in order to be considered for inclusion on the agenda of the next meeting. A quorum being present as evidenced by the presence of _____ members of the City Council, this meeting is hereby called to order."

The following members are present:

JOSH STEVENS	Mayor
MORGAN VERMILLION	Council Member – District 1
FRED VERA	Council Member – District 2/MAYOR PRO-TEM
GLORIA V RODRIGUEZ	Council Member – District 3
DANNY JACOBS	Council Member – District 4
BOBBY G. GONZALES	Council Member – District 5
RUDY SAUSED JR	Council Member – District 6

City Staff members present at the meeting:

JOE HINES	City Manager
BETTY CONDE	City Secretary
RUSSELL CASSELBERRY	Attorney

Members of the press present at the meeting:

Members of the public present at the meeting:

AND PLEDGE OF ALLEGIANCE.



City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: June 21, 2022

AGENDA ITEM: 3

SUBJECT: CONSENT AGENDA ITEMS
PROCEEDING: Approval
SUBMITTED BY: City staff

SUMMARY STATEMENT

All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- a. **APPROVAL OF THE MINUTES:** Approval of the minutes of the council meeting held on May 17th and June 13th of 2022.
- b. **BILLS FOR MAY 2022:** Approval of the bills paid by the City of Lamesa for the month of May, 2022.

Motion by Council Member _____ to approve items 3a and b. Motion seconded by Council Member _____ and upon being put to a vote the motion _____.

VOTING: "AYE" _____ "NAY" _____ "ABSTAIN" _____

CITY MANAGER'S MEMORANDUM

These items are considered non-controversial but do require formal council approval. If a council member objects to a consent item, it is removed from the list and separate action is taken on the item(s). If a council member questions a consent item, but not so strongly as to require that it be removed from the list, his/her "no" vote or abstention can be entered in the minutes when the consent vote is taken.

Recommend approval.

THE STATE OF TEXAS }
COUNTY OF DAWSON }
CITY OF LAMESA }

MINUTES OF THE CITY COUNCIL REGULARLY SCHEDULED MEETING:

May 17, 2022

On this the 17th day of May 2022, at 5:30 P.M., there came on and was held a regularly called meeting of the City Council of the City of Lamesa, Dawson County, Texas. Notice of such meeting having been posted at the City Hall at 601 South First Street in the City of Lamesa, Texas in accordance with the provisions of the Texas Open Meetings Act (Texas Govt. Code, Chapter 551). The following items were listed on the notice and the following proceedings were had, viz.:

CALL TO ORDER: Mayor Stevens announced that the meeting was being held in accordance with the provisions of the Texas Open Meetings Act (Texas Govt. Code, Chapter 551), and that discussion and actions are limited to the agenda items as posted. A quorum being present as evidenced by the presence 5 City Council Members were present:

JOSH STEVENS	Mayor
MORGAN VERMILLION	Council Member – District 1
FRED VERA	Council Member – District 2 MAYOR PRO-TEM(ABSENT)
GLORIA V. RODRIGUEZ	Council Member – District 3Oath of Office Mayor Pro Tem
DANNY JACOBS	Council Member - District 4
BOBBY G. GONZALES	Council Member – District 5
RUDY SAUSED A JR.	Council Member – District 6 Oath of Office

City staff members present at the meeting:

JOE HINES	CITY MANAGER
BETTY CONDE	CITY SECRETARY
RUSSELL CASSELBERRY	CITY ATTORNEY

Members of the press present at the meeting:

Mary Elizabeth

Members of the public present at the meeting:

Wayne Chapman	Sandy Trevino	Bob Henderson
Josh Peterson	Carter T. Schildknecht	
Morgan Verette	Robin Wiley	Mona Ferguson
Ashley Tidwell	Elizabeth Sauseda	James Sauseda

Sylvia Sauseda

INVOCATION: Josh Stevens

CONSENT AGENDA: All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- a. **APPROVAL OF THE MINUTES:** Approval of the minutes of the City Council regular meeting held on April 19, 2022.
- b. **BILLS FOR APRIL 2022:** Approval of the bills paid by the City of Lamesa for the month of April 2022.

Motion by Council Member Bobby Gonzales to approve Items 3a & b. Motion seconded by Council Member Morgan Vermillion and upon being put to a vote the motion passed.

VOTING:	"AYE" 5	"NAY"	"ABSTAIN"
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OATH OF OFFICE – MAYOR: The city attorney to administer Oath of Office to the Mayor of the City of Lamesa.

City Attorney administered the Oath.

CANVASS CITY SPECIAL ELECTION RETURNS: Canvass of votes and tabulation of the returns for the May 7, 2022 City Special Election and the tabulation of the returns for the petition requesting a recount on Monday, May 16, 2022, passing a Resolution declaring winner.

Motion by Council Member Gloria V. Rodriguez to pass a resolution canvassing the returns of the May 7, 2022 City of Lamesa Special Election and the results from the recount on Monday 17, 2022, declaring Rudy Sauseda Jr. winner of the May 7, 2022 Special Election. Motion seconded by Council Member Bobby Gonzales and upon being put to a vote the motion passed.

VOTING:	"AYE" 5	"NAY"	"ABSTAIN"
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OATH OF OFFICE - NEWLY ELECTED COUNCIL MEMBER: The City attorney to administer Oath of Office to the newly-elected Council Member from the May 7, 2022 City Special Election. *(City Attorney)*

City Attorney administered the Oath.

ELECTION OF MAYOR PRO-TEM: The City Council to elect Mayor Pro-tem for a one-year term of office. *(Rotation for Mayor Pro Tem Morgan Vermillion) (City Council)*

Gloria V. Rodriguez was nominated for the office of Mayor Pro-Tem by Council Member Bobby Gonzales; Josh Stevens moved that nominations cease.

VOTING: "AYE" 5 "NAY" "ABSTAIN"

OATH OF OFFICE - MAYOR PRO-TEM: The city attorney to administer the oath of office to the newly elected Mayor Pro-Tem. *(City Attorney)*

City Attorney administered the Oath.

A RESOLUTION OF THE CITY OF LAMESA, TEXAS, AUTHORIZING THE APPROVAL OF THE LAMESA RECOVERY PLAN ASSOCIATED WITH THE IMPLEMENTATION OF THE CITY OF LAMESA AMERICAN RESCUE PLAN ACT (ARPA) – CORONAVIRUS LOCAL FISCAL RECOVERY FUNDS (CLFRF) ALLOCATION: The City Council to consider approving the Lamesa Recovery Plan associated with the implementation of the City of Lamesa American Rescue Plan Act (ARPA) – Coronavirus Local Fiscal Recovery Funds (CLFRF) Allocation.

Motion by Council Member Morgan Vermillion to approve resolution approving the Recovery Plan associated with the implementation of the American Rescue Plan Act – Coronavirus Local Fiscal Recovery Funds. Motion seconded by Council Member Gloria V. Rodriguez and upon being put to a vote the motion passed.

VOTING: "AYE" 6 "NAY" "ABSTAIN"

BUDGE AMENDMENT IV: City Council to consider amending Ordinance O-22-21 on second reading with respect to the budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022. *This budget amendment reflects the proceeds from Texas Municipal League Insurance (City Manager & Finance Director)*

Motion by Council Member Bobby Gonzales to amend Ordinance O-22-21 on second reading with respect to the budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022. Motion seconded by Council Member Danny Jacobs and upon being put to a vote the motion passed.

VOTING: "AYE" 6 "NAY" "ABSTAIN"

BUDGET AMENDMENT V: City Council to consider amending Ordinance O-22-21 on second reading with respect to the budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022. *This budget amendment reflects the proceeds from the sale of scrap metal. (City Manager & Finance Director)*

Motion by Council Member Danny Jacobs to amend Ordinance O-22-21 on second reading with respect to the budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022. Motion seconded by Council Member Morgan Vermillion and upon being put to a vote the motion passed.

VOTING: "AYE" 6 "NAY" "ABSTAIN"

CALL FOR BIDS ON LEASE OF CITY PROPERTY: Consider approval of a call for bids for a lease of two (2) years beginning May 1, 2022 and ending March 31st, 2023 with up to three (3) one-year options, for the following City-owned property:

Tract "A": Approximately 168 acres of land surrounding the city's sewer treatment plant, lagoons, and sanitary landfill; and

Tract "B": Approximately 34 acres out of the West 120 acres of the South ½ of Section 17, Block 35, T-5-N, off of Radio Road.

Motion by Council Member Morgan Vermillion to consider approval of a call for bids for a lease of two (2) years beginning May 1, 2022 and ending March 31st, 2024 with up to three (3) one-year options, for the following City-owned property:

Tract "A": Approximately 168 acres of land surrounding the city's sewer treatment plant, lagoons, and sanitary landfill; and

Tract "B": Approximately 34 acres out of the West 120 acres of the South ½ of Section 17, Block 35, T-5-N, off of Radio Road.

Motion seconded by Council Member Bobby Gonzales and upon being put to a vote the motion passed.

VOTING: "AYE" 6 "NAY" "ABSTAIN"

DECLARE REGULARLY CALLED MEETINGS CALENDAR: City Council to declare regularly called meetings for the following dates:

- **June 13, 2022 (Monday) Regular Council Meeting – Budget Workshop #1**
- **June 15, 2022 (Wednesday) Regular Council Meeting – Budget Workshop #2**
- **June 20, 2022 (Monday) Regular Council Meeting – Budget Workshop #3**
- **June 21, 2022 (Tuesday) Regular Council Meeting – Budget Workshop #4**
- **July 19, 2022 (Tuesday) Regular Council Meeting**
- **August 2, 2022 (Monday) Regular Council Meeting – Present Certified Tax Roll, Effective Tax Rate, Rollback Rate and Set Proposed Tax Rate with RECORD VOTE and Set Public Hearing Dates**
- **August 16, 2022 (Tuesday) Regular Council Meeting**
- **August 18, 2022 (Thursday) Regular Council Meeting – Public Hearing on Budget and 1st Reading of Budget Ordinance with RECORD VOTE and**

1st

- Public Hearing on Tax Rate
- **August 23, 2022 (Tuesday) Regular Council Meeting – 2nd Reading of Budget Ordinance with RECORD VOTE, 2nd Public Hearing on Tax Rate**
- **August 30, 2022 (Tuesday) Regular Council Meeting – Ratify Tax Rate**
- Reflected in the Budget, 1st
- Reading of Ordinances for Tax Rate with RECORD VOTE (I&S, M&O and Total)
- **September 6, 2022 (Tuesday) Regular Council Meeting – 2nd**
- Reading of Ordinance for Tax Rate with RECORD VOTE (I&S, M&O and Total)
- **September 13, 2022 (Tuesday) Regular Council Meeting to be cancelled.**

Motion by Council Member Bobby Gonzales to approve the declare regularly scheduled meetings. Motion seconded by Council Member Morgan Vermillion and upon being put to a vote the motion passed.

VOTING:

"AYE" 6

"NAY"

"ABSTAIN"

CITY STAFF REPORTS:

- c. **PARKS, STREETS, SANITATION/LANDFILL REPORT:** Director to report on the city's recent events.
- d. **UTILITIES DIRECTOR REPORT:** Utilities Director to report on the city's recent events.

FINANCIAL REPORT: Finance Director to report on the city's finances.

CITY MANAGER REPORT: City Manager to report on current activities and answer questions from the City Council.

MAYORS REPORT: Mayor to report on current activities and to answer questions from City Council.

ADJOURNMENT: *The next regularly scheduled meeting of the City Council of Lamesa will be June 13, 2022 at 5:30 P.M.*

ATTEST:

APPROVED:

Betty Conde
City Secretary

Josh Stevens
Mayor

THE STATE OF TEXAS }
COUNTY OF DAWSON }
CITY OF LAMESA }

MINUTES OF THE CITY COUNCIL REGULARLY SCHEDULED MEETING:

June 13, 2022

On this the 17th day of May 2022, at 5:30 P.M., there came on and was held a regularly called meeting of the City Council of the City of Lamesa, Dawson County, Texas. Notice of such meeting having been posted at the City Hall at 601 South First Street in the City of Lamesa, Texas in accordance with the provisions of the Texas Open Meetings Act (Texas Govt. Code, Chapter 551). The following items were listed on the notice and the following proceedings were had, viz.:

CALL TO ORDER: Mayor Stevens announced that the meeting was being held in accordance with the provisions of the Texas Open Meetings Act (Texas Govt. Code, Chapter 551), and that discussion and actions are limited to the agenda items as posted. A quorum being present as evidenced by the presence 5 City Council Members were present:

JOSH STEVENS	Mayor
MORGAN VERMILLION	Council Member – District 1
FRED VERA	Council Member – District 2 (ABSENT)
GLORIA V. RODRIGUEZ	Council Member – District 3 Mayor Pro Tem
DANNY JACOBS	Council Member - District 4 (ABSENT)
BOBBY G. GONZALES	Council Member – District 5
RUDY SAUSED JR.	Council Member – District 6

City staff members present at the meeting:

JOE HINES	CITY MANAGER
BETTY CONDE	CITY SECRETARY
RUSSELL CASSELBERRY	CITY ATTORNEY

Members of the press present at the meeting:

Mary Elizabeth

Members of the public present at the meeting:

Wayne Chapman	Sandy Trevino	Robert Ramirez
Josh Peterson	Irma Ramirez	Norma Garcica
Larry Duyck	Brian Beck	Jan Torres

INVOCATION: Josh Stevens

PUBLIC HEARING - CITY OF LAMESA TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (TxCDBG) CONTRACT NUMBER 7220259: Conduct a public hearing to discuss the completion of CDBG water line improvements. (City Manager)

Jan Torres gave the report of completion.

The open meeting began @5:34 and ended @5:34

RESOLUTION OF THE CITY OF LAMESA SUSPENDING THE JUNE 17, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUESTS AND TO ESTABLISH REASONABLE RATES, APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS, FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW , REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE: City Council to approve a resolution suspending the June 17, 2022 effective date of Oncor electric delivery company's requested rate change to permit the City time to study the requests and establish reasonable rates. (City Manager)

Motion by Council Member Bobby Gonzales to approve a resolution suspending the June 17, 2022 effective date of Oncor electric delivery company's requested rate change to permit the City time to study the requests and establish reasonable rates Motion seconded by Council Member Morgan Vermillion and upon being put to a vote the motion passed.

VOTING:	"AYE" 5	"NAY"	"ABSTAIN"
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A RESOLUTION BY THE CITY OF LAMESA, TEXAS AUTHORIZING REFUNDING OF CANADIAN RIVER MUNICIPAL WATER AUTHORITY SUBORDINATE LIEN CONTRACT REVENUE REFUNDING BONDS, SERIES 2014: City Council to consider passing a resolution authorizing refunding of Canadian River Municipal Authority Subordinate Lien Contract Revenue Bonds, Series 2014. (City Manager)

Motion by Council Member Morgan Vermillion to pass a Resolution authorizing refunding of Canadian River Municipal Authority Subordinate Lien Contract Revenue Bonds, Series 2014 (Conjunctive use groundwater supply project). Motion seconded by Council Member Gloria V Rodriguez and upon being put to a vote the motion passed.

VOTING:	"AYE" 5	"NAY"	"ABSTAIN"
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Motion by Council Member Rudy Sauseda to approve to seek grant funding and USDA loan concerning relocating waterlines on Hwy 180 from Avenue G to Lynn. Motion seconded by Council Member Bobby Gonzales and upon being put to a vote the motion passed.

VOTING: "AYE" 5 "NAY" "ABSTAIN"

BUDGET AMENDMENT VI: City Council to consider amending Ordinance O-22-21 on first reading with respect to the budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022. *This budget amendment reflects the purchase for the Ford Explorer funded by the Weaver Foundation (City Manager & Finance Director)*

Motion by Council Member Morgan Vermillion to amend Ordinance O-22-21 on first reading with respect to the budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022. Motion seconded by Council Member Rudy Sauseda and upon being put to a vote the motion passed.

VOTING: "AYE" 5 "NAY" "ABSTAIN"

FY 2022/2023 BUDGET DISCUSSION /WORKSHOP: City Council to discuss the FY 2022 -2023 Budget

DECLARE REGULARLY CALLED MEETINGS CALENDAR: City Council to declare regularly called meetings for the following dates:

JULY 21, 2022(Thursday) Regular Council Meeting – Budget Workshop

Motion by Council Member Bobby Gonzales to designate the following dates as regularly scheduled meetings for FY 2022/2023 Budget. Motion seconded by Council Member Morgan Vermillion and upon being put to a vote the motion passed.

VOTING: "AYE" 5 "NAY" "ABSTAIN"

ADJOURNMENT: *The next regularly scheduled meetings of the City Council of the City of Lamesa will be June 15, 2022 at 5:30 P.M.*

ATTEST:

APPROVED:

Betty Conde
City Secretary

Josh Stevens
Mayor

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM:4

SUBJECT: DISCUSS AND TAKE ACTION TO AWARD ADMINISTRATION CONTRACT TO PUBLIC MANAGEMENT INC. OF HOUSTON, TEXAS FOR CONTRACT WITH PRE-QUALIFIED ADMINISTRATORS TO PROVIDE ADMINISTRATIVE SERVICES ASSOCIATED FOR APPLICATION PREPERATION AND PROJECT IMPLEMENTATION FOR THE 2023/24 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT (TxCDBG) PROGRAM OF THE TEXAS DEPARTMENT OF AGRICULTURAL (TDA):

EXHIBITS: Action
PROCEEDING: City Staff
SUBMITTED BY:

SUMMARY STATEMENT

City Council to award Administration contract to Public Management Inc. of Houston, Texas for contract with pre-qualified administrative services for the 2023/24 Texas Community Development Block Grant (TxCDBG) Program of Texas Department of Agricultural (TDA).

COUNCIL ACTION

DISCUSSION _____

Motion by Council Member _____ to award Public Management Inc. of Houston Texas for contract with pre-qualified administrative administrative services for the 2023/24 Texas Community Development Block Grant (TxCDBG) Program of the Texas Department of Agricultural. Motion seconded by Council Member _____ and upon being put to a vote the motion _____.

VOTING: "AYE" _____ "NAY" _____ "ABSTAIN" _____

CITY MANAGER'S MEMORANDUM

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM:5

SUBJECT: DISCUSS AND TAKE ACTION TO AWARD ENGINEERING CONTRACT TO _____ OF _____, TEXAS FOR CONTRACT TO PROVIDE ENGINEERING SERVICES ASSOCIATED FOR APPLICATION PREPERATION AND PROJECT IMPLEMENTATION FOR THE 2023/24 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT (TxCDBG) PROGRAM OF THE TEXAS DEPARTMENT OF AGRICULTURAL (TDA).

EXHIBITS: Action

PROCEEDING: City Staff

SUBMITTED BY:

SUMMARY STATEMENT

City Council to award engineering contract to _____ of _____, Texas for contract to provide engineering services for the 2023/24 Texas Community Development Block Grant (TxCDBG) program of the Texas Department of Agricultural (TDA).

COUNCIL ACTION

DISCUSSION _____

Motion by Council Member _____ to award engineering contract to _____ of _____, Texas for contract to provide engineering services for the 2023/24 Texas Community Development Block Grant (TxCDBG) Program of the Texas Department of Agricultural (TDA). Motion seconded by Council Member _____ and upon being put to a vote the motion _____.

VOTING: "AYE" _____ "NAY" _____ "ABSTAIN" _____

CITY MANAGER'S MEMORANDUM

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM: 6

SUBJECT: OPEN AND AWARD PROPOSAL FOR LEASE OF CITY FARMLAND

SUBMITTED BY: City Staff

EXHIBITS:

AUTHORITY: State Law; Local Government Code, Sec. 252.001 et seq.

SUMMARY STATEMENT

Consider awarding proposal for contract farming of up to 150 acres of land for the Water and Wastewater Department. Said contract farming to include the raising of alfalfa crops on City owned land, utilizing City supplied effluent water on a crop schedule to be determined by the City.

COUNCIL ACTION

DISCUSSION:

Motion by Council Member _____ to award contract to _____ for contract farming of up to 150 acres of land for the Water and Wastewater Department. Said contract farming to include the raising of alfalfa crops on City owned land, utilizing City supplied effluent water on a crop schedule to be determined by the City. Motion seconded by Council Member _____ and upon being put to a vote the motion _____.

VOTING: "AYE" _____ "NAY" _____ "ABSTAIN" _____

CITY MANAGER'S MEMORANDUM

Recommend approval.

**CITY OF LAMESA, TEXAS
SPECIFICATIONS FOR LEASE
FOR CITY-OWNED LAND**

The City of Lamesa will receive proposals for the lease of certain land owned by the City until 4:00 p.m. on Friday, June 17, 2022 in the office of Sandy Trevino, Purchasing Agent, 601 South First Street, Lamesa, Texas 79331

The land is further identified in exhibit "A" attached hereto, surrounding the city's sewer treatment plant, lagoons, and sanitary landfill. The acreage is situated in two different sections as shown on the exhibit. The land is suitable for grazing purposes only.

In order to keep from restricting potential bidders or potential agricultural uses, proposals are requested which identify the portion of land desired for lease and shall describe the intended use of the land.

As one of the prime interests of the City is to dispose of effluent water from the treatment plant, and intended use of the treated effluent should be emphasized.

The following specifications should serve as general guidance for preparing a proposal. The person offering a proposal should follow the specifications or provide information why it would be to the City's advantage to consider different terms.

11. TERM OF LEASE

The term of lease proposed by the City would be for maximum of two (2) years with up to three (3) one-year options.

12. CONSIDERATION

The consideration for the lease as proposed by the bidder, should be payable annually. Failure to make timely payments would be cause for termination of lease.

13. PURPOSE

The herein described property is to be leased for grazing purposes only and lessee shall not use the leased premises for any other purpose.

14. CONDITION OF PROPERTY

The lessee shall maintain the leased premises in as good condition as it was on the date of execution of the lease.

15. REPAIRS AND ADDITIONS

Any repairs and additions made on the property to fencing and irrigation systems shall become the property of the lessor without any obligation of the lessor to pay therefore.

16. OTHER IMPROVEMENTS

Other structural improvements may be made upon the lease's premises only with the approval of the lessor, and may be removed by the lessee, provided that such removal does not damage the leased premises; and further provided that all such improvements are removed from the premises not later than twenty (20) days from the date of the termination of this lease. After the date, such improvements will become the property of the lessor.

17. ASSIGNMENT

The lessee shall not have the right to assign this lease or to sublet any portion of it without the written consent of the lessor.

