



**MEETING AGENDA
BUILDING STANDARDS COMMISSION
MAY 24, 2021
Virtual Public Hearing 9:30 A.M.**

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e972a9c976c98d1f68d31c5af75dd7e28>

Meeting/ Access Code: 182 742 1005

Password: JKihHbuv732

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 182 742 1005

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwtv>

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on the day prior to the meeting. To sign up, either contact Pamela Sefcik at pamela.sefcik@fortworthtexas.gov or [817-392-6391](tel:817-392-6391) or register through WebEx per the directions on the City's website above. Please note that the City of Fort Worth is using a third party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible. For general questions, please email Annette Sefcik at pamela.sefcik@fortworthtexas.gov.

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, MAY 24, 2021
VIDEOCONFERENCE**

I. Call to Order

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Glenda Thompson (Position 5)
Bill Schur (Position 7)
VACANT (Position 9)

Kimberly Easton (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
Jeffery Postell (Position 8)

II. Review of the April 26, 2021 Building Standards Commission minutes

- a. Discussion or questions pertaining to the April 22, 2021 meeting
- b. Changes submitted by Commissioners

III. Discussions or questions concerning cases on the Building Standards Commission current agenda for May 24, 2021

- a. Any questions by Commissioners to clarify issues with cases

IV. Historic Cultural Landmarks Commission (HCLC) discussion

V. Request for future agenda items

a. Any requests by Commissioners

VI. Adjournment

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, MAY 24, 2021
VIDEOCONFERENCE**

I. CALL TO ORDER

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Glenda Thompson (Position 5)
Bill Schur (Position 7)
VACANT (Position 9)

Kimberly Easton (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
Jeffery Postell (Position 8)

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE MINUTES FROM THE APRIL 26, 2021 BUILDING STANDARDS COMMISSION MEETING

IV. CONFIRMATION OF RECEIPT OF THE EVIDENTIARY PACKET FOR THE MAY 24, 2021 BUILDING STANDARDS COMMISSION MEETING

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

VIII. NEW CASES-RESIDENTIAL

- a. **HS-21-44 (CD 8)** 3112 Lomita Street (Accessory Structure Only) aka Lot 10, Block 5, TRUELAND ADDITION, SECOND FILING to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 728, page 633, of the Deed Records of Tarrant County, Texas. Owner(s): Richard Edward Linton Jr. and wife, Beuna J. Linton. Lienholder(s): Internal Revenue Service and Internal Revenue Service-Foreclosures.
- b. **HS-21-46 (CD 8)** 2648 Avenue H (Accessory Structure Only) aka Lots 1 and 2, Block 61, POLYTECHNIC HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas. Owner(s): Robert J. Harris and wife, Edna D. Harris. Lienholder(s): None.
- c. **HS-21-47 (CD 9)** 3801 St. Louis Avenue (Primary Structure) aka Lot 1, Block 33, Worth Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Anita B. Ruiz. Lienholder(s): None.
- d. **HS-21-92 (CD 8)** 1511 East Humbolt Street (Primary Structure) aka Lots 7 and 8, Block 1, ELMWOOD ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Vol. 349, page 373, Deed Records of Tarrant County, Texas. Owner(s): James R. Wilson and wife, Ruby Lee Wilson. Lienholder(s): None.
- e. **HS-21-106 (CD 3)** 9703 Santa Clara Drive (Accessory Structure Only) aka Lot 16, Block 6, Linda Vista Estates, an addition to the City of Fort Worth, Tarrant County, Texas more commonly known as 9703 Santa Clara, Fort Worth, Texas 76116. Owner: Bassam Al-Qasem. Lienholder(s): U.S. Bank National Association.

