

CITY OF BALLINGER

700 Railroad Ave
Ballinger, TX 76821
325.365.3511



samantha@texascg.com
806.839.2633

December 19, 2025

Benny Juarez Jr
700 N 8th St
Ballinger, TX 76821

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.

OWNER OF RECORD: Bennito Charles Juarez Estate

LEGAL DESCRIPTION: All of Lot Ten (10), in Block Fifteen (15), of the Original Town of Ballinger, Runnels County, Texas

SITUS: 108 S 12th St, Ballinger, TX 76821

PARCEL ID: R000008853

VIOLATION: Chapter 8, Art. IV, § 8-54 - 8-61; Substandard Buildings. Any building that is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety & welfare.

DESCRIPTION: Single-family home with faded, peeling paint, exposed wood, and mismatched siding in tan, green, and white tones. The roof is visibly sagging with missing shingles, and the porch is partially collapsed.

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 the Chapter 8, Art. IV, § 8-54 - 8-61; Substandard Buildings. The hearing will take place at City Hall, 700 Railroad Ave Ballinger, TX 76821 on the **2nd day of February, 2026 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.

Molly Flores

Molly Flores
Licensed Code Officer
molly@texascg.com
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Angie Holmstrom
1109 Strong Ave
Ballinger, TX 76821

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Sara Juarez
3612 Christoval Rd Apt 121
San Angelo, TX 76904

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Fabian Reyes
301 N 10th St
Ballinger, TX 76821

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Elias Juarez
600 N 4th St
Ballinger, TX 76821

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Helayna Juarez
1401 N 13th St Apt 32
Ballinger, TX 76821

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