18. CHANGES

The lessee shall not make any changes with respect to the leased premises without the lessor's prior written consent.

19. CITY USE OF LAND

The City reserves the right to utilize any of the leased land as necessary for operations of the treatment plant and sanitary landfill. As new trenches are started for the landfill, old trenches are usually available after closure.

20. TERMINATION

The lessor shall have the right to terminate the lease upon lessee's violation of any of the terms and conditions of this lease. Additionally, the lessor may terminate the lease if necessary to maintain or attain compliance with any state or federal regulation (the treatment plant and sanitary landfill are regulated by other governmental agencies).

Upon termination of the lease under any of the terms, the lessee shall quietly surrender possession thereof to lessor, and lessor shall have the absolute right to re-enter and take possession of the leased premises.

If you are interested in submitting a proposal for the lease of this land, please submit your proposal in writing with enough explanation to allow the City to determine your proposed use of the land, the amount you are bidding for the land, and any exceptions to the above specifications that would be necessary. If you have any further questions, please feel free to contact: Joe Hines

601 South First Street
Lamesa, Texas 79331
806-872-2124 Ext 8
jhines@ci.lamesa.tx.us

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM: 7

SUBJECT: BUDGET AMENDMENT VI

PROCEEDING: Approval

SUBMITTED BY: City Staff

EXHIBITS: Ordinance, Second Reading

SUMMARY STATEMENT

City Council to consider amending Ordinance O-22-21 on second reading with respect to the budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022. *This budget amendment reflects the purchase for the Ford Explorer funded by the Weaver Foundation (City Manager & Finance Director)*

COUNCIL ACTION

DISCUSSION _____

Motion by Council Member _____ to amend Ordinance O-22-21 on second reading with respect to the budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022. Motion seconded by Council Member _____ and upon being put to a vote the motion _____.

VOTING: "AYE" _____ "NAY" _____ "ABSTAIN" _____

CITY STAFF MEMORANDUM

Recommend approval.

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF LAMESA, TEXAS, AMENDING
ORDINANCE NO. 0-22-21 TO APPROPRIATE FUNDS IN THE CITY
OF LAMESA BUDGET FOR FISCAL YEAR 2021-2022.**

On the 13th day of June, 2022, there came on and was held at the City Hall of the City of Lamesa, Texas, an open meeting of the City Council of the City of Lamesa, Texas, held pursuant to the provisions of the Texas Open Meetings Act (Government Code, Chapter 551). There being a quorum present and acting throughout the meeting, the following ordinance was formally submitted by motion and duly seconded for the consideration and action of the meeting, to-wit:

WHEREAS, the City Council desires to amend Ordinance No. 0-22-21 to make certain revisions to the 2021-2022 Budget of the City of Lamesa to authorize and appropriate funds as listed below; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMESA, TEXAS:

SECTION 1. That the City of Lamesa 2021-2022 Budget contained in Ordinance No. 0-22-21 be, and same is hereby, amended to change the amount appropriated by the following:

	<u>Revenues</u>	<u>Expenditures</u>
Revenue	\$ 67155.00	
Expenditures		\$ 67,155.00

SECTION 2. Effective date: That this Ordinance shall become effective as of this June 24, 2022.

SECTION 3. The City Secretary is hereby authorized and directed to cause publication of this Ordinance as provided by law.

Upon being put to a vote, the foregoing ordinance was Passed, on First Reading on June 13th, 2022 by a majority vote; and on June 15th, 2022, there was held at the regular meeting place, the City Hall, an open meeting of the City Council of the City of Lamesa, Texas held pursuant to the provisions of the Texas Open Meetings Act (Government. Code, Chapter 551); there being a quorum present and acting throughout the meeting, the foregoing ordinance was formally submitted by motion and duly seconded for the consideration and action of the meeting, and upon being put to a vote, the foregoing ordinance was Passed on Second Reading by a majority vote and ordered to be spread upon the minutes of the City Council of the City of Lamesa, Texas and recorded in the ordinance book thereafter.

ATTEST:

Betty Conde
City Secretary

APPROVED:

Josh Stevens
Mayor

CITY OF LAMESA
BUDGET AMENDMENT -6 FOR FY 2021/2022
General Fund (1)

This budget amendment reflects a \$67,155.00 for purchase of a 2021 Ford Explorer funded by the Weaver Foundation.

Increase Revenues – (01-40904)	\$ 67,155.00
Increase Expenses – (01-5063954)	\$ 67,155.00



CITY OF LAMESA

601 SOUTH FIRST
LAMESA, TEXAS 79331

Phone 806/872-4321
Fax 806/872-4338


MEMO

Date: June 7, 2022
To: Betty Conde
From: Wayne Chapman, Finance Department

Please include the following budget amendment on the next agenda for the purchase of a 2021 Ford Explorer funded by the Weaver Foundation.

Revenue	01-40904	-	\$67,155.00
Expenditure	01-5063954	-	\$67,155.00

Thank you


Wayne Chapman
Finance Director

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM: 8

SUBJECT: PUBLIC HEARING ANNEXATION

PROCEEDING:

SUBMITTED BY: City Attorney

EXHIBITS:

AUTHORITY: Chapter 312 of Texas Tax Code

SUMMARY STATEMENT

Public hearing, in accordance with State Law, for all persons interested on the proposed annexation by the City of Lamesa, Texas of the following described territory to-wit;

Described in Exhibit "A" attached hereto. *(City Manager & City Attorney)*

The following persons spoke:

Following the public comments the Mayor will close the public hearing.

EXHIBIT "A"

A 12.322 acre tract of land situated in the Northeast corner of Section 72, Block 35, T-6-N, Georgetown Railway Company Survey, Dawson County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with red cap inscribed "R.L. SMITH" (hereinafter referred to as a SMITH cap) found at the Northwest corner of a 20.0 acre tract as recorded in Volume 560, Page 342, Deed Records of Dawson County, Texas, which bears S.78°13'29" W. a distance of 933.40 feet from the calculated Northeast corner of Section 72, for the most Northerly Northeast corner of this tract;

THENCE S.12°50'31" E., along the West line of said 20.00 acre tract, at 35.00 feet pass a SMITH cap found in the South line of a 35 foot right-of-way easement, in all a distance of 933.40 feet to a SMITH cap found at the Southwest corner of said 20.00 acre tract, for a corner of this tract;

THENCE N.78°13'29" E., along the South line of said 20.00 acre tract, at 898.40 feet pass a 1/2" iron rod with cap inscribed "RPLS 4263" (hereinafter referred to as an OJD cap) set in the West right-of-way line of State Highway 137, as reference in Volume 560, Page 342, Deed Records of Dawson County, Texas, in all distance of 933.40 feet to the East line of Section 72 and the Southeast corner of said 20.00 acre tract, for the most Easterly Northeast corner of this tract;

THENCE S.12°50'31" E., along the East line of Section 72, a distance of 320.00 feet to the Southeast corner of this tract;

THENCE S.78°13'29" W., at 35.00 feet pass an OJD cap set in said West right-of-way line, in all a distance of 1,123.40 feet to an OJD cap set for the Southwest corner of this tract;

THENCE N.12°50'31" W., at 1,218.40 feet pass an OJD cap set in the South line of said 35 foot right-of-way easement, in all a distance of 1,253.40 feet to a OJD cap set in the North line of Section 72, for the Northwest corner of this tract;

THENCE N.78°13'29" E., along the North line of Section 72, a distance of 190.00 feet to the PLACE OF BEGINNING and containing 12.322 acres of land.

BOOK 762 PAGE 608

THE STATE OF TEXAS
COUNTY OF DAWSON

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under Federal law.

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Records of Dawson County, Texas, in the Volume and Page noted hereon by me.



Gloria Vera
Gloria Vera Dawson County Clerk

Recorded: 2-18-15 4:30 p.m.
OPE Records, Volume 762, Page 606
BY [Signature] DEPUTY

Notes:

● = 1/2" iron rod w/yellow cap inscribed "RPLS 4263" set unless otherwise noted.

■ = 1/2" iron rod w/red cap inscribed "SMITH" found

P.O.B. = Point of Beginning

D.R.D.C., TX. = Deed Records of Dawson County, Texas.

No abstract of title or title commitment was provided to this surveyor for this survey. Any record research done by this surveyor was made only for the purposes of determining the boundary of this property (and as it may relate to adjoining parcels or rights-of-way). Record documents other than those shown on this plat may exist and encumber this property. This plat does not constitute or imply a complete title examination and any such title examinations are not the responsibility of this surveyor.

Bearings based on U.S. State Plane 1983
Texas North Central Zone - 4202.
Distance are surface distances.

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF COLLINGSWORTH : that I, Richard E. Johnson, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 7th day of August, A.D., 2013.



Richard E. Johnson
Registered Professional
Land Surveyor #4263

Section 02, Block 35, T-6-N,
R-10-E, Survey, Abstract 395,
Current Owner: William H. Weaver Foundation
No Record Found

Calculated northeast corner of Section 72 and northwest corner of Section 71 as established in Vol. 2, Pg. 23, Plat Records of Dawson County, Texas.

County Road 17

30' Right-of-Way easement as referenced in Vol. 342, D.R.D.C., TX.

30' Right-of-Way easement as referenced in Vol. 342, D.R.D.C., TX.

Dawson County Hospital District
Cadastral 20.00 acres
Vol. 350, Pg. 342, D.R.D.C., TX.

State Highway 137
100' R.O.W.
Vol. 73, Pg. 505, D.R.D.C., TX.

30' Colorado River Municipal Water District Waterline Easement

Partial Tract
Remainder Section 72, Block 35,
C. R. Co. Survey, Abstract 395,
Current Owner: William H. Weaver Foundation
No Record Found

Partial Tract
Remainder Section 72, Block 35,
C. R. Co. Survey, Abstract 395,
Current Owner: William H. Weaver Foundation
No Record Found

A Plat of 12.322 Acres situated in the northeast quarter
(NE 1/4) of Section 72, Block 35, T-6-N, Georgetown
Railway Company Survey, Dawson County, Texas.

SCALE: 1" = 250'

DATE: August 7, 2013

DRAWN BY: CT

FILE NAME:

Bldg 447-2503

Georgetown, Texas 77005

DRAWING NUMBER

OLD Engineering, L.P.
Consulting Engineers & Surveyors

FIELD NOTES for a 12.322 acre tract of land situated in the northeast corner of Section 72, Block 35, T-6-N, Georgetown Railway Company Survey, Dawson County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with red cap inscribed "R.L. SMITH" (hereinafter referred to as a SMITH cap) found at the northwest corner of a 20.00 acre tract as recorded in Volume 560, Page 342, Deed Records of Dawson County, Texas, which bears S. 78° 13' 29" W. a distance of 933.40 feet from the calculated northeast corner of Section 72, for the most northerly northeast corner of this tract.

THENCE S. 12° 50' 31" E., along the west line of said 20.00 acre tract, at 35.00 feet pass a SMITH cap found in the south line of a 35 foot right-of-way easement, in all a distance of 933.40 feet to a SMITH cap found at the southwest corner of said 20.00 acre tract, for a corner of this tract.

THENCE N. 78° 13' 29" E., along the south line of said 20.00 acre tract, at 898.40 feet pass a 1/2" iron rod with cap inscribed "RPLS 4263" (hereinafter referred to as an OJD cap) set in the west right-of-way line of State Highway 137, as reference in Volume 560, Page 342, Deed Records of Dawson County, Texas, in all distance of 933.40 feet to the east line of Section 72 and the southeast corner of said 20.00 acre tract, for the most easterly northeast corner of this tract.

THENCE S. 12° 50' 31" E., along the east line of Section 72, a distance of 320.00 feet to the southeast corner of this tract.

THENCE S. 78° 13' 29" W., at 35.00 feet pass an OJD cap set in said west right-of-way line; in all a distance of 1,123.40 feet to an OJD cap set for the southwest corner of this tract.

THENCE N. 12° 50' 31" W., at 1,218.40 feet pass an OJD cap set in the south line of said 35' right-of-way easement, in all a distance of 1,253.40 feet to an OJD cap set in the north line of Section 72, for the northwest corner of this tract.

THENCE N. 78° 13' 29" E., along the north line of Section 72, a distance of 190.00 feet to the place of BEGINNING and containing 12.322 acre of land.


Bearings are grid north based on U.S. State Plane of 1983 - Texas North Central Zone - 4202. Distances are surface distances.

* * * * *

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I,
COUNTY OF COLLINGSWORTH : Richard E. Johnson, Registered
Professional Land Surveyor, do hereby
certify that I did cause to be surveyed
on the ground the above described tract of land, and to the best of my
knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 7th day of August, A.D.,
2013.




Richard E. Johnson
Registered Professional
Land Surveyor #4263

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CASH WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF DAWSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT, William M. Weaver Foundation, c/o Tom Blackwell, First Financial Trust & Asset Management Company whose address is P. O. Box 701 Abilene, Texas 79604, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Dawson County Hospital District d/b/a Medical Arts Hospital, whose address is 2200 N. Bryan Ave., Lamesa, Texas 79331, hereinafter called Grantee.

~~HAVE GRANTED SOLD AND CONVEYED, and by these presents do hereby GRANT, SELL,~~
AND CONVEY, unto Dawson County Hospital District d/b/a Medical Arts Hospital, all of the following described property located in Dawson County, Texas, to-wit:

Described in Exhibit "A" attached hereto.

SAVE AND EXCEPT Grantor excepts from this conveyance and expressly reserves unto itself, and its Successors and Assigns, all the oil, gas and other minerals, in, on, under or that may be produced from the property, together with the right of egress and ingress at all times for the purpose of drilling, exploring, and operating said lands for oil, gas and other minerals and the storing, handling, transporting, and marketing the same therefrom

SUBJECT TO: All valid, existing mineral reservations, conveyances, easements and rights of way, if any, affecting said property of record in the office of the County Clerk of Dawson County, Texas and to all valid, existing easements and rights of way visible on the ground.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's assigns and administrators, forever; and we do hereby bind ourselves, our assigns and administrators, to Warrant and Forever Defend, all and singular, the said premises unto the said Grantee, Grantee's assigns and administrators, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

DATED, this the 15TH day of February, 2015.



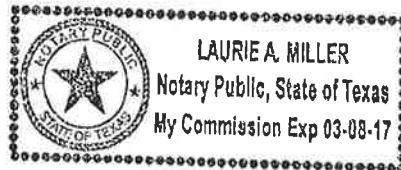
Tom Blackwell, Vice President of First Financial Trust & Asset Management, Trustee of the William M. Weaver Foundation

THE STATE OF TEXAS
COUNTY OF TAYLOR

This instrument was acknowledged before me on February 5th, 2015, by Tom Blackwell, Vice President of First Financial Trust & Asset Management, Trustee of the William M. Weaver Foundation

Laurie A. Miller
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
WILLIS E. GRESHAM, P.C.
612 S First Street
Lamesa, Texas 79331



City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM: 9

SUBJECT: ANNEXATION
PROCEEDING: Ordinance 1st reading
SUBMITTED BY:
EXHIBITS:
AUTHORITY: State Law; Local Govt. Code 43.028.

SUMMARY STATEMENT

Consider passing an Ordinance on First Reading annexing the following in accordance with State Law, on proposed annexation by the City of Lamesa, Texas of the following described property to-wit;

A 12.322-acre tract of land situated in the Northeast corner of Section 72, Block 35, T-6-N, Georgetown Railway Company Survey, Dawson County, Texas, and more particularly described as follows:

BEGINNCNG at a 1/2" iron rod with red cap inscribed "RL. SMITH" (hereinafter referred to as a SMITH cap) found at the Northwest corner of a 20.0-acre tract as recorded in Volume 560, Page 342, Deed Records of Dawson County, Texas, which bears S.78°13'29" W. a distance of 933.40 feet from the calculated Northeast corner of Section 72, for the most Northerly Northeast corner of this tract;

THENCE S.12°50'31" E., along the West line of said 20.00-acre tract, at 35.00 feet pass a SMITH cap found in the South line of a 35-foot right-of-way easement, in all a distance of 933.40 feet to a SMITH cap found at the Southwest corner of said 20.00-acre tract, for a corner of this tract;

THENCE N.78° 13'29" E., along the South line of said 20.00-acre tract, at 898.40 feet pass a 1/2" iron rod with cap inscribed "RPLS 4263" (hereinafter referred to as an OJD cap) set in the West right-of-way line of State Highway 137, as reference in Volume 560, Page 342, Deed Records of Dawson County, Texas, in all distance of 933.40 feet to the East line of Section 72 and the Southeast corner of said 20.00-acre tract, for the most Easterly Northeast corner of this tract;

THENCE S.12°50'31" E., along the East line of Section 72, a distance of 320.00 feet to the Southeast corner of this tract;

THENCE S.78°13'29" W., at 35.00 feet pass an OJD cap set in said West right-of-way line, in all a distance of 1,123.40 feet to an OJD cap set for the Southwest corner of this tract;

THENCE N.12°50'31" W., at 1,218.40 feet pass an OJD cap set in the South line of said 35-foot right-of-way easement, in all a distance of 1,253.40 feet to a OJD cap set in the North line of Section 72, for the Northwest corner of this tract;

THENCE N.78°13'29" E., along the North line of Section 72, a distance of 190.00 feet to the PLACE OF BEGINNCNG and containing 12.322 acres of land.

COUNCIL ACTION

DISCUSSION: _____

Motion by Council Member _____ to pass an Ordinance on First reading annexing the following in accordance with State Law, on proposed annexation by the City of Lamesa, Texas. Motion seconded by Council Member _____ and upon being put to a vote the motion _____.

VOTING: "AYE" _____ "NAY" _____ "ABSTAIN" _____

CITY MANAGER'S MEMORANDUM

Recommend approval

ORDINANCE NO: _____

AN ORDINANCE ANNEXING A 12.322 ACRE TRACT OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 72, BLOCK 35, T-6-N, GEORGETOWN RAILWAY. CO. SURVEY, DAWSON COUNTY, TEXAS, INTO THE CITY OF LAMESA AND EXTENDING THE BOUNDARY LIMITS OF THE CITY TO INCLUDE SAID PROPERTY WITHIN THE CITY LIMITS AND GRANTING TO SAID PROPERTY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF THE CITY AND APPROVING THE SERVICE PLAN THEREUPON ATTACHED AND ZONING THE PROPERTY AS C 1.

On this the 21st day of June, 2022, there came on and was held at the regular meeting place, the City Hall in the City of Lamesa, Texas, an open meeting of the City Council of the City of Lamesa, Texas held pursuant to the provisions of the Texas Open Meetings Act (Texas Govt. Code, Chapter 551) there being a quorum present and acting throughout the meeting, the following ordinance was formally submitted by motion and duly seconded for the consideration and action of the meeting, to-wit:

WHEREAS, the City Charter of the City of Lamesa, Texas, provides that the limits of the City may be extended by adding additional territory to same whenever the majority of the qualified electors of said territory or when the area is vacant and without residents and the owner of said area petitions the governing body of the City for annexation in the manner provided in Section 43.028 of the Texas Local Government Code; and

WHEREAS, MEDICAL ARTS HOSPITAL DISTRICT, DBA Medical Arts Hospital the owner(s) of the hereinafter described property did present to the City Council of the City of Lamesa a duly signed and acknowledged petition, bearing the date of June 2, 2022 for annexation of the following described property into the city limits of the City of Lamesa, Texas, to-wit:

A 12.322-acre tract of land situated in the Northeast corner of Section 72, Block 35, T-6-N, Georgetown Railway Company Survey, Dawson County, Texas, and more particularly described as follows:

BEGINNCNG at a 1/2" iron rod with red cap inscribed "RL. SMITH" (hereinafter referred to as a SMITH cap) found at the Northwest corner of a 20.0-acre tract as recorded in Volume 560, Page 342, Deed Records of Dawson County, Texas, which bears S.78°13'29" W. a distance of 933.40 feet from the calculated Northeast corner of Section 72, for the most Northerly Northeast corner of this tract;

THENCE S.12°50'31" E., along the West line of said 20.00-acre tract, at 35.00 feet pass a SMITH cap found in the South line of a 35-foot right-of-way easement, in all a distance of 933.40 feet to a SMITH cap found at the Southwest corner of said 20.00-acre tract, for a corner of this tract;

THENCE N.78° 13'29" E., along the South line of said 20.00-acre tract, at 898.40 feet pass a 1/2" iron rod with cap inscribed "RPLS 4263" (hereinafter referred to as an OJD cap) set in the West right-of-way line of State Highway 137, as reference in Volume 560, Page 342, Deed Records of Dawson County, Texas, in all distance of 933.40 feet to the East line of Section 72 and the Southeast corner of said 20.00-acre tract, for the most Easterly Northeast corner of this tract;

THENCE S.12°50'31" E., along the East line of Section 72, a distance of 320.00 feet to the Southeast corner of this tract;

distance of 1,123.40 feet to an OJD cap set for the Southwest corner of this tract;
THENCE N.12°50'31" W., at 1,218.40 feet pass an OJD cap set in the South line of said 35-foot right- of-way easement, in all a distance of 1,253.40 feet to a OJD cap set in the North line of Section 72, for the Northwest corner of this tract;

THENCE N.78°13'29" E., along the North line of Section 72, a distance of 190.00 feet to the PLACE OF BEGINNCNG and containing 12.322 acres of land.