- f. **HS-21-108 (CD 2)** 3008 NW 29th Street (Accessory Structure Only) aka Lot 20, Block 160, ROSEN HEIGHTS ADDITION (2ND Filing), City of Fort Worth, Tarrant County, Texas. Owner(s): Mary Cerda and husband Reynaldo Cerda. Lienholder(s): None.
- g. **HS-21-109 (CD 2)** 2205 NW 23rd Street (Primary Structure) aka LOT 3, BLOCK 15, ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 204-A, Page 154, Plat Records of Tarrant County, Texas. Owner: Shivkrupa Investments, LLC. Lienholder(s): None.
- h. **HS-21-110 (CD 4)** 7429 Canoga Circle (Primary Structure) aka LOT 30, BLOCK 100, PHASE VI. SECTION 2, SUMMERFIELDS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-162, PAGE 76, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Ronnie Smith. Lienholder(s): None.
- i. **HS-21-111 (CD 2)** 3416 NW 29th Street (Accessory Structure Only) aka Lot 16 in Block 222 ROSEN HEIGHTS Second Filing to the City of Ft. Worth, Tarrant County, Texas. Owner: Mary M. Velasquez. Lienholder(s): None.
- j. **HS-21-112 (CD 8)** 1476 East Rosedale Street (Primary Structure and Accessory Structure) aka Lot 2, Block 7, Lakeview Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 204, Page 5, Deed Records, Tarrant County, Texas; SAVE & EXCEPT that portion conveyed to City of Fort Worth by S.W. Barry and wife on January 18, 1937, recorded in Vol. 1212, Page 540, Deed Records, Tarrant County, Texas. Owner(s): Ermitt Glenn and wife, Mosie Lee Glenn. Lienholder(s): Capital One Bank, Office of the Attorney General-Child Support Unit 0408E, and LVNV Funding, LLC.
- k. **HS-21-113 (CD 3)** 3905 Neville Street (Primary Structure) aka Lots 19 and 20, Block 73, Chamberlin Arlington Heights, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Volume 63, Page 43, Plat Records, Tarrant County, Texas. Owner: MDH Investments, LLC. Lienholder(s): None.
- l. **HS-21-114 (CD 9)** 714 West Beddell Street (Accessory Structure Only) aka Lots 42 and 43, Block 17, SOUTHSIDE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 204-A, Page 109 of the Plat Records of Tarrant County. Owner(s): Diane Marie Janek Byford, Otto Julius Janek Jr., John Raymond Janek, Stanley J. Janek, Janet B.J McAllister, and Linda J.J. Wylie. Lienholder(s): None.

IX. NEW CASES-COMMERCIAL

- a. **HS-21-115 (CD 5)** 5900 Dallas Avenue (Primary Structure) aka Lot A, A.S. JAHREN ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-M, Page 295, Plat Records, Tarrant County, Texas. Owner: Nels G. Jahren. Lienholder(s): NBTC Ventures, LLC c/o Charles H. Mansour, NBTC Ventures, LLC c/o Timothy N. Jahren, and Extraco Banks dba Extraco Mortgage.
- b. **HS-21-116 (CD 5)** 401 Rand Street (Primary Structure) aka Being those certain lots, tracts or parcels of land situated in the City of Fort Worth, Tarrant County, Texas, and being more particularly described by metes and bounds on exhibit "A" attached hereto and made part hereof for all purposes. TRACT 1: Being a 0.37 acre tract of land situated in the J.L. Purvis Survey Abstract No. 1228, City of Fort Worth, Tarrant County, Texas. Being a portion of that certain tract of land described in deed as Tract 4 to Tarrant Resource Education Center, Inc. as recorded in Instrument No. D20800192. Deed Records of Tarrant County. TRACT 2: Being a 0.21 acre tract of land situated in the J.L. Purvis Survey, Abstract No. 1228, City of Fort Worth, Tarrant County, Texas. Being a portion of that certain tract of land described in deed as Tract 6 to Tarrant Resource Education Center, Inc. as recorded in Instrument No. D206174874. Deed Records of Tarrant County. Owner: Beckwith, Inc. Lienholder(s): Internal Revenue Service, Texas Education Resource Center, and Southwest Securitires, FSB.
- c. **HS-21-117 (CD 5)** 409 Rand Street (Primary Structure) aka TRACT 2: Being a 0.21 acre tract of land situated in the J.L. Purvis Survey, Abstract No. 1228, City of Fort Worth, Tarrant

County, Texas, being all that tract certain tract of land described in deed as Tract 6 to Tarrant Resource Education Center, Inc. as recorded in Instrument No. D206174874. Deed Records of Tarrant County. Owner: Beckwith, Inc. Lienholder(s): Internal Revenue Service, Texas Education Resource Center, and Southwest Securitires, FSB.

X. ADMINISTRATIVE CIVIL PENALTY CASES-RESIDENTIAL

- a. **ACP-21-118 (CD 2)** 2102 Prospect Avenue aka BLOCK 151, LOT 21, NORTH FORT WORTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCRODING TO PLAT RECORDED IN VOLUME 63, PAGE 149, PLAT RECORDS, TARRANT COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 2101 PROSPECT AVENUE, FORT WORTH, TEXAS 76164. Owner: Manuela Ramirez. Lienholder(s): None.
- b. **ACP-21-119 (CD 2)** 2015 Pearl Avenue akaBeing 5.8 feet in width off the entire South side of Lot 15, and 44.2 feet off the entire North side of Lot 16, Block 2, BILLINGS SUBDIVISION of a part of the John Childress Survey, in Tarrant County, Texas, according to the plat filed in Book 1587, page 467, Deed Records, Tarrant County, Texas, an being the same property conveyed to Carl Billings to Melvin R, Betts by deed dated 2/13/47 recorded in Book 1587, page 467, Deed Records, Tarrant County, Texas, AND the same property conveyed by Luther R. Reagan to Stanley Slater and wife Evelyn Slater by deed dated January 21, 1955, recorded in Volume 2817, Page 97, Deed Records of Tarrant County, Texas. Owner(s): Pedro Martinez and Rosa Martinez. Lienholder(s): None.
- c. **ACP-21-121 (CD 2)** 2607 NW 22nd Street aka LOT 4, IN BLOCK 81, OF ROSEN HEIGHTS, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 153, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Luis Javier Dominguez. Lienholder(s): None.
- d. **ACP-21-122 (CD 2)** 1604 Denver Avenue aka Lot 20 and the North 10' of Lot 21, Block 106 of the North Ft. Worth Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 363, Pg. 149; more commonly described as 1604 Denver Avenue, Fort Worth, Texas 76164. Owner: Paul Morales. Lienholder(s): None.
- e. **ACP-21-123 (CD 5)** 2312 Forest Avenue aka LOT 6A, BLOCK M.L. CRAVENS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1897, PAGE 498, DEED RECORDS OF TARRANT COUNTY, TEXAS, ALSO KNOWN AS 2312 FOREST AVENUE, FORT WORTH, TARRANT COUNTY, TEXAS 76112. Owner(s): Richard S. Newberry and wife, Betty L. Newberry. Lienholder: Duke & Sons.
- f. **ACP-21-125 (CD 8)** 2924 Avenue B aka Lot 1, Block 8, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 109, Deed Records, Tarrant County, Texas. Owner: Elena Alvarado. Lienholder(s) None.
- g. **ACP-21-126 (CD 3)** 3521 Ramona Drive aka Lot No. Five (5), in Block No. Nine (9), HIGHLAND HOMES, an Addition to the City of Fort Worth, Tarant County, Texas. Owner: Gladys M. Caldwell. Lienholder(s) None.
- h. **ACP-21-127 (CD 4)** 7621 John T. White Road aka A tract of land out of the William Linn Survey, Abstract 924, in Fort Worth, Tarrant County, Texas, and being more particularly described by metes and bounds. Owner: Anita L. Psencik. Lienholder(s) None.

XI. AMENDMENT CASE-RESIDENTIAL

- a. **HS-21-01 (CD 3)** 5925 Bonnell Avenue (2 Accessory Structures Only) aka Lot Thirteen (13) and Fourteen (14), Block 322, Arlington Heights, Second Filing, City of Fort Worth, Tarrant County. Owner(s): Mary D. Morris and Loretha Harper. Lienholder: Tarrant County District Court.