WHEREAS, the City Council finds that said territory is less than one-half mile in width; and is contiguous and adjacent to the City of Lamesa, Dawson County, Texas; and is vacant and without residents and as such is subject to annexation into the city limits of the City of Lamesa under the provisions of Section 43.028 of the Texas Local Government Code; and

WHEREAS, the City of Lamesa, Texas, has prepared a service plan that provides for the extension of municipal services into the area to be annexed, and such plan has been available for inspection by the inhabitants of the area to be annexed, and such service plan is hereby approved and attached and becomes as part of this ordinance; and

WHEREAS, one public hearing, where all interested persons were provided with an opportunity to be heard on the proposed annexation of the hereinabove described property was held at City Hall, 601 South First Street in the City of Lamesa, Texas, at on June 21st, 2022, which dates are not more than twenty days nor less than ten days prior to the institution of annexation proceedings; and

WHEREAS, Notice of such public hearing was published in the Lamesa Press- Reporter, a newspaper of general circulation in the City of Lamesa, Texas, on June 5, 2022; and

WHEREAS, the City Council finds that the provisions of Chapter 43 of the Local Government Code of the State of Texas have been complied with; and

WHEREAS, this meeting is open to the public as required by law and public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, and

WHEREAS, the City Council of the City of Lamesa, Texas has determined that the annexation of said property will not have the effect nor result in denying the right to vote, nor unfairly dilute the voting strength of any person or group of persons on account of race, color, or language minority, and the City Council has directed the City Secretary of the City of Lamesa, Texas, to comply with all preclearance provisions of Section 5 of the Voting Rights Act of 1965 (42 U.S.C. Sec. 1973); and

WHEREAS, said property is intended to be used for Emergency Medical Services Building and shall be annexed into the City of Lamesa, Texas, as and C-1 Zoned District in accordance with the provisions of the Code of Ordinance of the City of Lamesa, Texas; and

WHEREAS, after hearing such petition and the arguments for and against the same the City Council of the City of Lamesa, Texas, has voted to grant such petition and to annex said area into the City of Lamesa, Texas, as a C-1 Zone District; and

WHEREAS, it is in the public interest and welfare that this ordinance be passed;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMESA, TEXAS:

That the following described property, to-wit:

A 12.322-acre tract of land situated in the Northeast corner of Section 72, Block 35, T-6-N, Georgetown Railway Company Survey, Dawson County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with red cap inscribed "RL. SMITH" (hereinafter referred to as a SMITH cap) found at the Northwest corner of a 20.0-acre tract as recorded in Volume 560,

of 933.40 feet from the calculated Northeast corner of Section 72, for the most Northerly Northeast corner of this tract;

THENCE S.12°50'31" E., along the West line of said 20.00-acre tract, at 35.00 feet pass a SMITH cap found in the South line of a 35-foot right-of-way easement, in all a distance of 933.40 feet to a SMITH cap found at the Southwest corner of said 20.00-acre tract, for a corner of this tract;

THENCE N.78° 13'29" E., along the South line of said 20.00-acre tract, at 898.40 feet pass a 1/2" iron rod with cap inscribed "RPLS 4263" (hereinafter referred to as an OJD cap) set in the West right-of-way line of State Highway 137, as reference in Volume 560, Page 342, Deed Records of Dawson County, Texas, in all distance of 933.40 feet to the East line of Section 72 and the Southeast corner of said 20.00-acre tract, for the most Easterly Northeast corner of this tract;

THENCE S.12°50'31" E., along the East line of Section 72, a distance of 320.00 feet to the Southeast corner of this tract;

THENCE S.78°13'29" W., at 35.00 feet pass an OJD cap set in said West right-of-way line, in all a distance of 1,123.40 feet to an OJD cap set for the Southwest corner of this tract;

THENCE N.12°50'31" W., at 1,218.40 feet pass an OJD cap set in the South line of said 35-foot right-of-way easement, in all a distance of 1,253.40 feet to a OJD cap set in the North line of Section 72, for the Northwest corner of this tract;

be, and the same is hereby, annexed into the City of Lamesa, Dawson County, Texas, and that the boundary limits of the City of Lamesa, Texas, be, and the same are hereby, extended to include the above described property within the city limits of the City of Lamesa, Texas, and the same shall hereafter be included within the territorial limits of the City, and said land and future inhabitants thereof shall hereafter be entitled to all rights and privileges of other citizens of the City of Lamesa, Texas, and shall be bound by the acts and ordinances of the City, and that the service plan attached shall be approved as part of this ordinance, and that such property shall be zoned as C-1.

The City Secretary is hereby directed to file with the County Clerk of Dawson County, Texas, a certified Copy of this ordinance.

Upon being put to a vote, the foregoing ordinance was Passed, on First Reading on June 21, 2022, by a majority vote; and then on July 19, 2022, there came on and was held at the regular meeting place, the City Hall, an open meeting of the City Council of the City of Lamesa, Texas held pursuant to the provisions of the Texas Open Meetings Act (Texas Government Code Chapter 551); there being a quorum present and acting throughout the meeting, the foregoing ordinance was formally submitted by motion and duly seconded for the consideration and action of the meeting, and upon being put to a vote, the foregoing ordinance was Passed on Second and Final Reading and Adopted this July 19, 2022, by a majority vote and ordered to be spread upon the minutes of the City Council of the City of Lamesa, Texas, and recorded in the ordinance book thereafter.

ATTEST:

APPROVED:

Betty Conde
City Secretary

Jose Stevens
Mayor

THE STATE OF TEXAS }}
COUNTY OF DAWSON }}
CITY OF LAMESA }}

**PETITION FOR ANNEXATION INTO THE CITY LIMITS OF THE
CITY OF LAMESA, TEXAS**

To the Mayor and City Council of the City of Lamesa, Texas:

Comes now Medical Arts Hospital, of the County of Dawson and the State of Texas, and petitions the City Council of the City of Lamesa to annex the hereinafter described land to the City of Lamesa, Dawson County, Texas, and for grounds shows the following:

I.

That the hereinafter described land is less than one-half mile in width; and is contiguous and adjacent to the City of Lamesa, Dawson County, Texas; and is vacant and without residents or has fewer than three (3) qualified resident voters and as such is subject to annexation into the city limits of the City of Lamesa.

II.

~~That the land sought to be annexed and made part of the City of Lamesa, Dawson County, Texas, is described as follows:~~

A 12.322-acre tract of land situated in the Northeast corner of Section 72, Block 35, T-6-N, Georgetown Railway Company Survey, Dawson County, Texas, and more particularly described as follows:

BEGINNCNG at a 1/2" iron rod with red cap inscribed "RL. SMITH" (hereinafter referred to as a SMITH cap) found at the Northwest corner of a 20.0-acre tract as recorded in Volume 560, Page 342, Deed Records of Dawson County, Texas, which bears S.78°13'29" W. a distance of 933.40 feet from the calculated Northeast corner of Section 72, for the most Northerly Northeast corner of this tract;

THENCE S.12°50'31" E., along the West line of said 20.00-acre tract, at 35.00 feet pass a SMITH cap found in the South line of a 35-foot right-of-way easement, in all a distance of 933.40 feet to a SMITH cap found at the Southwest corner of said 20.00-acre tract, for a corner of this tract;

THENCE N.78° 13'29" E., along the South line of said 20.00-acre tract, at 898.40 feet pass a 1/2" iron rod with cap inscribed "RPLS 4263" (hereinafter referred to as an OJD cap) set in the West right-of-way line of State Highway 137, as reference in Volume 560, Page 342, Deed Records of Dawson County, Texas, in all distance of 933.40 feet to the East line of Section 72 and the Southeast corner of said 20.00-acre tract, for the most Easterly Northeast corner of this tract;

THENCE S.12°50'31" E., along the East line of Section 72, a distance of 320.00 feet to the Southeast corner of this tract;

THENCE S.78°13'29" W., at 35.00 feet pass an OJD cap set in said West right-of-way line, in all a distance of 1,123.40 feet to an OJD cap set for the Southwest corner of this tract;

THENCE N.12°50'31" W., at 1,218.40 feet pass an OJD cap set in the South line of said 35-foot right-of-way easement, in all a distance of 1,253.40 feet to a OJD cap set in the North line of Section 72, for the Northwest corner of this tract;

THENCE N.78°13'29" E., along the North line of Section 72, a distance of 190.00 feet to the PLACE OF BEGINNCNG and containing 12.322 acres of land.

III.

That the said Medical Arts Hospital is the owner of the heretofore described land.

IV.

That the use of said land is intended for use as Emergency Medical Services Building and that the petitioner requests that said land be annexed into the City of Lamesa in zoning district Commercial in accordance with the provisions of Chapter 14 of the Code of Ordinances of the City of Lamesa, Texas.

V.

That petitioner understands and agrees:

- (a) That the annexation of said land into the city limits shall include the dedicated streets and alleys adjacent to the land to be annexed and any utility easements abutting upon same; and
- (b) That the land annexed into the city limits shall conform with the appropriate provisions of the Code of City Ordinances of the City Lamesa governing subdivisions, zoning and flood control; and that if the use of said land does not conform with said provisions, the annexation shall take place only after approval of the appropriate authority authorized to grant variances from said ordinances or to change the zoning district of said land; to wit, the Zoning Board of Appeals or the City Council upon recommendation of the Planning and Zoning Commission.
- (c) That city utilities and services shall be available to annexed land under the following conditions:
 - (1) City utility and other services shall only be available to a lot, block, subdivision, parcel of land or other measurement of territory annexed into the city limits of the City of Lamesa subject to the provisions of the Code of City Ordinances.
 - (2) Any lot, block, subdivision, parcel of land or other measurement of territory annexed into the city limits of the City of Lamesa and containing a residence or any other building with utility services shall be connected to the wastewater system subject to the provisions of the Code of City Ordinances.
 - (3) Water and sewer service extensions to any lot, block, subdivision, parcel of land or other measurement of territory annexed into the city limits of the City of Lamesa shall be subject to the provisions of the Code of City Ordinances.
- (d) That annexation into the city limits shall be subject to preclearance by the U.S. Department of Justice in accordance with the provisions of the Voting Rights Act and shall not be considered final until such preclearance has been accomplished; and that any proceedings regarding annexation of said area shall be deemed void upon receipt of a notice effecting same; and that any action, including the extension of city utility services effected before the receipt of said notice, shall be withdrawn with no liability accruing to the city for withdrawing same, including any costs borne by the property owner connecting to city utilities or otherwise.

WHEREFORE, the petitioner prays that the above described land be annexed to and incorporated into the City of Lamesa, Dawson County, Texas, and that said land and any inhabitant thereof shall be entitled to all the rights and privileges of other citizens of the City of Lamesa, and the property so annexed shall bear its pro rata part of the taxes levied by the City of Lamesa, and the inhabitants thereof shall be bound by the acts, ordinances, resolutions, and regulations of the City of Lamesa.

WHEREFORE, the petitioner warrants and represents that he/she has full authority to sign this petition and is, in fact the sole owner of the property for which annexation is sought and that there is no action pending against said applicant or involving said applicant which would, in any way, affect his/her right and authority to execute this petition.

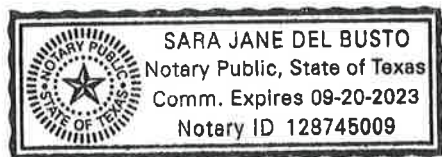
Witness my name as Petitioner this May 31, 2022.

LETHA STOKES, CEO

**THE STATE OF TEXAS }}
COUNTY OF DAWSON }}**

Before me, the undersigned authority, on this day personally appeared Letha Stokes known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 31st day of May, 2022.



Sara Jane Del Busto
Notary Public, Dawson County, Texas

CERTIFICATE OF FILING OF ANNEXATION PETITION

The above petition for annexation into the city limits of the City of Lamesa, Texas was filed with the City Secretary of said city on this the 2nd day of June, 2022.

Betty Conde
Betty Conde, City Secretary

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CASH WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF DAWSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT, William M. Weaver Foundation, c/o Tom Blackwell, First Financial Trust & Asset Management Company whose address is P. O. Box 701 Abilene, Texas 79604, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Dawson County Hospital District d/b/a Medical Arts Hospital, whose address is 2200 N. Bryan Ave., Lamesa, Texas 79331, hereinafter called Grantee.

HAVE GRANTED SOLD AND CONVEYED, and by these presents do hereby GRANT, SELL AND CONVEY, unto Dawson County Hospital District d/b/a Medical Arts Hospital, all of the following described property located in Dawson County, Texas. to-wit:

Described in Exhibit "A" attached hereto.

SAVE AND EXCEPT Grantor excepts from this conveyance and expressly reserves unto itself, and its Successors and Assigns, all the oil, gas and other minerals, in, on, under or that may be produced from the property, together with the right of egress and ingress at all times for the purpose of drilling, exploring, and operating said lands for oil, gas and other minerals and the storing, handling, transporting, and marketing the same therefrom

SUBJECT TO: All valid, existing mineral reservations, conveyances, easements and rights of way, if any, affecting said property of record in the office of the County Clerk of Dawson County, Texas and to all valid, existing easements and rights of way visible on the ground.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's assigns and administrators, forever; and we do hereby bind ourselves, our assigns and administrators, to Warrant and Forever Defend, all and singular, the said premises unto the said Grantee, Grantee's assigns and administrators, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

DATED, this the 15TH day of February, 2015.



Tom Blackwell, Vice President of First Financial Trust & Asset Management, Trustee of the William M. Weaver Foundation

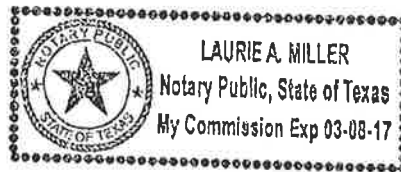
THE STATE OF TEXAS
COUNTY OF TAYLOR

§
§
§

This instrument was acknowledged before me on February 5th, 2015, by Tom Blackwell, Vice President of First Financial Trust & Asset Management, Trustee of the William M. Weaver Foundation

Laurie A. Miller
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
WILLIS E. GRESHAM, P.C.
612 S First Street
Lamesa, Texas 79331



CASH WARRANTY DEED

BOOK 762 PAGE 607

PAGE 2

EXHIBIT "A"

A 12.322 acre tract of land situated in the Northeast corner of Section 72, Block 35, T-6-N, Georgetown Railway Company Survey, Dawson County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with red cap inscribed "R.L. SMITH" (hereinafter referred to as a SMITH cap) found at the Northwest corner of a 20.0 acre tract as recorded in Volume 560, Page 342, Deed Records of Dawson County, Texas, which bears S.78°13'29" W. a distance of 933.40 feet from the calculated Northeast corner of Section 72, for the most Northerly Northeast corner of this tract;

THENCE S.12°50'31" E., along the West line of said 20.00 acre tract, at 35.00 feet pass a SMITH cap found in the South line of a 35 foot right-of-way easement, in all a distance of 933.40 feet to a SMITH cap found at the Southwest corner of said 20.00 acre tract, for a corner of this tract;

THENCE N.78°13'29" E., along the South line of said 20.00 acre tract, at 898.40 feet pass a 1/2" iron rod with cap inscribed "RPLS 4263" (hereinafter referred to as an OJD cap) set in the West right-of-way line of State Highway 137, as reference in Volume 560, Page 342, Deed Records of Dawson County, Texas, in all distance of 933.40 feet to the East line of Section 72 and the Southeast corner of said 20.00 acre tract, for the most Easterly Northeast corner of this tract;

THENCE S.12°50'31" E., along the East line of Section 72, a distance of 320.00 feet to the Southeast corner of this tract;

THENCE S.78°13'29" W., at 35.00 feet pass an OJD cap set in said West right-of-way line, in all a distance of 1,123.40 feet to an OJD cap set for the Southwest corner of this tract;

THENCE N.12°50'31" W., at 1,218.40 feet pass an OJD cap set in the South line of said 35 foot right-of-way easement, in all a distance of 1,253.40 feet to a OJD cap set in the North line of Section 72, for the Northwest corner of this tract;

THENCE N.78°13'29" E., along the North line of Section 72, a distance of 190.00 feet to the PLACE OF BEGINNING and containing 12.322 acres of land.

BOOK 762 PAGE 608

THE STATE OF TEXAS
COUNTY OF DAWSON

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under Federal law.

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Records of Dawson County, Texas, in the Volume and Page noted hereon by me.



Gloria Vera
Gloria Vera Dawson County Clerk

Recorded: 2-18-15 4:30 pm.
OPE Records, Volume 762, Page 608
BY [Signature] DEPUTY

FIELD NOTES for a 12.322 acre tract of land situated in the northeast corner of Section 72, Block 35, T-6-N, Georgetown Railway Company Survey, Dawson County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with red cap inscribed "R.D. SMITH" (hereinafter referred to as a SMITH cap) found at the northwest corner of a 20.00 acre tract as recorded in Volume 560, Page 342, Deed Records of Dawson County, Texas, which bears S. 78° 13' 29" W. a distance of 933.40 feet from the calculated northeast corner of Section 72, for the most northerly northeast corner of this tract.

THENCE S. 12° 50' 31" E., along the west line of said 20.00 acre tract, at 35.00 feet pass a SMITH cap found in the south line of a 35 foot right-of-way easement, in all a distance of 933.40 feet to a SMITH cap found at the southwest corner of said 20.00 acre tract, for a corner of this tract.

THENCE N. 78° 13' 29" E., along the south line of said 20.00 acre tract, at 898.40 feet pass a 1/2" iron rod with cap inscribed "R.D. 4263" (hereinafter referred to as an OJD cap) set in the west right-of-way line of State Highway 137, as reference in Volume 560, Page 342, Deed Records of Dawson County, Texas, in all distance of 933.40 feet to the east line of Section 72 and the southeast corner of said 20.00 acre tract, for the most easterly northeast corner of this tract.

THENCE S. 12° 50' 31" E., along the east line of Section 72, a distance of 320.00 feet to the southeast corner of this tract.

THENCE S. 78° 13' 29" W., at 35.00 feet pass an OJD cap set in said west right-of-way line, in all a distance of 1,123.40 feet to an OJD cap set for the southwest corner of this tract.

THENCE N. 12° 50' 31" W., at 1,218.40 feet pass an OJD cap set in the south line of said 35' right-of-way easement, in all a distance of 1,253.40 feet to an OJD cap set in the north line of Section 72, for the northwest corner of this tract.

THENCE N. 78° 13' 29" E., along the north line of Section 72, a distance of 190.00 feet to the place of BEGINNING and containing 12.322 acre of land.

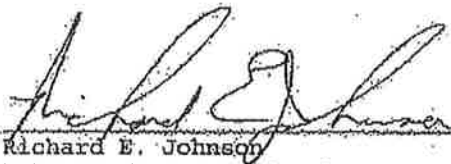
Bearings are grid north based on U.S. State Plans of 1983 - Texas North Central Zone - 4202. Distances are surface distances.

* * * * *

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I,
COUNTY OF COLLINGSWORTH : Richard E. Johnson, Registered
Professional Land Surveyor, do hereby
certify that I did cause to be surveyed
on the ground the above described tract of land, and to the best of my
knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 7th day of August, A.D.,
2013..




Richard E. Johnson
Registered Professional
Land Surveyor #4263

Notes:

• = 1/2" iron rod w/yellow cap inscribed "RPLS 4263" set unless otherwise noted.

• = 1/2" iron rod w/red cap inscribed "SMITH" found

P.O.B. = Point of Beginning

D.R.D.C., TX. = Deed Records of Dawson County, Texas.

No abstract of title or title commitment was provided to this surveyor for this survey. Any record research done by this surveyor was made only for the purposes of determining the boundary of this property (and as it may relate to adjoining parcels or rights-of-way). Record documents other than those shown on this plat may exist and encumber this property. This plat does not constitute or imply a complete title examination and any such title examinations are not the responsibility of this surveyor.

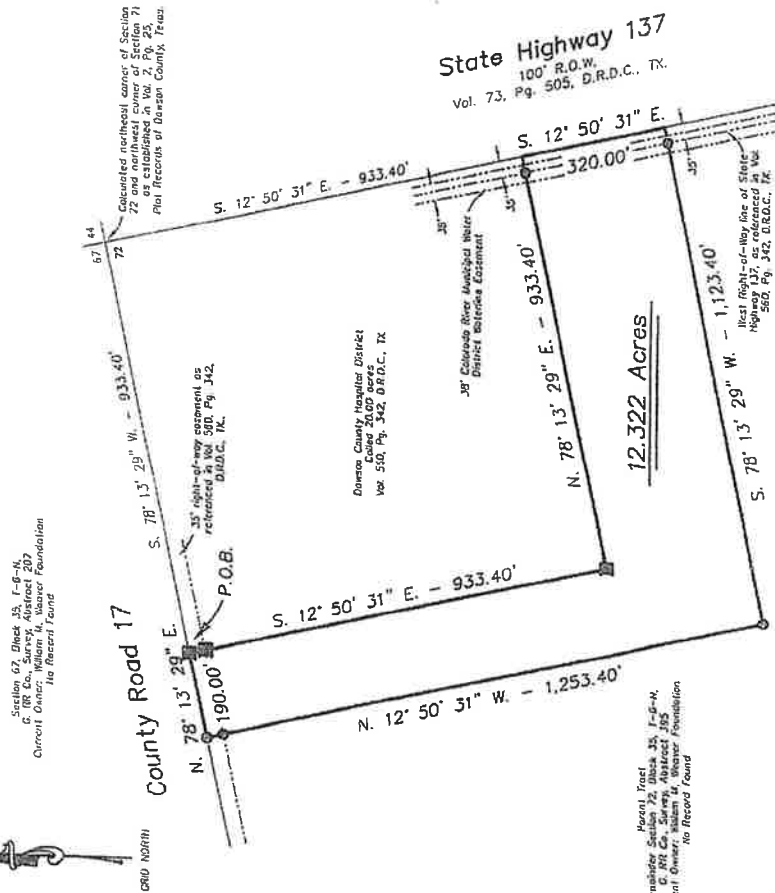
Bearings based on U.S. State Plane 1983
Texas North Central Zone - 4202.
Distances are surface distances.

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF COLLINGSWORTH : that I, Richard E. Johnson, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 7th day of August, A.D., 2013.



Richard E. Johnson
Registered Professional
Land Surveyor #4263



A Plot of 12.322 Acres situated in the northeast quarter (NE/4) of Section 72, Block 35, T-8-N, R-10-W, Georgetown Railway Company Survey, Dawson County, Texas.

SCALE: 1" = 250'
DATE: August 7, 2013

DRAWN BY: CT
FILE NAME:

808-447-2503
P.O. Box 543
Willingdon, Texas 79055

OLD Engineering, L.P.
Consulting Engineers & Surveyors

DRAWING NUMBER

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM:10

PUBLIC HEARING ON REQUEST FOR SPECIFIC USE PERMIT

SUBJECT:
PROCEEDING: Public Hearing
SUBMITTED BY: City Staff
EXHIBITS:
AUTHORITY: City Charter, City Code, Texas Government Code

SUMMARY STATEMENT

Public hearing to consider the petition of Carmen Moreno Lamesa, Texas 79331 of the following property: All of Lot Three (3), Block Three (3) of the Turner Addition to the City of Lamesa, Dawson County, Texas located at 307 NE 4th Street for use as a Single Wide Manufactured Home. *(Building Official)*

PUBLIC HEARING

The Mayor will ask if anyone wishes to speak. regarding the following property.

The following persons spoke:

_____	_____
_____	_____
_____	_____

Following the public comments, the Mayor will close the public hearing



CITY OF LAMESA

NOTICE PUBLIC HEARING CITY COUNCIL OF THE CITY OF LAMESA, TEXAS

NOTICE is hereby given to all interested persons that the City Council of the City of Lamesa, Texas will hold a public hearing on JUNE 21, 2022 at 5:30 P.M. in the City Hall, 601 South First Street, Lamesa, Texas.