XII. AMENDMENT CASE-ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-21-38 (CD 8)** 4317 Meadowbrook Drive aka Lot 5, Block 1, MEADOWBROOK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Volume 1944, Page 43, Deed Records, Tarrant County, Texas. Owner(s): Thanh Van Nguyen and wife, Tin Thi Nguyen. Lienholder(s): None.

XIII. EXECUTIVE SESSION

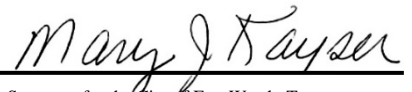
The Building Standards Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any case appearing on this agenda.

XIV. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS: This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS: Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392- 8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time **Wednesday, May 12, 2021 at 9:30 a.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas

**MINUTES
BUILDING STANDARDS COMMISSION
APRIL 26, 2021
Virtual Public Hearing 9:30 A.M.**

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e26dd0f2a7055263f0b9e5c4673a815b2>

Meeting/ Access Code: 182 067 7140

Password: Cn9563AsKRQ

Registration Required

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/ Access Code: 182 067 7140

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99

City of Fort Worth Website Homepage: <http://fortworthtexas.gov/fwtv>

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**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, APRIL 26, 2021
VIDEOCONFERENCE**

I. Call to Order: Pre-Meeting started at 9:03 A.M

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Glenda Thompson (Position 5)
Bill Schur (Position 7)
VACANT (Position 9)

Kimberly Easton (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
Jeffery Postell (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Michael Unell (Position 6), and Mr. Bill Schur (Position 7).
- Ms. Kimberly Easton (Position 2) and Glenda Thompson (Position 5) both notified the City they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Assistant Director), Chris McAllister and Oscar Reyes (Superintendents), Kenneth Young (Supervisor), Annette Sefcik (Executive Secretary), Belinda Burns (Title Investigator), Thomas Gonzales (Title Investigator), and Jack McGee (Support-Virtual Meeting).
- Law Department staff members in attendance were Christopher Austria (Assistant City Attorney) and Siang L. Sang (Assistant City Attorney).

II. Review of the March 22, 2021 Building Standards Commission minutes
a. Discussion or questions pertaining to the March 22, 2021 meeting
b. Changes submitted by Commissioners

- No questions, and no changes submitted to the Executive Secretary.

III. Discussions or questions concerning cases on the Building Standards Commission current agenda for April 26, 2021

a. Any questions by Commissioners to clarify issues with cases

- Mr. Black asked if the Commissioners had to make motions in order by district and Shannon Elder, Assistant Director replied they did not but that would be up to the Chairman.
- Chairman Clark stated that he preferred to go in order as it was easier to manage the motions and stay in order.
- Mr. Lindsay asked if there had been any word on returning to public meetings and Ms. Elder stated that no formal time had been given or discussed to her knowledge.
- **Mr. Postell (Position 8) signed on to the meeting at 9:15 A.M.**
- Ms. Elder asked the Commissioners to send an email to the Executive Secretary with a summary on how they would feel returning to public meetings and stated the City would be sending the Commissioners an email regarding COVID 19 vaccines.
- Mr. Unell asked if the Commissioners could have access to the photos when they receive the evidence packet, as sometimes they are hard to view in the virtual setting. Assistant City Attorney, Christopher Austria advised that getting the pictures prior to the hearing would not be advised, but access to them the day of the meeting would be, and that moving forward the Executive Secretary would send the link to the pictures the day of the meeting.
- Mr. Schur asked that the pictures presented for today's hearing be shown more slowly during the staff presentations.

IV. Request for future agenda items

a. Any requests by Commissioners

- Chairman Clark asked what relation does the Historic Cultural Landmarks Commission (HCLC) has to the Building Standards Commission and Ms. Elder explained the HCLC's purpose.
- Chairman Clark asked for more information and wants to know their process and Ms. Elder asked that someone from the HCLC be invited to the next Building Standards Commission to speak and answer questions.