AT WHICH TIME AND PLACE all interested persons will be given an opportunity to be heard after which hearing the City Council will make a determination in the following cases:

CASE NUMBER PZ 22-3: To consider the petition of CARMEN MORENO OF to change the zone of the following property:

LOT 3 BLOCK 3 OF THE TURNER ADDITION, to the City of Lamesa, Dawson County,
Texas

located at 307 NE 4TH STREET from zoning district R-2 (MULTI-FAMILY) to zoning district M-1 (MANUFACTURED HOME) for use as SINGLE WIDE MANUFACTURED HOME.

FOR THE CITY OF LAMESA:

Publication Dates:

MAY 8, 2022
MAY 29, 2022



PLANNING & ZONING COMMISSION

City of Lamesa, Texas

MINUTES

DATE OF MEETING: May 26th, 2022

AGENDA ITEM: 4

SUBJECT:	P&Z 22-3: 307 NE 4 TH STREET
PROCEEDING:	Approval or Denial
SUBMITTED BY:	CARMEN MORENO

SUMMARY STATEMENT

consider the petition of CARMEN MORENO 309 NE 4TH STREET to change the zone of the following property:

LOT 3 BLOCK 3 TURNER ADDITION the City of Lamesa, Dawson County, Texas

located at 307 NE 4TH STREET from zoning district R-2 to zoning district M-1 for use as A SINGLE WIDE MANUFACTURED HOME.

PLANNING AND ZONING COMMISSION ACTION

Discussion: THE COMMISSION QUESTIONS IF THE MANUFACTURED HOME WOULD FIT THE LOT, APPLICANT INFORMS THE COMMISSION THAT THEY OWN THE TWO ADJACENT LOTS AND THAT THEY HAVE CONJOINED THE TWO. APPLICANT STATED HE WANTS TO TEAR DOWN THE RESIDENTIAL BUILDING ON THE LOT TO MAKE ROOM FOR THE MANUFACTURED HOME TO BE PLACED PARALLELL TO THE STREET. THE COMMISSION THEN ASKED THE YEAR OF THE MANUFACTURED HOME TO WHICH THE APPLICANT ADVISED THAT IT MIGHT BE A 2022 MODEL. THE COMMISSION QUESTIONED THE PLACEMENT OF UTILITIES. THE APPLICANT ADVISED THE BOARD THAT BY CONJOINING THEIR LOTS THEY ARE ABLE TO UTILIZE THE UTILITIES THAT ARE ALREADY THERE. THE COMMISSION QUESTIONED AGAIN THE ORIENTATION TO WHICH THE HOME WILL BE PLACED. TO WHICH THE APPLICANT STATES THAT THEY WANT IT TO BE PARALLELL TO THE STREET AND TO DEMOLISH THE FRONT STRUCTURE AND KEEP THE BACK STRUCTURE FOR STORAGE.

THE COMMISSION PASSED THE SPECIFIC USE WITH THE STIPULATION THAT THERE IS A TWO YEAR TIME LIMIT TO PLACE A MANUFACTURED HOME ON THE PROPERTY AND IF THE MANUFACTURED HOME IS EVER REMOVED AND THE LOT BECOMES VACANT FOR 60 DAYS THAT THE SPECIFIC USE WILL EXPIRE AND THE ZONING WILL REVERT BACK TO A R-1.

Motion by Planning and Zoning Commissioner Member SAM ADAMS to approve Item 4. Motion seconded by Planning and Zoning Commissioner Member RICHARD LEONARD and upon being put to a vote the motion **PASSED**.

VOTING:

"AYE" 5

"NAY" 0

"ABSTAIN" 0



PLANNING & ZONING COMMISSION

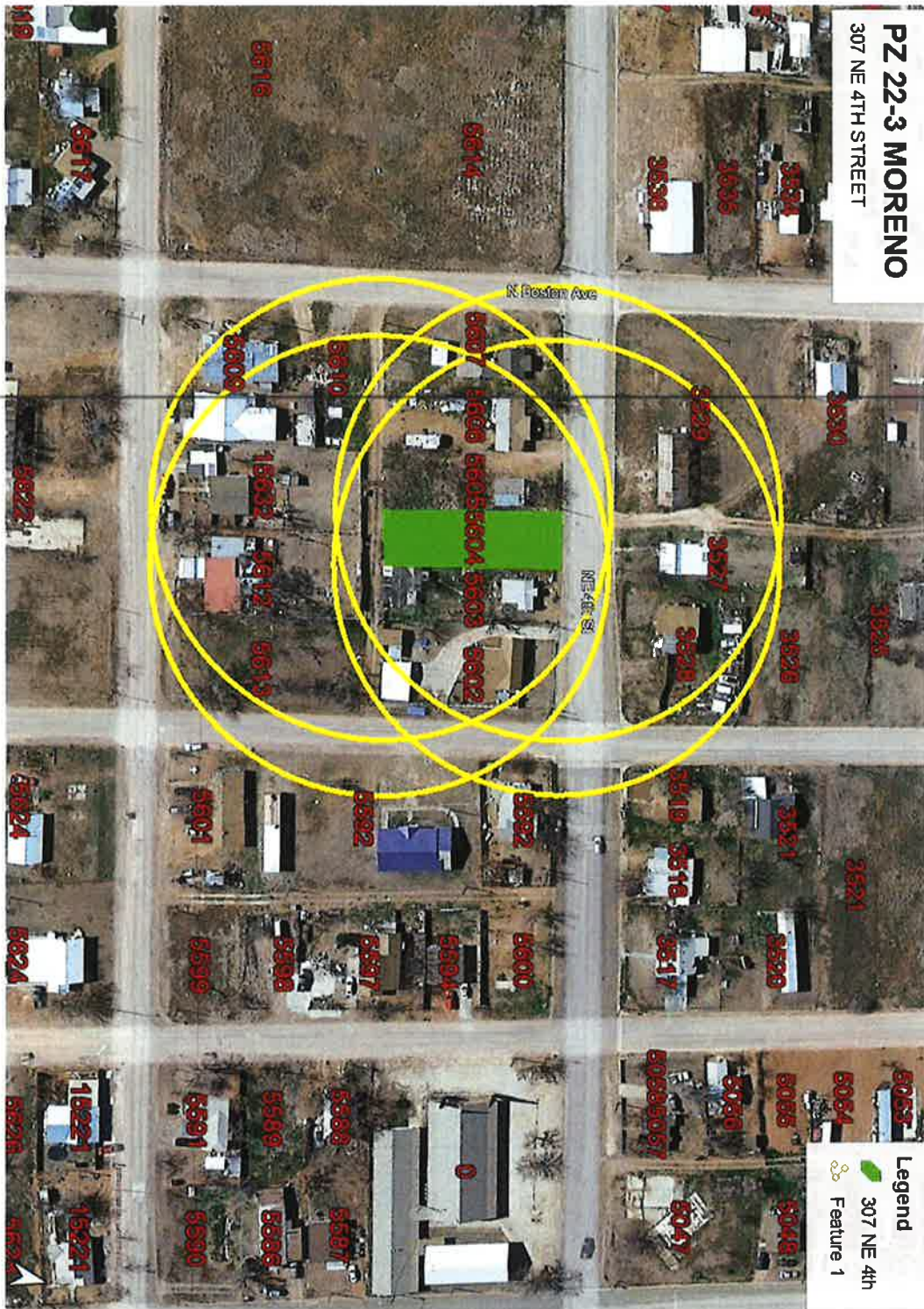
City of Lamesa, Texas

STAFF'S MEMORANDUM

RECOMMEND APPROVAL WITH A TWO-YEAR TIME LIMIT TO PLACE A MANUFACTURED HOME ON THE PROPERTY OR THE SPECIFIC USE PERMIT REVERTS BACK TO THE PREVIOUS ZONING OF THE PROPERTY (R-2). THE SPECIFIC USE PERMIT WILL EXPIRE IF A MANUFACTURED HOME IS REMOVED AND THE PROPERTY REMAINS VACANT FOR MORE THAN 60 DAYS.

PLANNING & ZONING COMMISSION

City of Lamesa, Texas





PLANNING & ZONING COMMISSION

City of Lamesa, Texas

PZ 22-3 LETTERS MAILED

PID	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
5604	MORENO CARMEN JR AND AMANDA R MORENO	309 NE 4TH ST	LAMESA TX 79331 307 NE 4TH TX 79331
3527	HERNANDEZ VERONICA	1003 SOUTH 2ND STREET	LAMESA TX 79331 306 NE 4TH TX 79331
3526	HUGHES EVELYN ANN	PO BOX 503	MONTGOMERY TX 79331 313 N CANYON LAMESA TX 79331
3528	MAXWELL TONY CHARLES	312 NE 4TH ST	LAMESA TX 79331 312 NE 4TH ST LAMESA TX 79331
3519	GARCIA ADAM AND FELICITA GARCIA	212 NORTH AVE H	LAMESA TX 79331 402 NE 4TH LAMESA TX 79331
5607	VERA YOLANDA & LIBERTO CASTILLO & LIFE ESTATE FOR HORTENCIA S VERA & LIBERTO CASTILLO	P O BOX 171	ODONNELL TX 79351 301 NE 4TH LAMESA TX 79331
5606	ALVAREZ ARTURO AND TERESA ALVAREZ	303 NE 4TH ST	LAMESA TX 79331 303 NE 4TH ST LAMESA TX 79331
5605	GARZA CANDY & JOHNNY & CANDY GARZA	308 CHICAGO DRIVE	LAMESA TX 79331 305 NE 4TH LAMESA TX 79331
3529	LOPEZ RENAULDO SR & ELYRIA LOPEZ	604 N FLINT AVE	LAMESA TX 79331 304 NE 4TH LAMESA TX 79331
5603	MORENO CARMEN JR AND AMANDA R MORENO	309 NE 4TH ST	LAMESA TX 79331 309 NE 4TH ST LAMESA TX 79331
5602	FERNANDEZ GEORGE	5109 PLEASANT COURT	MIDLAND TX 79703 311 NE 4TH LAMESA TX 79331
5592	LOPEZ ROBERT VALLE	401 NE 4TH ST	LAMESA TX 79331 401 NE 4TH ST LAMESA TX 79331
5601	VALLE GUADALUPE JR TRSTEE	402 NE 3RD	LAMESA TX 79331 402 NE 3RD LAMESA TX 79331
5610	ORTIZ ELONSA T ESTATE & BETTY ORTIZ	306 NE 3RD ST	LAMESA TX 79331 306 NE 3RD ST LAMESA TX 79331
5609	REYES RICARDO & LUCY	113 N 19TH	LAMESA TX 79331 304 NE 3RD LAMESA TX 79331
15632	ACOSTA JUAN JR AND JUANA ACOSTA	304 NORTH EAST 3RD STREET	LAMESA TX 79331 304 NORTH EAST 3RD STREET LAMESA TX 79331
5612	MEDINA SONIA	310 NE 3RD ST	LAMESA TX 79331 310 NE 3RD ST LAMESA TX 79331
5613	SANTANA JOSE DE JESUS FRANS	6 COUNTY ROAD 29	LAMESA TX 79331 312 NE 3RD LAMESA TX 79331

Letters Mailed

Returned

In favor

Opposed



PLANNING & ZONING COMMISSION

City of Lamesa, Texas

General Warranty Deed

499

Date: February 4, 2011

Grantor: EMIGDIO FERNANDEZ, a single person

Grantor's Mailing Address:

EMIGDIO FERNANDEZ
P.O. Box 802
Lamesa, Texas 79331
Dawson County

Grantee: CARMEN MORENO, JR. and AMANDA R. MORENO, husband and wife

Grantee's Mailing Address:

CARMEN MORENO, JR. and AMANDA R. MORENO
309 N.E. 4th St.
Lamesa, Texas 79331
Dawson County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

All of Lot Three (3), Block Three (3) of the Turner Addition to the city of Lamesa, Dawson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

BOOK 650 PAGE 050



PLANNING & ZONING COMMISSION

City of Lamesa, Texas

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.


EMIGDIO FERNANDEZ

STATE OF TEXAS)

COUNTY OF DAWSON)

This instrument was acknowledged before me on February 4, 2011, by
EMIGDIO FERNANDEZ.



Notary Public, State of Texas
My commission expires:
May 9, 2014


AFTER RECORDING RETURN TO:

CARMEN MORENO, JR.
309 N.E. 4th St.
Lamesa, Texas 79331

BOOK 650 PAGE 051



PLANNING & ZONING COMMISSION

City of Lamesa, Texas

499

Jarmen Moreno
309 N E 4th St
Lamesa, TX 79331
\$20.00
cash Env -

THE STATE OF TEXAS Any provision herein which restricts the sale, rental, or
COUNTY OF DAWSON use of the described real property because of color or
race is invalid and unenforceable under Federal law.
I hereby certify that this instrument was FILED on the date and at the time
stamped hereon by me and was duly RECORDED in the Records of Dawson County,
Texas, in the Volume and Page noted hereon by me.



Gloria Vera
Gloria Vera, Dawson County Clerk

Recorded: 2-8-11 9:30 A.M.
O.P.R. Records, Volume 650, Page 50
BY *Darla Steppard* DEPUTY



PLANNING & ZONING COMMISSION

City of Lamesa, Texas



CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL. 806-872-2124 FAX 806-872-4338

CITY OF LAMESA, TEXAS PLANNING AND ZONING COMMISSION NOTICE TO PROPERTY OWNERS

NOTICE is hereby given to all interested persons that the Planning and Zoning Commission of the City of Lamesa, Texas will hold a public hearing on MAY 26, 2022, at 4:00 PM in the City Hall, 601 South First Street, Lamesa, Texas.

AT WHICH TIME the Planning and Zoning Commission will consider a change in zoning district for the following described property, such property being within 200 feet of property listed by the tax office as belonging to you:

LOT 3 BLOCK 3 OF THE TURNER ADDITION the City of Lamesa, Dawson County, Texas

That CARMEN MORENO OF 309 N 4TH STREET requested that the zoning district of the property described above, located at 307 N 4TH STREET, be changed from R-2 (MULTI-FAMILY) to M-1 (MANUFACTURED HOME) for use as SINGLE WIDE MANUFACTURED HOME.

You are hereby invited to attend such public hearing and voice any comments you may have regarding such proposed zone change. If for any reason you are unable to attend the public hearing, you may return this form to Brian Beck, INSPECTIONS DEPARTMENT, City of Lamesa, 601 South First Street, Lamesa, Texas 79331 with your comments as stated below, and your wishes will be made known to the members of the Planning and Zoning Commission.

REPLY

I am (in favor) (opposed to) the zone change as requested by Case Number:PZ 22-3 My reason and comments are as follows:

SIGNATURE:

Evelyn Hughes

DATE:

May 5, 2022

NAME:

ADDRESS:



PLANNING & ZONING COMMISSION

City of Lamesa, Texas



CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL. 806-872-2124 FAX 806-872-4338

CITY OF LAMESA ZONE CHANGE STAFF REVIEW AND ACKNOWLEDGEMENT

TO: ALL DEPARTMENTS

Please complete this form and return it to the BRIAN BECK, INSPECTIONS DEPARTMENT.

The following zone change has been requested:

LEGAL DESCRIPTION: LOT 3 BLOCK 3 OF THE TURNER ADDITION the City of Lamesa, Dawson County, Texas

ADDRESS OF PROPERTY: 307 NE 4TH STREET

NAME OF OWNER: CARMEN MORENO OF 309 NE 4TH STREET

PRESENT ZONE: R-2 (MULTI-FAMILY)

PRESENT LAND USE: VACANT LOT

PROPOSED ZONE: M-1 (MANUFACTURED HOME)

PROPOSED LAND USE: SINGLE WIDE MANUFACTURED HOME

DATE OF PLANNING AND ZONING COMMISSION HEARING: MAY 26, 2022

I have reviewed the requested change and pursuant usage with respect to the comprehensive plan, availability of parking, and compatibility with the surrounding neighborhood and have the following comments:

DATE RETURNED 5/9/2022

SIGNED: [Signature]

TITLE: PLANNING COMMISSION



PLANNING & ZONING COMMISSION

City of Lamesa, Texas



CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL. 806-872-2124 FAX 806-872-4338

CITY OF LAMESA ZONE CHANGE STAFF REVIEW AND ACKNOWLEDGEMENT

TO: ALL DEPARTMENTS

Please complete this form and return it to the BRIAN BECK, INSPECTIONS DEPARTMENT.

The following zone change has been requested:

LEGAL DESCRIPTION: LOT 3 BLOCK 3 OF THE TURNER ADDITION the City of Lamesa, Dawson County, Texas

ADDRESS OF PROPERTY: 307 NE 4TH STREET

NAME OF OWNER: CARMEN MORENO OF 309 NE 4TH STREET

PRESENT ZONE: R-2 (MULTI-FAMILY)

PRESENT LAND USE: VACANT LOT

PROPOSED ZONE: M-1 (MANUFACTURED HOME)

PROPOSED LAND USE: SINGLE WIDE MANUFACTURED HOME

DATE OF PLANNING AND ZONING COMMISSION HEARING: MAY 26, 2022

I have reviewed the requested change and pursuant usage with respect to the comprehensive plan, availability of parking, and compatibility with the surrounding neighborhood and have the following comments:

DATE RETURNED 5.2.22

SIGNED: [Signature]

TITLE: Director of Utilities



PLANNING & ZONING COMMISSION

City of Lamesa, Texas



CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL. 806-872-2124 FAX 806-872-4338

CITY OF LAMESA ZONE CHANGE STAFF REVIEW AND ACKNOWLEDGEMENT

TO: ALL DEPARTMENTS

Please complete this form and return it to the BRIAN BECK, INSPECTIONS DEPARTMENT.

The following zone change has been requested:

LEGAL DESCRIPTION: LOT 3 BLOCK 3 OF THE TURNER ADDITION the City of Lamesa, Dawson County, Texas

ADDRESS OF PROPERTY: 307 NE 4TH STREET

NAME OF OWNER: CARMEN MORENO OF 309 NE 4TH STREET

PRESENT ZONE: R-2 (MULTI-FAMILY)

PRESENT LAND USE: VACANT LOT

PROPOSED ZONE: M-1 (MANUFACTURED HOME)

PROPOSED LAND USE: SINGLE WIDE MANUFACTURED HOME

DATE OF PLANNING AND ZONING COMMISSION HEARING: MAY 26, 2022

I have reviewed the requested change and pursuant usage with respect to the comprehensive plan, availability of parking, and compatibility with the surrounding neighborhood and have the following comments:

DATE RETURNED 5-3-2022

SIGNED: Wade Chapman

TITLE: Director of Finance



PLANNING & ZONING COMMISSION

City of Lamesa, Texas



CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL. 806-872-2124 FAX 806-872-4338

CITY OF LAMESA ZONE CHANGE STAFF REVIEW AND ACKNOWLEDGEMENT

TO: ALL DEPARTMENTS

Please complete this form and return it to the BRIAN BECK, INSPECTIONS DEPARTMENT.

The following zone change has been requested:

LEGAL DESCRIPTION: LOT 3 BLOCK 3 OF THE TURNER ADDITION the City of Lamesa, Dawson County, Texas

ADDRESS OF PROPERTY: 307 NE 4TH STREET

NAME OF OWNER: CARMEN MORENO OF 309 NE 4TH STREET

PRESENT ZONE: R-2 (MULTI-FAMILY)

PRESENT LAND USE: VACANT LOT

PROPOSED ZONE: M-1 (MANUFACTURED HOME)

PROPOSED LAND USE: SINGLE WIDE MANUFACTURED HOME

DATE OF PLANNING AND ZONING COMMISSION HEARING: MAY 26, 2022

I have reviewed the requested change and pursuant usage with respect to the comprehensive plan, availability of parking, and compatibility with the surrounding neighborhood and have the following comments:

DATE RETURNED 4/28/2022

SIGNED: [Signature]

TITLE: Captain Lamesa Police Dept.

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM: 11

SUBJECT: **REQUEST FOR SPECIFIC USE PERMIT**
PROCEEDING: Approval
SUBMITTED BY: City Staff
EXHIBITS: Ordinance, First Reading
AUTHORITY:

SUMMARY STATEMENT

City Council to consider approving an Ordinance on first reading for a specific use permit of Carmen Moreno of the following property:

All of Lot Three (3), Block Three (3) of the Turner Addition to the City of Lamesa, Dawson County, Texas located at 307 NE 4th Street for use as a Single Wide Manufactured Home.. *(Building Official)*

COUNCIL ACTION

DISCUSSION _____

Motion by Council Member _____ to approve an Ordinance on first reading for a specific use permit with a Two (2) year limit to allow placement of a manufactured home located at 307 NE 4th Street. Motion seconded by Council Member _____ and upon being put to a vote the motion _____.

VOTING: "AYE" _____ "NAY" _____ "ABSTAIN" _____

CITY STAFF MEMORANDUM

Recommend approval.

ORDINANCE NO: ____

AN ORDINANCE DENYING A ZONE CHANGE FOR LOT 3, BLOCK 6, OF THE TURNER ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, FROM DISTRICT R-2 (MULTI FAMILY RESIDENTIAL) BUT GRANTING A SPECIFIC USE PERMIT WITH A TWO (2) YEAR LIMIT TO ALLOW PLACEMENT OF A MANUFACTURED HOME ON SUCH PROPERTY LOCATED AT 307 NORTHEAST 4TH STREET, LAMESA, TEXAS) UPON RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION.