V. Adjournment

- Mr. Black moved to adjourn the Pre-Meeting, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.
- **Pre-Meeting adjourned at 9:27 A.M.**

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, APRIL 26, 2021
VIDEOCONFERENCE**

I. CALL TO ORDER: Regular Meeting started at 9:32 A.M.

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Glenda Thompson (Position 5)
Bill Schur (Position 7)
VACANT (Position 9)

Kimberly Easton (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
Jeffery Postell (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Michael Unell (Position 6), Mr. Bill Schur (Position 7), and Mr. Jeffrey Postell (Position 8).
- Ms. Kimberly Easton (Position 2) and Glenda Thompson (Position 5) both notified the City they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Assistant Director), Chris McAllister and Oscar Reyes (Superintendents), Kenneth Young (Supervisor), Manuel Ramirez (Senior Officer), Marc Oler (Senior Officer), Andrea Alexander (Officer), Gina Ambriz (Officer), Homero Campos (Officer), Jerri-Ann, Gonzalez-Vargas (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), Bill Jones (Officer), Alma Molina (Officer), Rey Salinas (Officer), Tiffany Taylor (Officer), Marilynn Turner-Mims (Officer), Annette Sefcik (Executive Secretary), Belinda Burns (Title Investigator), Thomas Gonzales (Title Investigator), and Jack McGee (Support-Virtual Meeting),
- Law Department staff members in attendance were Christopher Austria (Assistant City Attorney) and Siang L. Sang (Assistant City Attorney).

II. PLEDGE OF ALLEGIANCE

III. ACCEPTANCE OF THE MINUTES FROM THE MARCH 22, 2021 BUILDING STANDARDS COMMISSION MEETING

- Mr. Black moved to accept the March 22, 2021 Minutes, second by Mr. Schur. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.

IV. CONFIRMATION OF RECEIPT OF THE EVIDENTIARY PACKET FOR THE APRIL 26, 2021 BUILDING STANDARDS COMMISSION MEETING

- All Commissioners present confirmed they received the Building Standards Commission Evidentiary Packet for the April 26, 2021 meeting.

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

- The Interpreter, Judith Scott was sworn in.

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

- All who would give testimony were sworn in.

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

- **Withdraw-New Case Residential:** HS-21-91---3112 Azle Avenue (Primary Structure), HS-21-92---1511 East Humbolt Street, HS-21-96---3629 Wilbarger Street. **Administrative Civil Penalty Cases Residential:** ACP-21-100---1602 Denver Avenue, ACP-21-102---3101 Handley Drive, ACP-21-103---10121 Leatherwood Drive. **Amendment Case Residential:** HS-21-01---5925 Bonnell Avenue (2 Accessory Structures Only).
- Mr. Black moved to grant the City's request to withdraw these 7 cases, second by Mr. Schur. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.

VIII. NEW CASES-RESIDENTIAL

- a. **HS-21-89 (CD 8)** 5200 Humbert Avenue (Primary Structure) aka Lot 39 and 40, Block 104 Chamberlain Arlington Heights #2F Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: R. D. Russell. Lienholder(s): None. **R.D. Russell, the owner, attended the meeting virtually at the offsite location provided by the City.**

- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
 - Mr. Russell testified on what progress he has made asked the Commission for ninety (90) days to repair or demolish the structure.
 - Siang L. Sang, Assistant City Attorney, stated the City was opposed to more than thirty (30) days to repair or demolish the structure.
 - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Schur.
 - Mr. Unell moved for a substitute motion that the owner be ordered to repair or demolish the structure within ninety (90), second by Mr. Postell. MOTION CARRIED 5-1 with Mr. Unell voting no, Ms. Easton and Mr. Postell absent, and Position 9 vacant. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.
- b. **HS-21-90 (CD 9)** 3913 Townsend Drive (Accessory Structure Only) aka Lot 13, Block 32, HOMELAND ADDITION to the City of Fort Worth, Tarrant County, Texas; also known as 3913 Townsend Drive. Owner: Frankie Kee Cathey. Lienholder(s): None. **No one attended for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
 - Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.
 - Mr. Black moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.
- c. **HS-21-93 (CD 5)** 3401 South Hughes Avenue (Primary Structure) aka Lot 4, Block 16, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Book 388-T, Page 37, of the Plat Records of Tarrant County, Texas. Owner(s): Jimmy Lee George and wife, Joyce Marie George. Lienholder(s): None. **Roshanda George and Mark George, heirs, attended the meeting virtually from their own devices.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
 - Both Ms. George and Mr. George asked about clarification on who the notices of violation and notice to appear were sent to and the Executive Secretary, explained who each of these are issued to in the process, then further detailed who received the notice to appear for today's meeting.
 - Ms. George and Mr. George both stated they were fine with the City demolition if they could not have the structure demolished within thirty (30) days.
 - Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Schur. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.
 - Mr. Unell moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Schur. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.

BREAK 11:13 A.M.-11:27 A.M.

- d. **HS-21-94 (CD 2)** 2812 NW 24th Street (Accessory Structure Only) aka Lot 18, Block 127, ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204, Page 75, Plat Records, Tarrant County,

Texas. Owner(s): Javier Diaz Jr. and Belem Diaz. Lienholder(s): Midfirst Bank and Portfolio Resolutions, Ltd. **No one attended for this case.**

- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
- Mr. Schur moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.
- Mr. Schur moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.

e. **HS-21-95 (CD 8)** 922 South Freeway (Primary Structure) aka LOT 6, BLOCK 1, LAWN TERRACE ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 69, PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Lexington Wright. Lienholder(s): None. **No one attended for this case.**

- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
- Mr. Postell moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.
- Mr. Postell moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.

f. **HS-21-97 (CD 8)** 1420 East Baltimore Avenue (Primary Structure) aka Lot 6, Block 61, HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner(s): Jimmie S. and Mary Ellen Harrison. Lienholder(s): None. **No one attended for this case.**

- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Postell. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.
- Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Postell. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.

IX. NEW HISTORIC CASE-RESIDENTIAL

a. **HS-21-98 (CD 8)** 809 Kentucky Avenue (Primary Structure) aka The North 60 feet of Lots 1 and 2, of L.H. Stephens, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Maria Delores Cerrillo. Lienholder: Reyna Capital Corporation c/o Gregg J. Luffy. **Maria Cerrillo the owner, attended the meeting virtually at the offsite location provided by the City and participated in the hearing with the assistance of the interpreter.**

- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
- Ms. Cerrillo testified on what progress she has made and asked for sixty (60) days to repair or demolish the structure.
- Siang L. Sang, Assistant City Attorney, stated the City was unopposed to sixty (60) days to repair or demolish the structure.
- Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.

- Mr. Black moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Unell. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent, and Position 9 vacant.

LUNCH BREAK 12:42 P.M.-1:16 P.M.

X. ADMINISTRATIVE CIVIL PENALTY CASES-RESIDENTIAL

- a. **ACP-21-99 (CD 5)** 3100 Milam Street aka LOT 9E OF M.C. MORRISON SUBDIVISION OF LOT 9, BLOCK 15, HYDE JENNINGS SUBDIVISION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-D, PAGE 219 OF THE MAP/PLAT RECORDS OF TARRANT COUNTY. Owner(s): Claudia Medrano and Davis Medrano. Lienholder: JP Morgan Chase Bank. **No one attended for this case.**
- Staff presented the recommendation to issue an administrative civil penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days.
 - Mr. Unell moved to issue an administrative civil penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Schur. MOTION CARRIED 6-0 with Ms. Easton and Ms. Thompson absent and Position 9 vacant.
- b. **ACP-21-101 (CD 3)** 9606 Santa Paula Drive aka Lot 19, Block 8, LINDA VISTA ESTATES, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-C, Page 70, Plat Records, Tarrant County, Texas. Owner(s): James Reynolds and Marjrie Reynolds. Lienholder(s): GL Carpenter Family Limited Partnership and Integras Capital Recovery. **James Reynolds, the owner, attended the meeting virtually at the offsite location provided by the City.**
- Staff presented the recommendation to issue an administrative civil penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days.
 - Mr. Reynolds detailed what clean up he has completed and asked that he not be issued a penalty and that he be given (90) days to abate the nuisance.
 - Siang L. Sang, Assistant City Attorney asked that the Commission follow the Staff recommendation.
 - Mr. Schur moved to issue an administrative civil penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell.
 - Mr. Unell moved for a substitute motion to issue an administrative civil penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within sixty (60) days, second by Mr. Black.
 - **DURING THE SUBSTITUTE MOTION THE VIRTUAL HEARING EXPERIENCED TECHNICAL DIFFICULTIES AND HAD TO BREAK TO DETERMINE IF THE MEETING COULD CONTINUE.**

BREAK 1:50 P.M.-2:11 P.M.

- **This meeting resumed, with the exception of Mr. Postell (Position 8) who left the meeting at 1:52 P.M. during the break.**
 - Mr. Unell repeated the substitute motion to issue an administrative civil penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within sixty (60) days, second by Mr. Black. MOTION CARRIED 5-0 with Ms. Easton, Ms. Thompson, and Mr. Postell absent, and Position 9 vacant.
- c. **ACP-21-104 (CD 3)** 633 Paint Pony Trail North aka All that certain lot, tract or parcel of land out of the Garcia, Montez and Duran Survey, Abstract 628, Tarrant County, Texas and being more fully described by metes and bounds as follows: Tract 65A. Owner: Nelson F.

Eichman. Lienholder(s) None. **Wynelle Eichman, owner/heir, and Norman Marsday attended the meeting virtually at the off-site location, but left before the case was called and did not give testimony. Keith Eichman, an interested party, attended the meeting virtually from his own device.**

- Staff presented the recommendation to issue an administrative civil penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days.
- Keith Eichman detailed what clean up he has completed, stated he was unaware that some of the items were a violation, and testified that he could have the property cleaned within thirty (30) days and asked for no penalty.
- Siang L. Sang, Assistant City Attorney asked that the Commission follow the Staff recommendation.
- Mr. Lindsay moved to issue an administrative civil penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 5-0 with Ms. Easton, Ms. Thompson, and Mr. Postell absent, and Position 9 vacant.

d. **ACP-21-105 (CD 2)** 2408 Columbus Avenue aka Lot 17, Block 14, ROSEN HEIGHTS FIRST FILING ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 106, Page 56, Deed Records, Tarrant County, Texas. Samuel L. James and wife, June R. James. Lienholder(s) None. **No one attended for this case.**

- Staff presented the recommendation to issue an administrative civil penalty to the owner in the amount of \$200.00 per day for forty four (44) days for a total of \$8,800.00 and order the owner to abate the nuisance within thirty (30) days as this is the second time the case had to be brought before the Commission
- Mr. Black moved to issue an administrative civil penalty to the owner in the amount of \$200.00 per day for forty four (44) days for a total of \$8,800.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 6-0 with Ms. Easton, Ms. Thompson, and Mr. Postell absent and Position 9 vacant.

XI. AMENDMENT CASE-ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

a. **ACP-21-38 (CD2)** 2308 Lincoln Avenue aka Lot 20, Block 8, of the M.G. Ellis Survey Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in book 63, page 19, Plat Records of Tarrant County, Texas. Owner(s): Ricardo Daniel Velazquez and spouse, Gloria Zamora-De-Velazquez. Lienholder(s): None. **Ricardo Velasquez, the owner, attended the meeting virtually from his own device and participated in the meeting with the assistance from the interpreter.**

- Mr. Velasquez stated the property had been cleaned and asked that the previously assessed administrative civil penalty of \$1,075.00 be removed.
- Siang L. Siang, Assistant City Attorney, stated the City is unopposed to the amendment request.
- Mr. Schur moved to grant the amendment request to remove the previously assessed administrative civil penalty of \$1,075.00, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton, Ms. Thompson, and Mr. Postell absent, and Position 9 vacant.