On this the 21st day of July, 2022, there came on and was held at the regular meeting place, the City Hall, an open meeting of the City Council of the City of Lamesa, Texas, held pursuant to the provisions of the Texas Open Meetings Act, and there being a quorum present and acting throughout the meeting, the following ordinance was formally submitted by motion and duly seconded for the consideration and action of the meeting, to wit:

WHEREAS, the Code of Ordinances of the City of Lamesa provides that the zoning districts of said city may be changed upon application of the property owner and upon recommendation of the Planning and Zoning Commission of the City; and

WHEREAS, an application has been made for a specific use permit to allow placement of a manufactured home on the following described property, to-wit:

All of Lot Three (3), Block Three (3), of the Turner Addition to the Town of Lamesa, Dawson County, Texas; and

WHEREAS, said property is located within the city limits of the City of Lamesa, Texas, located at 307 Northeast 4th Street, and is within a district zoned as R-2 (Multi-family residential); and,

WHEREAS, , the Planning and Zoning Commission of the City of Lamesa, Texas, after hearing such application and the arguments for and against the same, has voted to recommend to the City Council of the City of Lamesa, Texas, that such request for a change in the zoning be denied of such property be granted; providing that a specific use permit with a (2) year limit to allow the placement of a manufactured home and

WHEREAS, a public hearing, where all interested persons were provided with an opportunity to be heard on the proposed zone change was held at City Hall, 601 South First Street, in the City of Lamesa, Texas, on May 26, 2022, which date is not less than fifteen days prior to the publication of a notice of such hearing in the Lamesa Press-Reporter, a newspaper of general circulation in the City of Lamesa, Texas;

WHEREAS, after such hearing, the City Council of the City of Lamesa, Texas, finds that the recommendation of the Planning and Zoning Commission of the City of Lamesa, Texas, should be accepted and the request for such specific use permit be granted

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMESA, TEXAS:

SECTION ONE: That the request for a specific use permit to allow that operation of a Manufactured Home on the following property located at 307 Northeast 4th Street, Lamesa, Texas, to-wit:

All of Lot Three (3), Block Three (3), of the Turner Addition to the Town of Lamesa, Dawson County, Texas;;

be, and the same is hereby, **Granted, providing that a specific use permit with a (2) year limit to allow the placement of a manufactured home**

SECTION TWO: The provisions of this ordinance are to be cumulative and shall constitute an amendment to the zoning ordinance of the City of Lamesa, Texas, only as it applies to the hereinabove described property.

SECTION THREE: The City Secretary is hereby authorized and directed to publish the descriptive caption of this ordinance in the manner and for the length of time prescribed by Article IV, Section 24 of the City Charter and state law.

Upon being put to a vote, the foregoing ordinance was Passed, on First Reading on the 21st day of July, 2022, and

Upon being put to a vote, the foregoing ordinance was Passed, on Second Reading on the 2nd day of August, 2022,

ATTEST:

Betty Conde
City Secretary

APPROVED:

Josh Stevens
Mayor

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM:12

SUBJECT: PUBLIC HEARING ON SPECIFIC USE PERMIT
PROCEEDING: Public Hearing
SUBMITTED BY: City Staff
EXHIBITS:
AUTHORITY: City Charter, City Code, Texas Government Code

SUMMARY STATEMENT

Public hearing to consider the petition of Valeria Zamora. Lamesa, Texas 79331 of the following property: All of Lot two (2) Block one (1) of the D W Adams Addition to the City of Lamesa, Dawson County, Texas located at 1303 North 1st Street for use as a Manufactured Home. *(Building Official)*

PUBLIC HEARING

The Mayor will ask if anyone wishes to speak. regarding the following property.

The following persons spoke:

Following the public comments, the Mayor will close the public hearing



CITY OF LAMESA

NOTICE PUBLIC HEARING CITY COUNCIL OF THE CITY OF LAMESA, TEXAS

NOTICE is hereby given to all interested persons that the City Council of the City of Lamesa, Texas will hold a public hearing on JUNE 21, 2022 at 5:30 P.M. in the City Hall, 601 South First Street, Lamesa, Texas.

AT WHICH TIME AND PLACE all interested persons will be given an opportunity to be heard after which hearing the City Council will make a determination in the following cases:

CASE NUMBER PZ 22-2: To consider the petition of VALERIA ZAMORA to change the zone of the following property:

LOT 2 BLOCK 1 D W ADAMS ADDITION the City of Lamesa, Dawson County, Texas

located at 1303 NORTH 1ST from zoning district R-1 to zoning district M-1 for use as MANUFACTURED HOME.

FOR THE CITY OF LAMESA:

Publication Dates:

MAY 8, 2022;
MAY 29, 2022



PLANNING & ZONING COMMISSION

City of Lamesa, Texas

MINUTES

DATE OF MEETING: May 26th, 2022

AGENDA ITEM: 3

SUBJECT:	P&Z 22-2: 1303 NORTH 1ST STREET
PROCEEDING:	Approval or Denial
SUBMITTED BY:	VALERIA ZAMORA

SUMMARY STATEMENT

consider the petition of VALERIA ZAMORA 1303 NORTH 1ST to change the zone of the following property:

LOT 2 BLOCK 1 D W ADAMS ADDITION the City of Lamesa, Dawson County, Texas

located at 1303 NORTH 1ST from zoning district R-1 to zoning district M-1 for use as A MANUFACTURED HOME.

PLANNING AND ZONING COMMISSION ACTION

Discussion: THE APPLICANT WAS PRESENT AT THE MEETING. THE BOARD ASKS IF THE LOT IS BIG ENOUGH FOR THE MANUFACTURED HOME. THE YEAR MODEL OF THE HOME IS 2022 THE BOARD AGREES THAT THE HOME WOULD BE AN IMPROVEMENT TO THE AREA. THE BOARD PASSED THE SPECIFIC USE WITH THE STIPULATION THAT THE OWNER HAS A TWO YEAR TIME LIMIT TO PLACE A MANUFACTURED HOME ON THE PROPERTY AND IF THE MANUFACTURED HOME IS REMOVED AND THE PROPERTY REMAINS VACANT FOR MORE THAN 60 DAYS THE SPECIFIC USE PERMIT WILL EXPIRE AND THE PROPERTY WILL REVERT BACK TO AN R-1.

Motion by Planning and Zoning Commissioner Member KENDALL MEEKS to approve Item 3. Motion seconded by Planning and Zoning Commissioner Member KIM BAIRRINGTON and upon being put to a vote the motion PASSED.

VOTING:

"AYE" 5

"NAY" 0

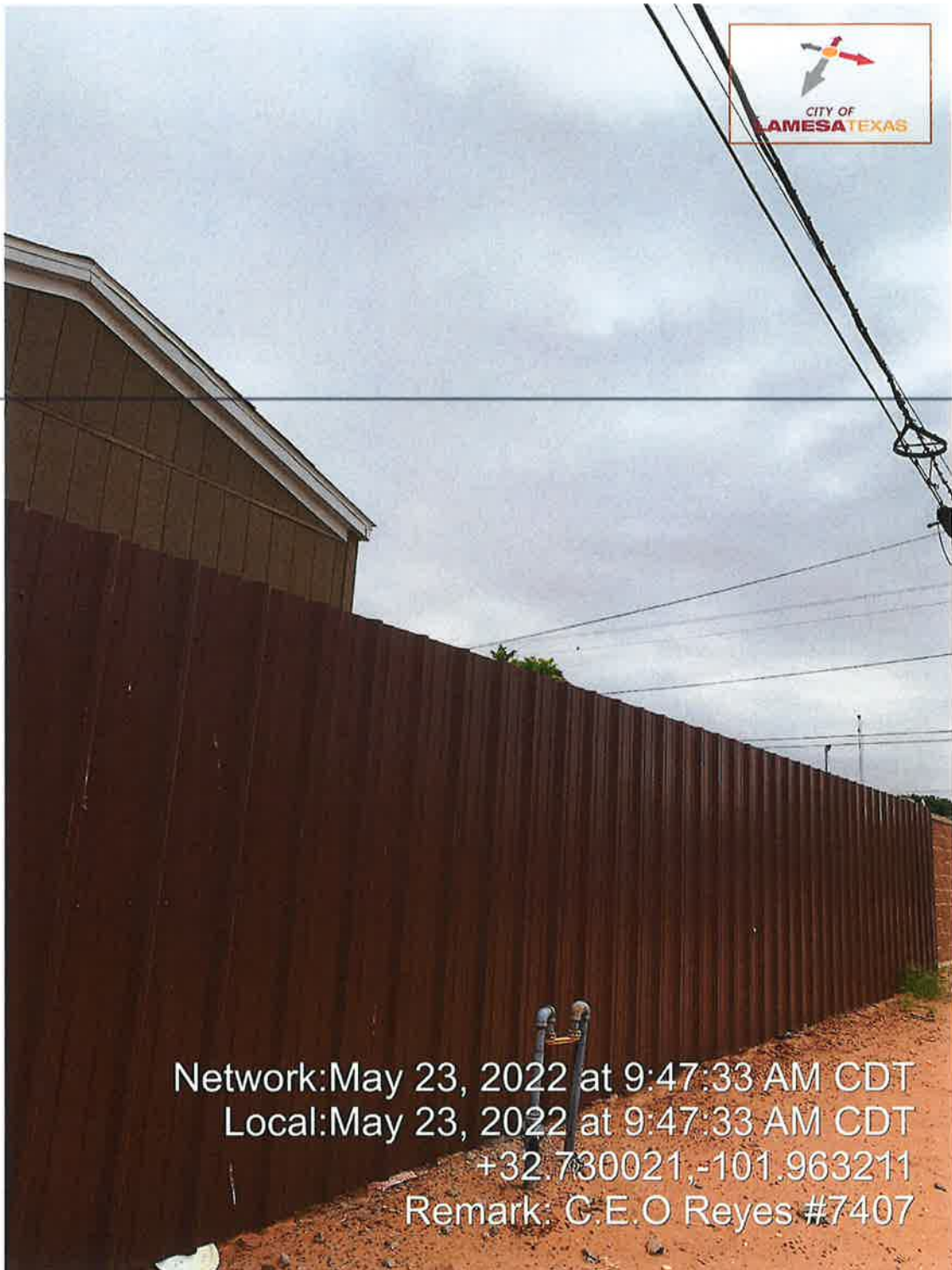
"ABSTAIN" 0

STAFF'S MEMORANDUM

RECOMMEND APPROVAL WITH A TWO-YEAR TIME LIMIT TO PLACE A MANUFACTURED HOME ON THE PROPERTY OR THE SPECIFIC USE PERMIT REVERTS BACK TO THE PREVIOUS ZONING OF THE PROPERTY (R-1). THE SPECIFIC USE PERMIT WILL EXPIRE IF A MANUFACTURED HOME IS REMOVED AND THE PROPERTY REMAINS VACANT FOR MORE THAN 60 DAYS.

PLANNING & ZONING COMMISSION

City of Lamesa, Texas





PLANNING & ZONING COMMISSION

City of Lamesa, Texas



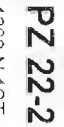
Network: May 23, 2022 at 9:49:16 AM CDT
Local: May 23, 2022 at 9:49:16 AM CDT
+32.730501, -101.963210
Remark: C.E.O Reyes #7407



PLANNING & ZONING COMMISSION

City of Lamesa, Texas





PLANNING & ZONING COMMISSION

City of Lamesa, Texas

PZ 22-2 LETTERS MAILED

PID	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
825	ZAMORA VALERIA	503 N 20TH ST	LAMESA TX 79331
886	VALENZUELA ANITA	1310 N 1ST	LAMESA TX 79331
887	RENDON BASILIO JR	1308 NORTH 1ST	LAMESA TX 79331
888	ALONZO JIMMY & ELIBIGENE	P O BOX 112	LAMESA TX 79331
890	ALONZO JIMMY & ELIBIGENE	P O BOX 112	LAMESA TX 79331
889	RENDON BASILIO JR	1308 NORTH 1ST	LAMESA TX 79331
0	LAMESA MIDDLE SCHOOL	South 1st Street & North Bryan Avenue	South 1st Street & North Bryan Avenue
829	RENDON BENJAMIN	1311 N 1ST ST	LAMESA TX 79331
828	RENDON BENJAMIN	1311 N 1ST ST	LAMESA TX 79331
827	RENDON BENJAMIN	1312 N 1ST ST	LAMESA TX 79331
826	GAONA RAMIRO ALEMAN	1305 NORTH 1ST ST	LAMESA TX 79331
885	VALENZUELA VIRGINIA	1209 N 3RD ST	LAMESA TX 79331
824	ZAMORA FERNANDO & MARISSA	112 N AVE L	LAMESA TX 79331
1654	MARTINEZ BERNABE	1312 S 1ST ST	LAMESA TX 79331
1653	PELAUM RENE	13352 TIVERTON ROAD	SAN DIEGO CA 92130
1652	PELAUM RENE	13353 TIVERTON ROAD	SAN DIEGO CA 92130
1651	ROBERTS ANGUS ESTATE	2714 WOODY RD	LAMESA TX 79331
1650	BALTAZAR MARGARITA AND AMELIA BALTAZAR LIFE ESTATE	1302 SOUTH 1ST STREET	LAMESA TX 79331

Letters Mailed	1/ Returned	In favor	Opposed



PLANNING & ZONING COMMISSION

City of Lamesa, Texas

APPLICATION FOR SPECIFIC USE PERMIT

Date: 4/12/2022

Case No. PZ 22-2

City Planning & Zoning Commission
City of Lamesa
601 South First Street
Lamesa, Texas 79331

Commission Members:

You are respectfully requested to recommend to the City Council of the City of Lamesa that the hereinafter described tracts of land be changed by ordinance from the existing zoning district to zoning districts indicated as follows:

Lot 2, Block 1, Addition DW ADAMS
Address 1303 N 1st Street

Present use of property: VACANT

Desired use to be made of property?: install single wide manufactured home, to then have all utilities turned on.

Are there deed restrictions pertaining to intended use of property?

 Yes

No ✓

Valeria Amador
Signature

806-200-2950
Telephone Number

503 N 20th Street
Address

Lamesa TX, 79331
City, State & Zip

Date Received: 4-12-22

By: Brian B...

NOTE: A fee of **\$50.00**, to publish and mail all notices, is filed with this application process.

Effective August 1, 2014 a legal deed for the property listed above must accompany this application.

Your meeting will be on May 26, 2022 at 4:00 pm at City Hall.
Someone on your behalf must attend on order for the case to be reviewed.

PLANNING & ZONING COMMISSION

City of Lamesa, Texas

MANUFACTURER'S CERTIFICATE OF ORIGIN

TO A MANUFACTURED HOME

THE UNDERSIGNED MANUFACTURER HEREBY CERTIFIES THAT THE NEW MANUFACTURED HOME DESCRIBED HEREIN, THE PROPERTY OF SAID MANUFACTURER, HAS BEEN TRANSFERRED ON THE DATE SET FORTH HEREIN, SUBJECT TO THE TERMS AND CONDITIONS OF THE INVOICE OR OTHER APPLICABLE AGREEMENT TO:

NAME OF RETAILER Master Home and Land	REG. NO. 00035135	ADDRESS OF RETAILER 1405 N. University Ave	CITY Lubbock	STATE TX	ZIP 79415
TRANSFER DATE 11/23/2021	MODEL DESIGNATION AMS16761B	DATE OF MANUFACTURE 11/23/2021	NUMBER OF SECTIONS 1	TOTAL SQUARE FEET 1191	MODEL YEAR 2022
LABEL/DECAL NUMBER NTA306256	SERIAL NUMBER JHM04111X77	WEIGHT 33960	SIZE 16 X 76	EXCLUDING HITCH EXCLUDING HITCH	
LABEL/DECAL NUMBER	SERIAL NUMBER	WEIGHT	SIZE	EXCLUDING HITCH	
LABEL/DECAL NUMBER	SERIAL NUMBER	WEIGHT	SIZE	EXCLUDING HITCH	
FIRST ASSIGNMENT (FOR RETAILERS ONLY) TO:			DATE		
NAME OF RETAILER	REGISTRATION NO.	ENERGY ZONE <u>2</u> CONSTRUCTED FOR:			
ADDRESS		ROOF LOAD ZONE <u>20 PSF</u> WIND ZONE <u>1</u>			
CITY	STATE	ZIP	THE MANUFACTURER WARRANTS THAT A GOOD AND MARKETABLE TITLE IS BEING TRANSFERRED AND THAT NO OTHER VALID MANUFACTURER'S CERTIFICATE OF ORIGIN IS ISSUED AND OUTSTANDING ON THE MANUFACTURED HOME DESCRIBED HEREIN.		
TYPE NAME AND TITLE OF PERSON AUTHORIZED TO SIGN FOR TRANSFERENCE TO RETAILER			MANUFACTURER OF HOME Jesup Manufactured Housing LLC DBA: Jesup Housing ADDRESS OF MANUFACTURER 1001 W. Loop Road 340		
AUTHORIZED SIGNATURE	SECOND ASSIGNMENT (FOR RETAILERS ONLY) TO:		REGISTRATION NO. MHIDMAN00000502		
NAME OF RETAILER	REGISTRATION NO.	DATE	CITY Waco		
ADDRESS			STATE TX	ZIP 76712	
CITY	STATE	ZIP	AUTHORIZED SIGNATURE/TITLE <i>[Signature]</i> INVOICE # <u>5810</u>		
TYPE NAME AND TITLE OF PERSON AUTHORIZED TO SIGN FOR TRANSFERENCE TO RETAILER					
AUTHORIZED SIGNATURE					
NOTE: AT FIRST RETAIL SALE THIS CANNOT BE EVIDENCE OF OWNERSHIP OF THE HOME.					


THE ORIGINAL MCO MUST BE INCLUDED WITH THE NEW HOME SOL APPLICATION WITHIN 60 DAYS FROM THE DATE OF SALE.



PLANNING & ZONING COMMISSION

City of Lamesa, Texas

QUALITY HOMES & LAND, LTD DBA MUSTANGHOMES AND LAND
1405 N University Ave.
Lubbock, TX 79415
806-765-6331

Buyer		Buyer		Phone		Date	
LUIS F ZAMORA				806-200-4899		3/17/2022	
Setup Address		City	State	County	Zip	Salesperson	
1303 N 1ST ST		LAMESA	TX	DAWSON	79331	SANDY TINER	
Mailing Address		City	State	County	Zip		
112 N AVE L		LAMESA	TX	DAWSON	79331		
In this contract the words I Me and My Refer to the Buyer and Co-Buyer signing this contract. The words you and your refer to the retailer							
MAKE		Model		B Rooms	Floor Size	Hitch Size	PV Number
JESSUP		JACKSON			16X76	16x80	
Serial Number		NEW <input type="checkbox"/> Used <input type="checkbox"/>		Year		Hud Label Number	
JHW04411TX22				2022		NTA2062256	
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES				BASE PRICE OF HOME \$ 90,747.82			
SELLER RESPONSIBILITIES				TITLE FEE \$ 130.00			
Seller will Deliver Home to the Home Site				MHIT			
Seller will Setup the Home to City, State, and County Codes				1 Year Homeowner's Insurance			
Seller will Install White Vinyl Skirting				NM TAX			
Seller will Provide New A/C Unit				\$ -			
Seller will Provide 2 Sets of Temporary Steps - Wood and Metal				Loan Origination			
Seller will Provide Caliche Pad				\$ -			
Seller is providing customer a \$3,000 allowance for utilities (included in price of home)				\$ -			
				\$ -			
				\$ -			
				\$ -			
				\$ -			
				\$ -			
				CASH PRICE \$ 90,877.82			
				TRADE-IN		\$ -	
CUSTOMER RESPONSIBILITIES				LESS: BALANCE DUE ON ABOVE			
1. Customer will Provide Clear Access to Homesite for Proper Delivery and Install							
2. Customer will be Responsible for All City or County Permits							
3. Customer will be Responsible for using \$3000 allowance from Mustang Homes & Land towards installation of utilities. Customer is responsible for any remaining balance owed to contractor.				NET ALLOWANCE \$ -			
				CASH DOWN			
				PAYMENT			
				CASH AS AGREED			
				SEE 'REMARKS'			
				2. LESS TOTAL CREDITS \$ -			
TIRES AND AXLES NOT INCLUDED				3 UNPAID BALANCE OF CASH SALE PRICE \$ 90,877.82			
BUYERS HEREBY CERTIFY THAT NO OTHER PROMISES AND/OR REPRESENTATIONS HAVE BEEN MADE TO BUYERS BY ANY OF THE PERSONNEL ASSOCIATED WITH OTHER THAN THOSE ITEMS ENUMERATED ABOVE, AND BUYERS HEREBY INITIAL THIS PARAGRAPH CERTIFYING THERETO.				NOTICE THE TERMS AND CONDITIONS APPEARING ON THIS FORM ARE PART OF THIS CONTRACT. PLEASE READ THEM CAREFULLY. I, OR WE, ACKNOWLEDGE THAT I, OR WE, HAVE READ AND UNDERSTAND THIS CONTRACT, THAT ALL BLANKS WERE FILLED IN BEFORE I, OR WE, SIGNED THE CONTRACT BELOW, THAT I, OR WE, RECEIVED A SEPARATE WRITTEN WARRANTY FROM YOU ON THE LISTED MANUFACTURED HOME. I, OR WE, ARE VOLUNTARILY PURCHASING THE ABOVE HOME, THE OPTIONAL EQUIPMENT, ACCESSORIES AND INSURANCE, IF INCLUDED. I, OR WE, RECEIVED A COPY OF THIS CONTRACT AT THE TIME IT WAS SIGNED.			
Description of Trade-In				Year			
Make				Model			
				Bedrooms			
				Size			
Title No.				Serial No.			
				Color			
AMOUNT OWING TO WHOM							
Trade - In Debt To Be Paid By <input type="checkbox"/> Retailer <input type="checkbox"/> Customer							
Quality Homes & Land, Ltd. dba Mustang Homes and Land				Retailer			
By 				SIGNED <u>Luis Zamora</u> BUYER			
NOT VALID UNLESS SIGNED BY AN OFFICER OF THE COMPANY							
APPROVED, SUBJECT TO ACCEPTANCE OF FINANCING BY BANK OR FINANCE COMPANY				SIGNED _____ BUYER			



PLANNING & ZONING COMMISSION

City of Lamesa, Texas

Dawson County Central Appraisal District

Chief Appraiser - Norma J. Brock, RTC,RTA,RPA,CTA, CCA



Official Website

Hosted By Pritchard & Abbott, Inc.



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 825

Property Legal Description:

LOT 2 BLK 1 D W ADAMS
(1303 N 1ST)

Property Location:

1303 N 1ST

Owner Information:

ZAMORA VALERIA

503 N 20TH ST

LAMESA TX 79331

Previous Owner:

TRUSTEE CITY OF LAMESA

[View Previous Owner Information](#)

Account / Geo Number:

10001-01020-00000-000000

Survey / Sub Division Abstract:

Block:

1

Section / Lot:

2

[View Building Detail Information](#)

[View Land Detail Information](#)

Deed Information:

Volume:

Page:

File Number:

2020-4244

Deed Date:

11/6/2020

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	A1
Total Acres:	0.161
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	1,250
Improvement Value:	7,780

[View GIS Map](#)

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

* [View Property Tax Information](#)

* [View 5 Year Value History](#)



PLANNING & ZONING COMMISSION

City of Lamesa, Texas

RECEIVED MAY 24 2022



CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL. 806-872-2124 FAX 806-872-4338

CITY OF LAMESA, TEXAS PLANNING AND ZONING COMMISSION NOTICE TO PROPERTY OWNERS

NOTICE is hereby given to all interested persons that the Planning and Zoning Commission of the City of Lamesa, Texas will hold a public hearing on MAY 26, 2022, at 4:00 PM in the City Hall, 601 South First Street, Lamesa, Texas.

AT WHICH TIME the Planning and Zoning Commission will consider a change in zoning district for the following described property, such property being within 200 feet of property listed by the tax office as belonging to you:

LOT 2 BLOCK 1 D W ADAMS ADDITION the City of Lamesa, Dawson County, Texas

That VALERIA ZAMORA requested that the zoning district of the property described above, located at 1303 NORTH 1ST, be changed from R-1 to M-1 for use as MANUFACTURED HOME.

You are hereby invited to attend such public hearing and voice any comments you may have regarding such proposed zone change. If for any reason you are unable to attend the public hearing, you may return this form to Brian Beck, INSPECTIONS DEPARTMENT, City of Lamesa, 601 South First Street, Lamesa, Texas 79331 with your comments as stated below, and your wishes will be made known to the members of the Planning and Zoning Commission.

REPLY

I am (in favor) (opposed to) the zone change as requested by Case Number: PZ 22-2 My reason and comments are as follows:

As long as it's kept up well : no trash or
Junk around the area. Thank you.

SIGNATURE: _____

DATE: _____

NAME: Irene Peltzman
ADDRESS: 13352 Tiverton Rd

San Diego CA 92130



PLANNING & ZONING COMMISSION

City of Lamesa, Texas



RECEIVED MAY 24 2022

CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL. 806-872-2124 FAX 806-872-4338

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REPLY

I am (in favor) (opposed to) the zone change as requested by Case Number: PZ 22-2 My reason and comments are as follows:

I am opposed to the zone change only if it will depreciate the value of my property.

SIGNATURE: *Brian Beck* DATE: *5-23-22*

NAME:
ADDRESS:

*1308 W. 1st St.
Lamesa, TX 79331*



PLANNING & ZONING COMMISSION

City of Lamesa, Texas



CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL. 806-872-2124 FAX 806-872-4338

MAY 13 2022

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AT WHICH TIME the Planning and Zoning Commission will consider a change in zoning district for the following described property, such property being within 200 feet of property listed by the tax office as belonging to you:

LOT 2 BLOCK 1 D W ADAMS ADDITION the City of Lamesa, Dawson County, Texas

That VALERIA ZAMORA requested that the zoning district of the property described above, located at 1303 NORTH 1ST, be changed from R-1 to M-1 for use as MANUFACTURED HOME.

You are hereby invited to attend such public hearing and voice any comments you may have regarding such proposed zone change. If for any reason you are unable to attend the public hearing, you may return this form to Brian Beck, INSPECTIONS DEPARTMENT, City of Lamesa, 601 South First Street, Lamesa, Texas 79331 with your comments as stated below, and your wishes will be made known to the members of the Planning and Zoning Commission.

REPLY

I am (in favor) (opposed to) the zone change as requested by Case Number: PZ 22-2 My reason and comments are as follows:

SIGNATURE: Valeria Zamora

DATE: 5/2/22

NAME: Valeria Zamora

ADDRESS: 112 north Avenue L
Lamesa TX 79331



PLANNING & ZONING COMMISSION

City of Lamesa, Texas



CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL. 806-872-2124 FAX 806-872-4338

CITY OF LAMESA ZONE CHANGE STAFF REVIEW AND ACKNOWLEDGEMENT

TO: ALL DEPARTMENTS

Please complete this form and return it to the BRIAN BECK, INSPECTIONS DEPARTMENT.

The following zone change has been requested:

LEGAL DESCRIPTION: LOT 2 BLOCK 1 D W ADAMS ADDITION the City of Lamesa, Dawson County, Texas

ADDRESS OF PROPERTY: 1303 NORTH 1ST

NAME OF OWNER: VALERIA ZAMORA

PRESENT ZONE: R-1

PRESENT LAND USE: VACANT LOT

PROPOSED ZONE: M-1

PROPOSED LAND USE: MANUFACTURED HOME

DATE OF PLANNING AND ZONING COMMISSION HEARING: MAY 26, 2022

I have reviewed the requested change and pursuant usage with respect to the comprehensive plan, availability of parking, and compatibility with the surrounding neighborhood and have the following comments:

DATE RETURNED 4/28/2022

SIGNED: [Signature]

TITLE: Captain Lamesa Police Dept.



PLANNING & ZONING COMMISSION

City of Lamesa, Texas



CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL 806-872-2124 FAX 806-872-4338

CITY OF LAMESA ZONE CHANGE STAFF REVIEW AND ACKNOWLEDGEMENT

TO: ALL DEPARTMENTS

Please complete this form and return it to the BRIAN BECK, INSPECTIONS
DEPARTMENT.

The following zone change has been requested:

LEGAL DESCRIPTION: LOT 2 BLOCK 1 D W ADAMS ADDITION the City of Lamesa,
Dawson County, Texas

ADDRESS OF PROPERTY: 1303 NORTH 1ST

NAME OF OWNER: VALERIA ZAMORA

PRESENT ZONE: R-1

PRESENT LAND USE: VACANT LOT

PROPOSED ZONE: M-1

PROPOSED LAND USE: MANUFACTURED HOME

DATE OF PLANNING AND ZONING COMMISSION HEARING: MAY 26, 2022

I have reviewed the requested change and pursuant usage with respect to the
comprehensive plan, availability of parking, and compatibility with the surrounding
neighborhood and have the following comments:

DATE RETURNED 5-3-2022

SIGNED: Wayne Chapman

TITLE: Director of Finance



PLANNING & ZONING COMMISSION

City of Lamesa, Texas



CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL. 806-872-2124 FAX 806-872-4338

CITY OF LAMESA ZONE CHANGE STAFF REVIEW AND ACKNOWLEDGEMENT

TO: ALL DEPARTMENTS

Please complete this form and return it to the BRIAN BECK, INSPECTIONS DEPARTMENT.

The following zone change has been requested:

LEGAL DESCRIPTION: LOT 2 BLOCK 1 D W ADAMS ADDITION the City of Lamesa, Dawson County, Texas

ADDRESS OF PROPERTY: 1303 NORTH 1ST

NAME OF OWNER: VALERIA ZAMORA

PRESENT ZONE: R-1

PRESENT LAND USE: VACANT LOT

PROPOSED ZONE: M-1

PROPOSED LAND USE: MANUFACTURED HOME

DATE OF PLANNING AND ZONING COMMISSION HEARING: MAY 26, 2022

I have reviewed the requested change and pursuant usage with respect to the comprehensive plan, availability of parking, and compatibility with the surrounding neighborhood and have the following comments:

DATE RETURNED 5-2-22

SIGNED: [Signature]

TITLE: Director of Utilities



PLANNING & ZONING COMMISSION

City of Lamesa, Texas



CITY OF LAMESA

601 SOUTH 1ST STREET LAMESA, TEXAS 79331 TEL. 806-872-2124 FAX 806-872-4338

CITY OF LAMESA ZONE CHANGE STAFF REVIEW AND ACKNOWLEDGEMENT

TO: ALL DEPARTMENTS

Please complete this form and return it to the BRIAN BECK, INSPECTIONS DEPARTMENT.

The following zone change has been requested:

LEGAL DESCRIPTION: LOT 2 BLOCK 1 D W ADAMS ADDITION the City of Lamesa, Dawson County, Texas

ADDRESS OF PROPERTY: 1303 NORTH 1ST

NAME OF OWNER: VALERIA ZAMORA

PRESENT ZONE: R-1

PRESENT LAND USE: VACANT LOT

PROPOSED ZONE: M-1

PROPOSED LAND USE: MANUFACTURED HOME

DATE OF PLANNING AND ZONING COMMISSION HEARING: MAY 26, 2022

I have reviewed the requested change and pursuant usage with respect to the comprehensive plan, availability of parking, and compatibility with the surrounding neighborhood and have the following comments:

DATE RETURNED 05/09/2022

SIGNED: [Signature]

TITLE: FIRE CHIEF

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM:13

SUBJECT: **REQUEST FOR SPECIFIC USE PERMIT**
PROCEEDING: Approval
SUBMITTED BY: City Staff
EXHIBITS: Ordinance, First Reading
AUTHORITY:

SUMMARY STATEMENT

City Council to consider approving an Ordinance on first reading for a specific use permit of Valeria Zamora. Lamesa, Texas 79331 of the following property:

All of Lot two (2) Block one (1) of the D W Adams Addition to the City of Lamesa, Dawson County, Texas located at 1303 North 1st Street for use as a Manufactured Home.. *(Building Official)*

COUNCIL ACTION

DISCUSSION _____

Motion by Council Member _____ to approve an Ordinance on first reading for a specific use permit with a Two (2) year limit to allow placement of a manufactured home located at 1303 North 1st Street, Lamesa, Texas.. Motion seconded by Council Member _____ and upon being put to a vote the motion _____.

VOTING: "AYE" _____ "NAY" _____ "ABSTAIN" _____

CITY STAFF MEMORANDUM

Recommend approval.

ORDINANCE NO: ____

AN ORDINANCE DENYING A ZONE CHANGE FOR LOT 2, BLOCK 1, OF THE D W ADAMS ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, FROM DISTRICT R-1 (SINGLE-FAMILY RESIDENTIAL) BUT GRANTING A SPECIFIC USE PERMIT WITH A TWO (2) YEAR LIMIT TO ALLOW PLACEMENT OF A MANUFACTURED HOME ON SUCH PROPERTY LOCATED AT 1303 NORTH 1ST STREET, LAMESA, TEXAS) UPON RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION.

On this the 21st day of July, 2022, there came on and was held at the regular meeting place, the City Hall, an open meeting of the City Council of the City of Lamesa, Texas, held pursuant to the provisions of the Texas Open Meetings Act, and there being a quorum present and acting throughout the meeting, the following ordinance was formally submitted by motion and duly seconded for the consideration and action of the meeting, to wit:

WHEREAS, the Code of Ordinances of the City of Lamesa provides that the zoning districts of said city may be changed upon application of the property owner and upon recommendation of the Planning and Zoning Commission of the City; and

WHEREAS, an application has been made for a specific use permit to allow placement of a manufactured home on the following described property, to-wit:

Lot 2, Block 1, of the D W Adams Addition to the Town of Lamesa, Dawson County, Texas; and

WHEREAS, said property is located within the city limits of the City of Lamesa, Texas, located at 1303 North 1st Street, and is within a district zoned as R-1 (Single-family residential); and,

WHEREAS, the Planning and Zoning Commission of the City of Lamesa, Texas, after hearing such application and the arguments for and against the same, has voted to recommend to the City Council of the City of Lamesa, Texas, that such request for a change in the zoning of such property be denied, but that a specific use permit with a two (2) year limit to allow the placement of a manufactured home on such property be granted; and

WHEREAS, a public hearing, where all interested persons were provided with an opportunity to be heard on the proposed zone change was held at City Hall, 601 South First Street, in the City of Lamesa, Texas, on May 26, 2022, which date is not less than fifteen days prior to the publication of a notice of such hearing in the Lamesa Press-Reporter, a newspaper of general circulation in the City of Lamesa, Texas;

WHEREAS, after such hearing, the City Council of the City of Lamesa, Texas, finds that the recommendation of the Planning and Zoning Commission of the City of Lamesa, Texas, should be accepted and the request for such specific use permit be granted

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMESA, TEXAS:

SECTION ONE: That the request for a specific use permit to allow that operation of a Manufactured Home on the following property located at 1303 North 1st Street, Lamesa, Texas, to-wit

Lot 2, Block 1, of the D W Adams Addition to the Town of Lamesa, Dawson
County, Texas;

be, and the same is hereby, **Granted, providing that a specific use permit with a (2)
year limit to allow the placement of a manufactured home**

SECTION TWO: The provisions of this ordinance are to be cumulative and shall constitute an amendment to the zoning ordinance of the City of Lamesa, Texas, only as it applies to the hereinabove described property.

SECTION THREE: The City Secretary is hereby authorized and directed to publish the descriptive caption of this ordinance in the manner and for the length of time prescribed by Article IV, Section 24 of the City Charter and state law.

Upon being put to a vote, the foregoing ordinance was Passed, on First Reading on the 21st day of July, 2022, and

Upon being put to a vote, the foregoing ordinance was Passed, on Second Reading on the 2nd day of August, 2022,

ATTEST:

APPROVED:

Betty Conde
City Secretary

Josh Stevens
Mayor

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM: 14

SUBJECT: PUBLIC HEARING - NUISANCE PROPERTY REMOVAL OR DEMOLITION

PROCEEDING: Public Hearing; Resolution

SUBMITTED BY: City Staff

EXHIBITS: Citation letters & pictures

SUMMARY STATEMENT

Public hearing to determine whether buildings located at the following location:

LEGAL DESCRIPTION: Lot Fifteen (15), in Block Two (2), of the John H Jost Addition to the City of Lamesa, Dawson County, Texas

SITUS: 1204 N 3rd St. Lamesa, Texas 79331
PARCEL ID: R3074

are vacant and dangerous and constitute a public nuisance within the terms of the Substandard Building Ordinance of the City of Lamesa; and if such buildings are found to be so dilapidated, damaged or decayed as to be beyond repair, to consider passing resolution ordering the demolition of said buildings.

The following persons spoke:

_____	_____
_____	_____
_____	_____

Following the public comments the Mayor will close the public hearing.

CITY MANAGER'S MEMORANDUM

This property was found to have a dilapidated structure which constitutes a public nuisance within the terms of the Substandard Building Ordinance of the City of Lamesa and ordering the removal or demolition of such Substandard Structure.

CITY OF LAMESA

601 S. 1st Street
Lamesa, TX 79331
806.872.2124



samantha@texascg.com

806.839.2633

May 5, 2022

Susanne Granado Sullivan
4405 Gulf Ave
Midland, TX 79707-5309

RE: Notice of Hearing

This notice is to inform you that the following property was found to be in violation of the city's substandard structure ordinance outlined in the Local Government Code, Title 7, Subtitle A, Chapter 214, for dangerous structures.

LEGAL DESCRIPTION: Lot Fifteen (15) in Block Two (2) of the John H Jost Addition, to the Town of Lamesa, Dawson County, Texas

SITUS: 1204 N 3rd St., Lamesa Tx, 79331

PARCEL ID: R3074

VIOLATION: Ordinance O-5-18 Substandard Structures.

A hearing has been set before the city council for the determination to abate a building or structure that has been identified and inspected as substandard and/or hazardous according to the provisions of Substandard Structures Ordinance O-5-18. The hearing will take place at Lamesa City Hall, 601 S 1st Street, Lamesa, Texas 79331 on the 21st day of June, 2022 at 5:30 p.m. You may present your case as to why this building should not be declared a public nuisance and why you should not be ordered to repair, renovate, or demolish and clear such building or structure from the premises or proof of scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work. If the city council finds that this building is a substandard building or structure, the city council may order the abatement of said condition or conditions by repair, renovation, removal or demolition by you within a reasonable time to be set by the city council and that the city may demolish or remove said building if the owner does not comply with such order. Please give this matter your immediate attention. There are currently no fines nor tickets. The purpose of this notice is to notify you of the issue and hearing.

Samantha Hyatt

Samantha Hyatt
Code Administrator
samantha@texascg.com
806.TEXCODE

R3074 1204 N 3rd Street

Owner:

Virginia Granado

Possible Heirs:

Susanna Granado Sullivan, Freddy A. Granado, Jimmy A. Granado, Veronica Gomez



7021 2720 0002 7362 8416

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Midland, TX 79707

Certified Mail Fee \$3.75

Extra \$13.05

☐ Return Receipt (hardcopy) \$4.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$7.38

Total Post \$13.05

Postmark Here 05/05/2022

R3074 Granado 1204 N 3rd, HN Lamesa

Susanne Granado Sullivan
4405 Gulf Ave
Midland, TX 79707-5309

PS Form 3800, April 2015 PSN 7530-02-000-9000 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.


1. Article Addressed to:

R3074 Granado 1204 N 3rd, HN Lamesa

Susanne Granado Sullivan
4405 Gulf Ave
Midland, TX 79707-5309

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

X 

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number 7021 2720 0002 7362 8416

CITY OF LAMESA

601 S. 1st Street
Lamesa, TX 79331
806.872.2124



samantha@texascg.com

806.839.2633

May 5, 2022

Veronica Gomez
1006 S 7th St
Lamesa TX 79331

RE: Notice of Hearing

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Samantha Hyatt

Samantha Hyatt
Code Administrator
samantha@texascg.com
806.TEXCODE

USPS Tracking®

Track Another Package

Tracking Number: 70212720000273628409

7021 2720 0002 7362 8409

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Lamesa, TX 79331

OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$7.38

Total \$11.13

Sent 7

Street

City, ST

PS Form 3800, April 2013 See Reverse for Instructions

Postmark Here

05/05/2022

R3074 Gratiado 1204 N 3rd, HN Lamesa

Veronica Gomez
 1006 S 7th St
 Lamesa TX 79331

Your item has been delivered to the original sender at 8:04 am on May 31, 2022 in LUBBOCK, TX 79408.

USPS Tracking Plus® Available ✓

✓ Delivered, To Original Sender

May 31, 2022 at 8:04 am
 LUBBOCK, TX 79408

Get Updates ✓

Text & Email Updates

Tracking History

May 31, 2022, 8:04 am

Delivered, To Original Sender
 LUBBOCK, TX 79408

Your item has been delivered to the original sender at 8:04 am on May 31, 2022 in LUBBOCK, TX 79408.

May 30, 2022

In Transit to Next Facility

May 29, 2022, 1:31 am

Departed USPS Regional Facility

Feedback

LUBBOCK TX DISTRIBUTION CENTER

May 28, 2022, 10:03 am

Arrived at USPS Regional Facility

LUBBOCK TX DISTRIBUTION CENTER

May 26, 2022, 10:09 am

Arrived at USPS Regional Facility

COPPELL TX DISTRIBUTION CENTER

May 24, 2022, 1:38 pm

Unclaimed/Being Returned to Sender

LAMESA, TX 79331

Reminder to Schedule Redelivery of your item

May 12, 2022, 1:27 pm

Available for Pickup

LAMESA, TX 79331

May 6, 2022, 9:13 pm

Departed USPS Regional Facility

LUBBOCK TX DISTRIBUTION CENTER

May 5, 2022, 7:07 pm

Arrived at USPS Regional Facility

LUBBOCK TX DISTRIBUTION CENTER

May 5, 2022, 5:04 pm

Departed Post Office

LUBBOCK, TX 79408

May 5, 2022, 5:01 pm

USPS in possession of item

LUBBOCK, TX 79408

Feedback

CITY OF LAMESA

601 S. 1st Street
Lamesa, TX 79331
806.872.2124



samantha@texascg.com
806.839.2633

May 5, 2022

Freddy Granado
1200 E Jax Ave
Midland, TX 79701

RE: Notice of Hearing

This notice is to inform you that the following property was found to be in violation of the city's substandard structure ordinance outlined in the Local Government Code, Title 7, Subtitle A, Chapter 214, for dangerous structures.

LEGAL DESCRIPTION: Lot Fifteen (15) in Block Two (2) of the John H Jost Addition, to the Town of Lamesa, Dawson County, Texas

SITUS: 1204 N 3rd St., Lamesa Tx, 79331

PARCEL ID: R3074

VIOLATION: Ordinance O-5-18 Substandard Structures.

A hearing has been set before the city council for the determination to abate a building or structure that has been identified and inspected as substandard and/or hazardous according to the provisions of Substandard Structures Ordinance O-5-18. The hearing will take place at **Lamesa City Hall, 601 S 1st Street, Lamesa, Texas 79331** on the **21st day of June, 2022 at 5:30 p.m.** You may present your case as to why this building should not be declared a public nuisance and why you should not be ordered to repair, renovate, or demolish and clear such building or structure from the premises or proof of scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work. If the city council finds that this building is a substandard building or structure, the city council may order the abatement of said condition or conditions by repair, renovation, removal or demolition by you within a reasonable time to be set by the city council and that the city may demolish or remove said building if the owner does not comply with such order. Please give this matter your immediate attention. There are currently no fines nor tickets. The purpose of this notice is to notify you of the issue and hearing.

Samantha Hyatt

Samantha Hyatt
Code Administrator
samantha@texascg.com
806.TEXTCODE

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Tracking Number: 70212720000273628393

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 Domestic Mail Only

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Midland, TX 79701

OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Postage Fees, add fee (if applicable)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$7.35

Total \$11.10

Postmark Here

05/07/2022

R3074 Granado 1204 N 3rd, HN Lamesa

Freddy Granado
 1200 E Jax Ave
 Midland, TX 79701

PS Form 3800, April 2015 PSN 7530-02-000-9000 See Reverse for Instructions

Your item was delivered to the front desk, reception area, or mail room at 12:07 pm on May 7, 2022 in MIDLAND, TX 79701.

USPS Tracking Plus® Available ✓

✓ Delivered, Front Desk/Reception/Mail Room

May 7, 2022 at 12:07 pm
 MIDLAND, TX 79701

Get Updates ✓

Text & Email Updates

Tracking History

May 7, 2022, 12:07 pm

Delivered, Front Desk/Reception/Mail Room

MIDLAND, TX 79701

Your item was delivered to the front desk, reception area, or mail room at 12:07 pm on May 7, 2022 in MIDLAND, TX 79701.

May 7, 2022, 3:28 am

Departed USPS Regional Destination Facility

MIDLAND TX DISTRIBUTION CENTER

Feedback

May 6, 2022, 4:39 pmArrived at USPS Regional Destination Facility
MIDLAND TX DISTRIBUTION CENTER**May 5, 2022, 10:49 pm**Departed USPS Regional Facility
LUBBOCK TX DISTRIBUTION CENTER**May 5, 2022, 7:07 pm**Arrived at USPS Regional Facility
LUBBOCK TX DISTRIBUTION CENTER**May 5, 2022, 5:04 pm**Departed Post Office
LUBBOCK, TX 79408**May 5, 2022, 5:03 pm**USPS in possession of item
LUBBOCK, TX 79408

Feedback

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FAQs

CITY OF LAMESA

601 S. 1st Street
Lamesa, TX 79331
806.872.2124



samantha@texascg.com
806.839.2633

May 5, 2022

Jimmy Granado
2300 S 8th St Apt 59
Lamesa, TX 79331

RE: Notice of Hearing

This notice is to inform you that the following property was found to be in violation of the city's substandard structure ordinance outlined in the Local Government Code, Title 7, Subtitle A, Chapter 214, for dangerous structures.

LEGAL DESCRIPTION: Lot Fifteen (15) in Block Two (2) of the John H Jost Addition, to the Town of Lamesa, Dawson County, Texas

SITUS: 1204 N 3rd St., Lamesa Tx, 79331

PARCEL ID: R3074

VIOLATION: Ordinance O-5-18 Substandard Structures.

A hearing has been set before the city council for the determination to abate a building or structure that has been identified and inspected as substandard and/or hazardous according to the provisions of Substandard Structures Ordinance O-5-18. The hearing will take place at **Lamesa City Hall, 601 S 1st Street, Lamesa, Texas 79331** on the **21st day of June, 2022 at 5:30 p.m.**

You may present your case as to why this building should not be declared a public nuisance and why you should not be ordered to repair, renovate, or demolish and clear such building or structure from the premises or proof of scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work. If the city council finds that this building is a substandard building or structure, the city council may order the abatement of said condition or conditions by repair, renovation, removal or demolition by you within a reasonable time to be set by the city council and that the city may demolish or remove said building if the owner does not comply with such order. Please give this matter your immediate attention. There are currently no fines nor tickets. The purpose of this notice is to notify you of the issue and hearing.

Samantha Hyatt

Samantha Hyatt
Code Administrator
samantha@texascg.com
806.TEXTCODE

Lamesa, TX 79331

PS Form 3800, April 2016 Edition 5010-108-01

Lamesa, TX 79331

PS Form 3800, April 2016 Edition 5010-108-01

Read Response for Instructors

Lubbock, TX 79408



79291-EE4E

NOTICE OF PUBLIC HEARING

The following property located at **1204 N 3rd St., Lamesa Tx, 79331** was found to be in violation of the city's substandard structure ordinance outlined in the Local Government Code, Title 7, Subtitle A, Chapter 214, for dangerous structures and has been set for a hearing.

LEGAL DESCRIPTION: Lot Fifteen (15), in Block Two (2), of the John H Jost Addition, to the Town of Lamesa, Dawson County, Texas

OWNER: Virginia Granado HEIRS: Susanne Granado Sullivan, Freddy Granado, Jimmy Granado, Veronica Gomez PARCEL ID: R3074

A hearing has been set before the city council for the purpose of making a determination of whether the building is a substandard building or structure under the provisions of Ordinance O-5-18 Substandard Structures. The hearing will take place at City Hall, 601 S. 1st Street, Lamesa, Texas on the **21st day of June, 2022 at 5:30 p.m.** You may present your case as to why this building should not be declared a public nuisance and why you should not be ordered to repair, renovate, or demolish and clear such building or structure from the premises. If the city council finds that this building is a substandard building or structure, the city council may order the abatement of said condition or conditions by repair, renovation, removal or demolition by you within a reasonable time to be set by the city council and that the city may demolish or remove said building if the owner does not comply with such order.

pub 2x

STRUCTURAL STANDARDS REPORT

SITUS: 1204 N 3rd St., Lamesa, TX 79331

LEGAL: Lot Fifteen (15), in Block Two (2), of the John H Jost Addition, to the Town of Lamesa, Dawson County, Texas

INSPECTOR: Michael

DATE INSPECTED: 5/26/2022

VIOLATION: Ordinance O-5-18 Substandard Structures

VACANT STRUCTURES AND LAND: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health and safety.

Comments: STRUCTURES ARE VACANT, SEVERE SIGNS OF DETERIORATION AND LACK OF UPKEEP TO STRUCTURES. OVERALL CONDITIONS ARE CAUSING AN ADVERSE AFFECT TO THE PUBLIC HEALTH AND SAFETY.

OVERHANG EXTENSIONS: All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in sound condition. When required, all exposed surfaces of metal or wood shall be protected for the elements and against decay or rust by periodic application of weather-coating materials, such as paint of similar surface treatment.

Comments: DAMAGED DUE TO THE LACK OF PAINT AND MAINTENANCE.

ROOFS AND DRAINAGE: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstruction. Roof water shall not be discharged in a matter that creates a public nuisance.

Comments: POSSIBLE ROOF DAMAGE

WINDOWS, SKYLIGHT & DOORS FRAMES: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Comments: SOME WINDOWS ARE BROKEN OUT.

GENERAL: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

Comments: THE OVERALL CONDITIONS OF THE STRUCTURES ON THE PROPERTY ARE SEVERE. DAMAGE TO WALLS AND SEVERE DILAPIDATION CAUSING UNSANITARY CONDITIONS.

INTERIOR SURFACES: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

Comments THE PROPERTY IS OPEN AND ACCESSIBLE TO THE PUBLIC WHICH LEAVES OPPORTUNITY FOR VANDALISM.

ACCUMULATION OF RUBBISH AND GARBAGE: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Comments: RUBBISH AND DEBRIS THROUGHOUT THE PROPERTY.

RODENT HARBORAGE: All Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and re-infestation.

Comments: POSSIBLE RODENT HARBORAGE DUE TO OPEN STRUCTURES.

FAILURE TO OBEY NOTICE. NO PERSON SHALL OCCUPY ANY BUILDING WHICH HAS BEEN POSTED AS SPECIFIED IN THIS CHAPTER. NO PERSON SHALL REMOVE OR DEFACE ANY SUCH NOTICE SO POSTED UNTIL THE STRUCTURE MEETS REQUIRED STANDARDS OF THE ORDINANCE.

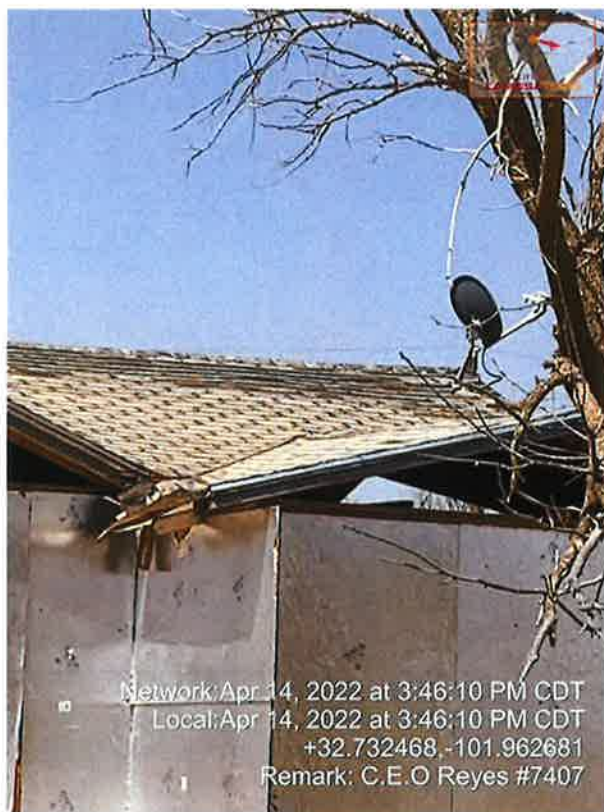
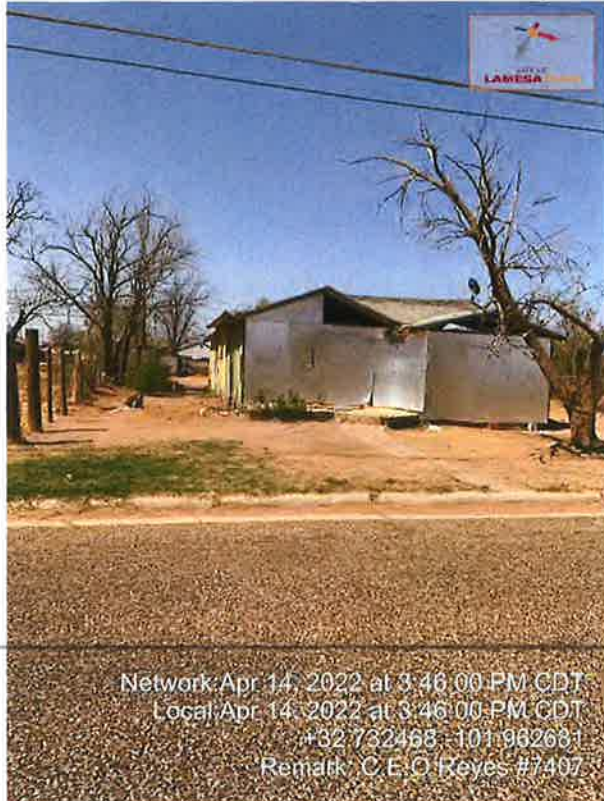
NOTES: THE OVERALL CONDITIONS OF THE STRUCTURE ON THE SAID PROPERTY ARE SEVERE. THE STRUCTURE ITSELF IS IN NEED OF EXTENSIVE REPAIRS, BOTH ON THE INTERIOR AND EXTERIOR AREAS. WITH THE STRUCTURE BEING OPEN AND ACCESSIBLE TO PUBLIC, THIS INVITES VANDALISM AND DAMAGE TO THE OVERALL STRUCTURE. THESE CONDITIONS ARE CONSIDERED TO BE LIFE AND SAFETY HAZARDS TO THE SURROUNDING NEIGHBORHOOD. YOUR RESPONSE TO THE NOTIFICATION AND TO THE CONDITIONS THAT EXIST ON THE PROPERTY UNDER YOUR CONTROL WOULD BE GREATLY APPRECIATED.

STRUCTURAL STANDARDS INFORMATION REPORT

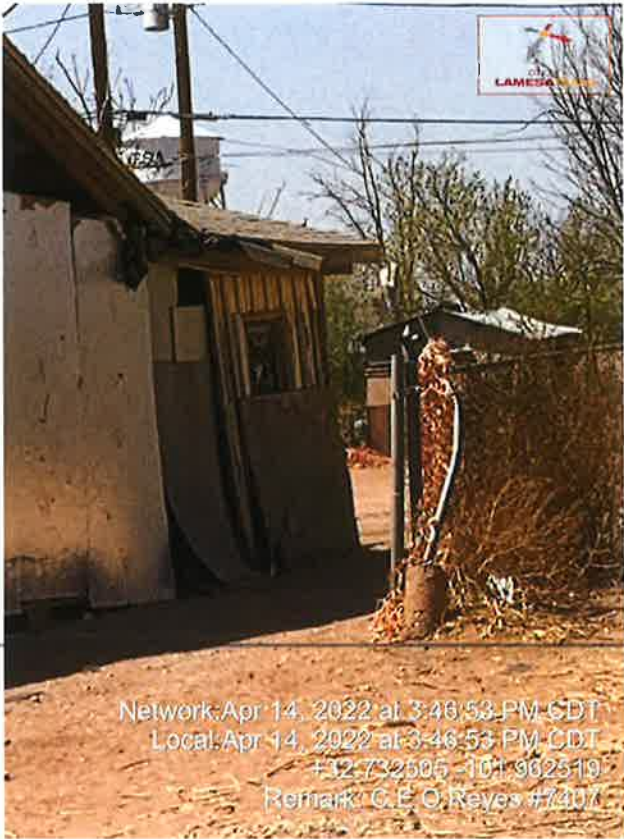


PARCEL: 3074		DATE: 7/23/2020	
LEGAL: Lot Fifteen (15) in Block Two (2) of the John H Jost Addition, to the Town of Lamesa, Dawson County, Texas			
SITUS: 1204 N 3rd St., Lamesa Tx, 79331			
TAXES DUE: Not in Tax system		TITLEWORK DATE: 4-13-22	
		ATTACHED Y/N: YES	
OWNER/LIENHOLDER		OWNER/LIENHOLDER	
Virginia Granado	Owner Deceased	Susanne Granado Sullivan	Possible Heir
		4405 Gulf Ave	1200 E Jax Ave
		Midland, TX 79707-5309	Midland TX 79701
		Midland, TX 79707-5309	
OWNER/LIENHOLDER		OWNER/LIENHOLDER	
Jimmy A Granado	Possible Heir	Veronica Gomez	Possible Heir
2300S 8th St Apt 59		1006 S 7th St	
Lamesa, TX 79331		Lamesa TX 79331	
ORDINANCE REFERENCE		VIOLATION	
Ordinance O-5-18 Substandard Structures		Substandard Structure	
		NOTES	
		Damaged Structure See Attached Pictures	

PARCEL: R3074 Granado 1204 N 3RD St, Lamesa, Tx 79331



PARCEL: R3074 Granado 1204 N 3RD St, Lamesa, Tx 79331



Dawson County Central Appraisal District

Chief Appraiser - Norma J. Brock, RTC,RTA,RPA,CTA, CCA



Official Website

Hosted By Pritchard & Abbott, Inc.



General Real Estate Property Information

[New Property Search](#)[Go To Previous Page](#)

Property ID: 3074

Account / Geo Number:

10055-02150-00000-000000

Property Legal Description:

LOT 15 BLK 2 JOHN H JOST

Survey / Sub Division Abstract:

Property Location:

1204 N 3RD

Block:

2

Section / Lot:

15

Owner Information:

GRANADO VIRGINIA

% SUSANNE GRANADO

4405 GULF AVE

MIDLAND TX 79707

[View Building Detail Information](#)[View Land Detail Information](#)

Previous Owner:

Deed Information:

Volume:

Page:

File Number:

Deed Date:

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	A1
Total Acres:	0.161
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	1,250
Improvement Value:	2,900

[View GIS Map](#)

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

* [View Property Tax Information](#)* [View 5 Year Value History](#)

Property Market Value: 4,150

[Tax Transparency](#)

Jur Code	Description	Market Value	Homeslead	Total Exemption	Taxable
01	DAWSON COUNTY	4,150		0	4,150
10	LAMESA I.S.D.	4,150		0	4,150
10IS	LAMESA I.S.D. I&S	4,150		0	4,150
20	CITY OF LAMESA	4,150		0	4,150
44	MESA UNDERGROUND WATER	4,150		0	4,150
55	DAWSON CO HOSPITAL DISTRICT	4,150		0	4,150

* Where supporting website data is available.

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Real Estate Appraisal Information is the 2022 PROPOSED Appraisal Values. © Dawson County Appraisal District | Last Real Estate Update: 05/19/2022

**PRITCHARD & ABBOTT, INC.**
VALUATION CONSULTANTS

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Version 4.1.0



County Dawson

TITLE RUN SHEET

Atty. No. _____ Acct. Name Virginia Granada & Susanna Granada

Lot: 15 Block: 2 Addition: John H. Jost

Acres: _____ Survey: _____ Section: _____ Abstract: _____

Geo Code: 3074

Date Completed: 7/16/20 *mdt*

Grantor	Grantee	Instrument	Volume	Page	Date
<u>William B. Cornett</u>	<u>Zuma Lee Cornett</u>	<u>(LH)</u>	<u>194</u>	<u>175</u>	<u>3-7-62</u>
Remarks: <u>et al</u>	<u>LH 15</u>				<u>3-8-62</u>
	<u>Virginia Granada</u>	<u>(LH)</u>	<u>B25</u>	<u>210</u>	<u>5-11-78</u>
Remarks:	<u>LH 15</u>				<u>5-25-78</u>
Remarks:	<div style="position: relative; height: 100px;"> <div style="position: absolute; top: 0; left: 0; width: 100%; height: 100%; border: 1px solid black; border-radius: 50%; transform: rotate(45deg); opacity: 0.5;"> <u>No Probate</u> </div> </div>				
Remarks:	<div style="position: relative; height: 100px;"> <div style="position: absolute; top: 0; right: 0; width: 100px; height: 100px; border: 1px solid black; border-radius: 50%; transform: rotate(45deg); opacity: 0.5;"> NO NEW TW FOUND UPD 4/13/22 AR </div> </div>				
Remarks:					
Remarks:					
Remarks:					
Remarks:					

Liens Checked: _____

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM: 15

SUBJECT: NUISANCE PROPERTY REMOVAL OR DEMOLITION
PROCEEDING: Resolution
SUBMITTED BY: City Staff
EXHIBITS:
AUTHORITY: City Code of Ordinance, Sec. 3.05.006

SUMMARY STATEMENT

Consider passing a resolution finding the structure located on the above property to be uninhabitable, deteriorated, dangerous, and a substandard structure which constitutes a public nuisance within the terms of the Substandard Building Ordinance of the City of Lamesa and ordering the removal or demolition of such substandard structure.

LEGAL DESCRIPTION: Lot Fifteen (15), in Block Two (2), of the John H Jost Addition to the City of Lamesa, Dawson County, Texas

SITUS: 1204 N 3rd St. Lamesa, Texas 79331
PARCEL ID: R3074

COUNCIL ACTION

DISCUSSION _____

Motion by Council Member _____ to consider passing a resolution finding the structure located on the above property to be uninhabitable, deteriorated, dangerous, and a substandard structure which constitutes a public nuisance within the terms of the Substandard Building Ordinance of the City of Lamesa and ordering the removal or demolition of such substandard structure. Motion seconded by Council Member _____ and upon being put to a vote the motion _____.

VOTING: "AYE" _____ "NAY" _____ "ABSTAIN" _____

CITY MANAGER'S MEMORANDUM

Recommend approval.

RESOLUTION NO. R-55-21

A RESOLUTION ORDERING THE REMOVAL OR DEMOLITION OF A SUBSTANDARD STRUCTURE LOCATED AT 1204 NORTH 3RD STREET, IN THE CITY OF LAMESA.

On this the 21st day of June , 2022, there came on and was held at the regular meeting place, The City Hall in the City of Lamesa, Texas, an open meeting of the City Council of the City of Lamesa, Texas held pursuant to the provisions of the Texas Open Meetings Act (Govt. Code, Chapter 551) and there being a quorum present and acting throughout the meeting, the following resolution was formally submitted by motion and duly seconded for the consideration and action of the meeting, to wit:

WHEREAS, the City Council of the City of Lamesa, Texas, has adopted a Substandard Structure Ordinance establishing procedures and policies requiring the repair, demolition or removal of certain structures, which have been deemed to be a public nuisance; and

WHEREAS, the Building Inspector of the City of Lamesa, has found that the structure(s) located on the premises hereinafter described constitutes a substandard building or structure and is a public nuisance within the terms of said ordinance;

WHEREAS, the property owners have been duly notified of the Building Inspector's findings, and given the opportunity to remedy such conditions; and

WHEREAS, the Building Inspector has been unable to secure voluntary compliance with the ordinance; and

WHEREAS, a hearing has been held on this date pursuant to such ordinance, at which the City Council has determined that all notices and citations have been served on the owner of the following described property and that the building or structures located on the following described property is a substandard building or structure under the terms of the Substandard Structures Ordinance and constitutes a public nuisance as defined in said ordinance; and

WHEREAS, after hearing, the City Council has determined that said building or structures should be removed or demolished by the owner within a reasonable specified time.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY
COUNCIL OF THE CITY OF LAMESA, TEXAS:**

I.

That the structure located on the following described property located at 1204 North 3rd Street, hereby declared a Substandard Structure as defined in the Substandard

Structure Ordinance of the City of Lamesa, Texas and as such is declared to be a public nuisance and unlawful, to-wit:

LEGAL DESCRIPTION: Lot Fifteen (15), in Block Two (2), of the John H Jost Addition to the City of Lamesa, Dawson County, Texas

SITUS: 1204 N 3rd St. Lamesa, Texas 79331

PARCEL ID: R3074

and such nuisance shall be abated by removal or demolition as provided herein or by any other procedure provided by law, for the following reasons:

- (1) The structure located upon the premises has windows or doors open to outdoor space and not protected against the entry of vermin, disease vectors or vandals;
- (2) The structure is uninhabitable, untenable and unsightly due to deterioration caused by neglect or the elements; and
- (3) The structure and property has an accumulation or rubbish, trash and weeds, which is likely to become a fire hazard and endanger the public or property of others.

II.

That the abatement by removal or demolition as provided herein shall be caused by the owners of such property not later than thirty (30) days from the date of this resolution.

III.

That failure to comply with this order will authorize all proceedings specified in the Substandard Buildings Ordinance necessary for the City to cause the removal or demolition of said structure with such expense to be assessed against such property and secured by a lien against such premises for all expenses incurred by the City in connection with the removal or demolition of such buildings or structures.

IV.

That a copy or resolution be served on the owners of such property in the manner and form provided in the Substandard Structure Ordinance.

V.

That this resolution shall take effect immediately.

Upon being put to a vote, the resolution was Passed, Approved, and Adopted this 21st day of June, 2022, by a majority vote and ordered to be spread upon the minutes of the City Council of the City of Lamesa, Texas and recorded in the resolution book thereafter.

Attest:

Betty Conde
City Secretary

Approved:

Josh Stevens
Mayor

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM: 16

SUBJECT: PUBLIC HEARING - NUISANCE PROPERTY REMOVAL OR DEMOLITION

PROCEEDING: Public Hearing; Resolution

SUBMITTED BY: City Staff

EXHIBITS: Citation letters & pictures

SUMMARY STATEMENT

Public hearing to determine whether buildings located at the following location:

LEGAL DESCRIPTION: Lot Fifteen (15), in Block Two (2), of the John H Jost Addition to the City of Lamesa, Dawson County, Texas

SITUS: 1204 N 3rd St. Lamesa, Texas 79331
PARCEL ID: R3074

are vacant and dangerous and constitute a public nuisance within the terms of the Substandard Building Ordinance of the City of Lamesa; and if such buildings are found to be so dilapidated, damaged or decayed as to be beyond repair, to consider passing resolution ordering the demolition of said buildings.

The following persons spoke:

_____	_____
_____	_____
_____	_____

Following the public comments the Mayor will close the public hearing.

CITY MANAGER'S MEMORANDUM

This property was found to have a dilapidated structure which constitutes a public nuisance within the terms of the Substandard Building Ordinance of the City of Lamesa and ordering the removal or demolition of such Substandard Structure.

CITY OF LAMESA

601 S. 1st Street
Lamesa, TX 79331
806.872.2124



samantha@texascg.com

806.839.2633

May 24, 2022

Leticia Lucio
2201 S 1st
Lamesa, TX 79331

RE: Notice of Hearing

This notice is to inform you that the following property was found to be in violation of the city's substandard structure ordinance outlined in the Local Government Code, Title 7, Subtitle A, Chapter 214, for dangerous structures.

LEGAL DESCRIPTION: South Forty (40) Feet of Lots One (1), Two (2), Three (3), in Block Four (4), in the D W Adams Addition to the Town of Lamesa, Dawson County, Texas

SITUS: 108 N Ave O, Lamesa, TX 79331

DESCRIPTION: Single family residence once colored blue but faded in most parts of structure with white or beige window trims.

PARCEL ID: R843

VIOLATION: Ordinance O-5-18 Substandard Structures. Structure is vacant, severe signs of deterioration and lack of upkeep to structure. Lack of basic services no water. Wood on overhangs is severely deteriorated. Roof has severe signs of deterioration. Exposed decking. On the southern corner of the roof there is an exterior vent pipe that has become partially detached and the roof shows signs of sinking. Front window and side window on the southside of the structure are broken. Southside rear window is broken. Three visible windows have signs of serious deterioration, and accessible to the weather. Wood covering the foundation is deteriorated, all exterior walls have serious signs of deterioration. A slight separation at the southwest corner of the structure. A slight separation of the southeast corner of the building. Holes in the exterior wall to the front of the structure. Front stairs are broken. Lack of upkeep; no protective treatment. Rubbish and debris throughout the property.

A hearing has been set before the city council for the determination to abate a building or structure that has been identified and inspected as substandard and/or hazardous according to the provisions of Substandard Structures Ordinance O-5-18. The hearing will take place at **Lamesa City Hall, 601 S 1st Street, Lamesa, Texas 79331** on the **21st day of June, 2022 at 5:30 p.m.** You may present your case as to why this building should not be declared a public nuisance and why you should not be ordered to repair, renovate, or demolish and clear such building or structure from the premises or proof of scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work. If the city council finds that this building is a substandard building or structure, the city council may order the abatement of said condition or conditions by repair, renovation, removal or demolition by you within a reasonable time to be set by the city council and that the city may demolish or remove said building if the owner does not comply with such order. Please give this matter your immediate attention. There are currently no fines nor tickets. The purpose of this notice is to notify you of the issue and hearing.

Samantha Hyatt

Samantha Hyatt
Code Administrator
samantha@texascg.com
806.TEXCODE

R843 108 N Ave O

**Owner:
Leticia Lucio**



7021 2720 0002 7362 8577

U.S. Postal ServiceSM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$4.75

Postmark
 TOWNTOWN ST
 MAY 24 2012


Postage \$7.50

R843 Lucio 108 N Ave O. Lamesa

Leticia Lucio
 2201 S 1st
 Lamesa, TX 79331

PS Form 3800, April 2010 100% recycled paper See Reverse for Instructions

Texas Communities Group, LLC
 PO Box 792
 Lubbock, TX 79408

 Texas Communities Group, LLC



7021 2720 0002 7362 8577



1000



79331

U.S. 1
 FCM
 LUBB
 79408
 MAY
 AMO
 \$
 R230

RETURN RECEIPT
 REQUESTED

UTK

Leticia Lucio
 2201 S 1st
 Lamesa, TX 79331

NEXIS 750 CE 1 2005 2012

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

JT BC: 79408079292 *1875-00696-24
 7 9408079292

NOTICE OF PUBLIC HEARING

The following property located at **108 N Ave O, Lamesa, TX 79331** was found to be in violation of the city's substandard structure ordinance outlined in the Local Government Code, Title 7, Subtitle A, Chapter 214, for dangerous structures and has been set for a hearing.

LEGAL DESCRIPTION: South Forty (40) Feet of Lots One (1), Two (2), Three (3), in Block Four (4), in the D W Adams Addition to the Town of Lamesa, Dawson County, Texas

OWNER: Leticia Longoria Lucio PARCEL ID: R843

A hearing has been set before the city council for the purpose of making a determination of whether the building is a substandard building or structure under the provisions of Ordinance O-5-18 Substandard Structures. The hearing will take place at City Hall, 601 S. 1st Street, Lamesa, Texas on the 21st day of June, 2022 at 5:30 p.m. You may present your case as to why this building should not be declared a public nuisance and why you should not be ordered to repair, renovate, or demolish and clear such building or structure from the premises. If the city council finds that this building is a substandard building or structure, the city council may order the abatement of said condition or conditions by repair, renovation, removal or demolition by you within a reasonable time to be set by the city council and that the city may demolish or remove said building if the owner does not comply with such order.

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STRUCTURAL STANDARDS REPORT

SITUS: 108 N Ave O, Lamesa, TX 79331

LEGAL: South Forty (40) Feet of Lots One (1), Two (2), Three (3), in Block Four (4), in the D W Adams Addition to the Town of Lamesa, Dawson County, Texas

INSPECTOR: Kyra

DATE INSPECTED: 5/23/2022

VIOLATION: Ordinance O-5-18 Substandard Structures

VACANT STRUCTURES AND LAND: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health and safety.

Comments: STRUCTURE IS VACANT, SEVERE SIGNS OF DETERIORATION AND LACK OF UPKEEP TO STRUCTURE. LACK OF BASIC SERVICES NO WATER. OVERALL CONDITIONS ARE CAUSING AN ADVERSE AFFECT TO THE PUBLIC HEALTH AND SAFETY.

OVERHANG EXTENSIONS: All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in sound condition. When required, all exposed surfaces of metal or wood shall be protected for the elements and against decay or rust by periodic application of weather-coating materials, such as paint of similar surface treatment.

Comments: DAMAGED DUE TO THE LACK OF MAINTENANCE. WOOD ON OVERHANGS IS SEVERELY DETERIORATED.

ROOFS AND DRAINAGE: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstruction. Roof water shall not be discharged in a matter that creates a public nuisance.

Comments: ROOF HAS SEVERE SIGNS OF DETERIORATION. EXPOSED DECKING. ON THE SOUTHERN CORNER OF THE ROOF THERE IS AN EXTERIOR VENT PIPE THAT HAS BECOME PARTIALLY DETACHED AND THE ROOF SHOWS SIGNS OF SINKING.

WINDOWS, SKYLIGHT & DOORS FRAMES: Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Comments: FRONT WINDOW AND SIDE WINDOW ON THE SOUTHSIDE OF THE STRUCTURE ARE BROKEN. SOUTHSIDE REAR WINDOW IS BROKEN. 3 VISIBLE WINDOWS HAVE SIGNS OF SERIOUS DETERIORATION, AND ACCESSIBLE TO THE WEATHER.

GENERAL: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

Comments: WOOD COVERING THE FOUNDATION IS DETERIORATED, ALL EXTERIOR WALLS HAVE SERIOUS SIGNS OF DETERIORATION. A SLIGHT SEPARATION AT THE SOUTHWEST CORNER OF THE STRUCTURE. A SLIGHT SEPARATION OF THE SOUTHEAST CORNER OF THE BUILDING. HOLES IN THE EXTERIOR WALL TO THE FRONT OF THE STRUCTURE. FRONT STAIRS ARE BROKEN. LACK OF UPKEEP; NO PROTECTIVE TREATMENT.

INTERIOR/EXTERIOR SURFACES: All interior/exterior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

Comments: WOOD COVERING THE FOUNDATION IS DETERIORATED AND HAS HOLES THAT ALLOW ACCESS BY WATER, RODENTS, INSECTS ETC

ACCUMULATION OF RUBBISH AND GARBAGE: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Comments: RUBBISH AND DEBRIS THROUGHOUT THE PROPERTY.

RODENT HARBORAGE: All Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and re-infestation.

Comments: POSSIBLE RODENT HARBORAGE.

FAILURE TO OBEY NOTICE. NO PERSON SHALL OCCUPY ANY BUILDING WHICH HAS BEEN POSTED AS SPECIFIED IN THIS CHAPTER. NO PERSON SHALL REMOVE OR DEFACE ANY SUCH NOTICE SO POSTED UNTIL THE STRUCTURE MEETS REQUIRED STANDARDS OF THE ORDINANCE.

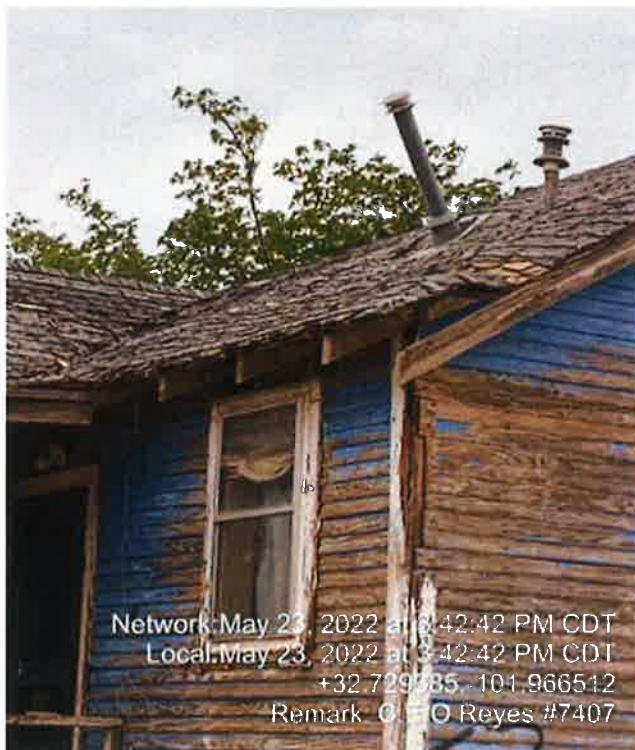
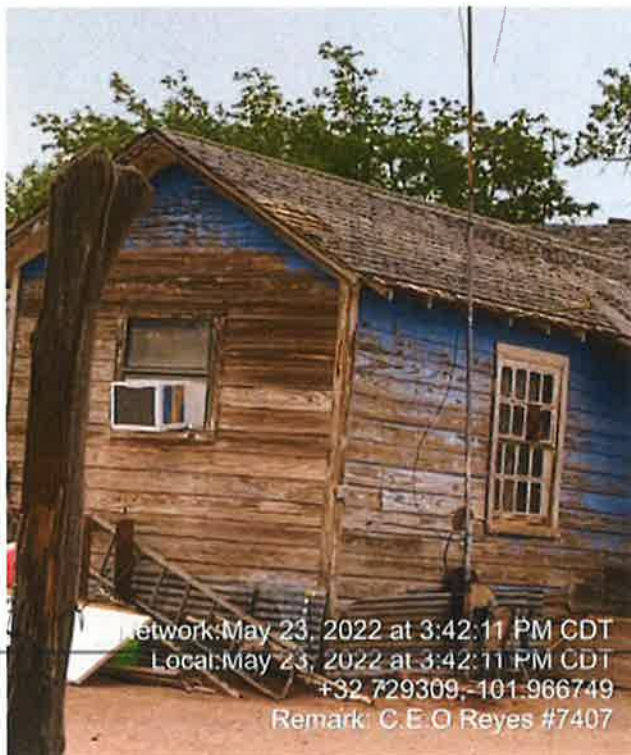
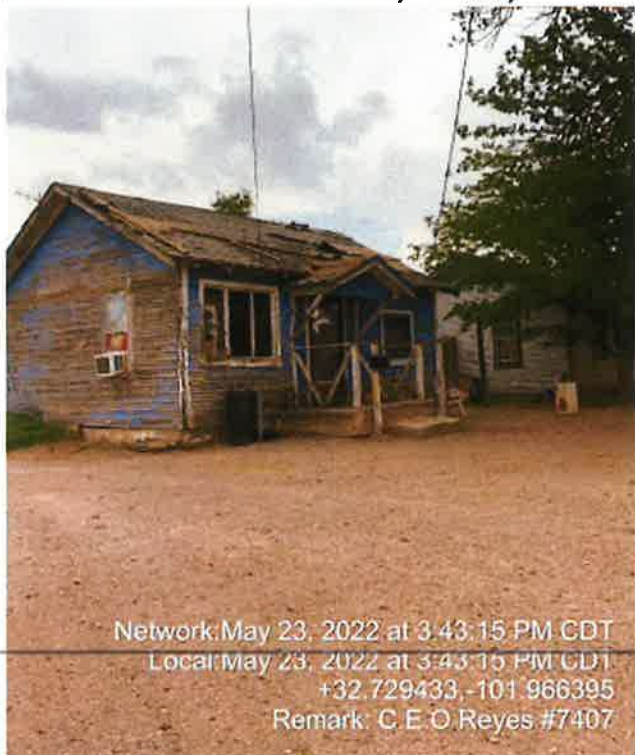
NOTES: THE OVERALL CONDITIONS OF THE STRUCTURE ON THE SAID PROPERTY ARE SEVERE. THE STRUCTURE ITSELF IS IN NEED OF EXTENSIVE REPAIRS, BOTH ON THE INTERIOR AND EXTERIOR AREAS. WITH THE STRUCTURE BEING OPEN AND ACCESSIBLE TO PUBLIC, THIS INVITES VANDALISM AND DAMAGE TO THE OVERALL STRUCTURE. THESE CONDITIONS ARE CONSIDERED TO BE LIFE AND SAFETY HAZARDS TO THE SURROUNDING NEIGHBORHOOD. YOUR RESPONSE TO THE NOTIFICATION AND TO THE CONDITIONS THAT EXIST ON THE PROPERTY UNDER YOUR CONTROL WOULD BE GREATLY APPRECIATED.

STRUCTURAL STANDARDS INFORMATION REPORT



PARCEL: R843		DATE: 5/24/2022	
LEGAL: South Forty (40) Feet of Lots One (1), Two (2), Three (3), in Block Four (4), in the D W Adams Addition to the Town of Lamesa, Dawson County, Texas			
SITUS: 108 N Ave O, Lamesa, TX 79331			
TAXES DUE: 0.00		TITLEWORK DATE: 5/24/2022	
ATTACHED Y/N: YES			
OWNER/LIENHOLDER	OWNER/LIENHOLDER	OWNER/LIENHOLDER	
Leticia Lucio	Owner		
2201 S 1st			
Lamesa, TX 79331			
OWNER/LIENHOLDER	OWNER/LIENHOLDER	OWNER/LIENHOLDER	
OWNER/LIENHOLDER	OWNER/LIENHOLDER	OWNER/LIENHOLDER	
ORDINANCE REFERENCE	VIOLATION	NOTES	
Ordinance O-5-18 Substandard Structures	Substandard Structure	Damaged Structure See Attached Pictures	

Parcel: R843 Lucio 108 N Ave O, Lamesa, TX 79331



Dawson County Central Appraisal District

Chief Appraiser - Norma J. Brock, RTC,RTA,RPA,CTA, CCA



Official Website

Hosted By Pritchard & Abbott, Inc.

**General Real Estate Property Information**New Property SearchGo To Previous Page

Property ID: 843

Account / Geo Number:

10001-04030-00000-000000

Property Legal Description:

S/40 OF LOTS 1-2-3 - BLK 4

D W ADAMS

(108 N AVE O)

Survey / Sub Division Abstract:

Property Location:

108 N AVE O

Block:

4

Owner Information:

LUCIO LETICIA LONGORIA

108 AVE O

LAMESA TX 79331

Section / Lot:

1-2-3

View Building Detail InformationView Land Detail Information

Previous Owner:

ROSALES JOSE

Deed Information:

Volume:

Page:

File Number:

2020-2840

Deed Date:

7/16/2020

View Previous Owner Information**Property Detail:**

Agent:	None
Property Exempt:	
Category/SPTB Code:	A1
Total Acres:	0.138
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	1,000
Improvement Value:	8,700

View GIS Map

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

Printer Friendly Version

Click the button above for a printable version of this record with all available details.

* View Property Tax Information* View 5 Year Value History



PERDUE BRANDON
FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

County: DAWSON

TITLE RUN SHEET



Atty. No.: _____ Acct. Name: Leticia Longoria Lugo

Lot: 40' 1-3 Block: 4 Addition: WV Adams

Acres: _____ Survey: _____ Section: _____ Abstract: _____

Geo Code: 0000000843

Date Completed: 5/23/22 am

Grantor	Grantee	Instrument	Volume	Page	Date
Longoria Eva M. Rosales Robert	Rosales Jose	wd	609	244	8.28.08
Remarks: 					
DAWSON CAD etal	Rosales	aj	865	758	3.26.19
Remarks: 					
Rosales	Lugo Leticia Longoria	wd	#2840		7.16.20
Remarks: <u>#13,102.40</u>					
Remarks:					
Remarks:					
Remarks:					
Remarks:					
Remarks:					

Liens Checked: ✓

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM: 17

SUBJECT: NUISANCE PROPERTY REMOVAL OR DEMOLITION
PROCEEDING: Resolution
SUBMITTED BY: City Staff
EXHIBITS:
AUTHORITY: City Code of Ordinance, Sec. 3.05.006

SUMMARY STATEMENT

Consider passing a resolution finding the structure located on the above property to be uninhabitable, deteriorated, dangerous, and a substandard structure which constitutes a public nuisance within the terms of the Substandard Building Ordinance of the City of Lamesa and ordering the removal or demolition of such substandard structure.

LEGAL DESCRIPTION: Lot Fifteen (15), in Block Two (2), of the John H Jost Addition to the City of Lamesa, Dawson County, Texas

SITUS: 1204 N 3rd St. Lamesa, Texas 79331
PARCEL ID: R3074

COUNCIL ACTION

DISCUSSION _____

Motion by Council Member _____ to consider passing a resolution finding the structure located on the above property to be uninhabitable, deteriorated, dangerous, and a substandard structure which constitutes a public nuisance within the terms of the Substandard Building Ordinance of the City of Lamesa and ordering the removal or demolition of such substandard structure. Motion seconded by Council Member _____ and upon being put to a vote the motion _____.

VOTING: "AYE" _____ "NAY" _____ "ABSTAIN" _____

CITY MANAGER'S MEMORANDUM

Recommend approval.

RESOLUTION NO.

A RESOLUTION ORDERING THE REMOVAL OR DEMOLITION OF A SUBSTANDARD STRUCTURE LOCATED AT 108 NORTH AVENUE O, IN THE CITY OF LAMESA.

On this the 21st day of June , 2022, there came on and was held at the regular meeting place, The City Hall in the City of Lamesa, Texas, an open meeting of the City Council of the City of Lamesa, Texas held pursuant to the provisions of the Texas Open Meetings Act (Govt. Code, Chapter 551) and there being a quorum present and acting throughout the meeting, the following resolution was formally submitted by motion and duly seconded for the consideration and action of the meeting, to wit:

WHEREAS, the City Council of the City of Lamesa, Texas, has adopted a Substandard Structure Ordinance establishing procedures and policies requiring the repair, demolition or removal of certain structures, which have been deemed to be a public nuisance; and

WHEREAS, the Building Inspector of the City of Lamesa, has found that the structure(s) located on the premises hereinafter described constitutes a substandard building or structure and is a public nuisance within the terms of said ordinance;

WHEREAS, the property owners have been duly notified of the Building Inspector's findings, and given the opportunity to remedy such conditions; and

WHEREAS, the Building Inspector has been unable to secure voluntary compliance with the ordinance; and

WHEREAS, a hearing has been held on this date pursuant to such ordinance, at which the City Council has determined that all notices and citations have been served on the owner of the following described property and that the building or structures located on the following described property is a substandard building or structure under the terms of the Substandard Structures Ordinance and constitutes a public nuisance as defined in said ordinance; and

WHEREAS, after hearing, the City Council has determined that said building or structures should be removed or demolished by the owner within a reasonable specified time.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY
COUNCIL OF THE CITY OF LAMESA, TEXAS:**

I.

That the structure located on the following described property located at 1204 North 3rd Street, hereby declared a Substandard Structure as defined in the Substandard

Structure Ordinance of the City of Lamesa, Texas and as such is declared to be a public nuisance and unlawful, to-wit:

LEGAL DESCRIPTION: South Forty (40) Feet of Lot One (1), Two (2), Three (3), in Block Four (4) in the D W Adams Addition to the City of Lamesa, Dawson County, Texas

SITUS: 108 N Ave O, Lamesa, Texas 79331
PARCEL ID: R843

and such nuisance shall be abated by removal or demolition as provided herein or by any other procedure provided by law, for the following reasons:

- (1) The structure located upon the premises has windows or doors open to outdoor space and not protected against the entry of vermin, disease vectors or vandals;
- (2) The structure is uninhabitable, untenable and unsightly due to deterioration caused by neglect or the elements; and
- (3) The structure and property has an accumulation or rubbish, trash and weeds, which is likely to become a fire hazard and endanger the public or property of others.

II.

That the abatement by removal or demolition as provided herein shall be caused by the owners of such property not later than thirty (30) days from the date of this resolution.

III.

That failure to comply with this order will authorize all proceedings specified in the Substandard Buildings Ordinance necessary for the City to cause the removal or demolition of said structure with such expense to be assessed against such property and secured by a lien against such premises for all expenses incurred by the City in connection with the removal or demolition of such buildings or structures.

IV.

That a copy of resolution be served on the owners of such property in the manner and form provided in the Substandard Structure Ordinance.

V.

That this resolution shall take effect immediately.

Upon being put to a vote, the resolution was Passed, Approved, and Adopted this 21st day of June, 2022, by a majority vote and ordered to be spread upon the minutes of the City Council of the City of Lamesa, Texas and recorded in the resolution book thereafter.

Attest:

Betty Conde
City Secretary

Approved:

Josh Stevens
Mayor

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM:18

Subject: **BUDGET WORK SESSION #1**
Proceeding: Discussion and setting of priorities, no final action to be taken
Submitted by: City Staff

SUMMARY STATEMENT

~~Council to meet with city staff to discuss and set priorities for the 2022 – 2023 operating budget3~~

- a. General Fund Proposed Budget (Department Heads and City Manager)
- b. Water/Wastewater Utility Fund Proposed Budget (Department Heads and City Manager)
- c. Solid Waste Fund Proposed Budget (Department Heads and City Manager)
- d. All Other Funds Proposed Budgets (Department Heads and City Manager)
- e. Other Fees (Department Heads and City Manager)
- f. Capital Needs (Department Heads and City Manager)

COUNCIL ACTION

Discussion and setting of priorities only; no final action to be taken.

CITY MANAGER'S MEMORANDUM

The City Council and Staff will conduct a work session on the proposed City Budget for the Oct. 2022-2023 fiscal year. No action is required on this matter at this time.

City Council Agenda

City of Lamesa, Texas

DATE OF MEETING: JUNE 21, 2022

AGENDA ITEM: 19

ADJOURNMENT: Announcement by the Mayor - "The next regularly scheduled meetings of the City Council of the City of Lamesa will be **JULY 19th, 2022** at 5:30 P.M."