XII. EXECUTIVE SESSION

- No session was conducted.

XIII. ADJOURNMENT

- Mr. Black moved to adjourn the meeting, second by Mr. Schur. MOTION CARRIED 5--0 with Ms. Easton, Ms. Thompson, and Mr. Postell absent, and Position 9 vacant.
- **Meeting adjourned at 3:03 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-44 **Property Address:** 3112 Lomita Street (Accessory Structure Only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot 10, Block 5, TRUELAND ADDITION, SECOND FILING to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 728, page 633, of the Deed Records of Tarrant County, Texas

SKEY No. 03186849 **Reference No(s).** 19-525669

Owner(s) per Deed: Richard Edward Linton Jr. and wife, Beuna J. Linton---WDVL Volume 4745, Page 871

Owner(s) per TAD: R E Linton Jr.

Mailing Address: 3116 Lomita Street, Fort Worth, TX 76119-3224

Agenda Category: New Case – Residential **Code Compliance Officer:** Andrea Alexander

Council District No. 8

CASE BACKGROUND:

WITHDRAW---MOVED TO THE SEPTEMBER 2021 AGENDA

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-46 **Property Address:** 2648 Avenue H (Accessory Structure Only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lots 1 and 2, Block 61, POLYTECHNIC HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas

SKEY No. 02240645 **Reference No(s).** 20-552147

Owner(s) per Deed: Robert J. Harris and eife, Edna D. Harris---WDVL Volume 6710, Page 923

Owner(s) per TAD: Robert J. Harris

Mailing Address: 2648 Avenue H, Fort Worth, TX 76105

Agenda Category: New Case – Residential **Code Compliance Officer:** Alma Molina

Council District No. 8

CASE BACKGROUND:

- Case Originated: **April 20, 2020.**
- This case was initiated by **Officer Campos.**
- Notices: **5/28/2020, 12/3/2020, 4/22/2021.**
- No active permits on file.
- Structure is vacant and secure.
- Inspection was conducted on **May 7, 2021 with Robert Harris, the owner, present.**
- Current owner's deed was recorded **March 28, 1979.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **May 11, 2021.**
- This structure is currently in a substandard and hazardous condition due to:
 - Deteriorated roof decking with breaches
 - Rotted and damaged framing on interior walls
 - Sheet metal roofing material not securely fastened
 - Deteriorated tie beam
 - Uneven concrete floor and foundation
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Robert J. Harris and wife, Edna D. Harris, 2648 Avenue H, Fort Worth, TX 76105 (Cert. # 9489009000276150496850);
Robert J Harris, 2648 Avenue H, Fort Worth, TX 76105-2224 (Cert. # 9489009000276150496867)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer A.Molina Date/Time 05/07/2021 1130 hrs

INSPECTION INFORMATION		CATEGORY	
Address <u>2648 Ave H</u>	Number of Stories <u>1</u>	<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <u>61</u> Lot <u>1</u> Case No. <u>20-552147</u> Tax Acct No. <u>02240645</u>		<input type="checkbox"/> II - Sub (Major)	
<input type="checkbox"/> Exterior Only	<input checked="" type="checkbox"/> Interior & Exterior	<input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS
MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	damaged siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	rotted,damaged
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	damaged, missing
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	broken, uneven
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS
<input type="checkbox"/> Open
<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/> Secured
<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied
<input type="checkbox"/> Owner Occupied

STRUCTURE USE
<input type="checkbox"/> Single Family
<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> Accessory

FOUNDATION
<input type="checkbox"/> Poured Concrete
<input type="checkbox"/> Stem Wall
<input checked="" type="checkbox"/> Pier & Beam

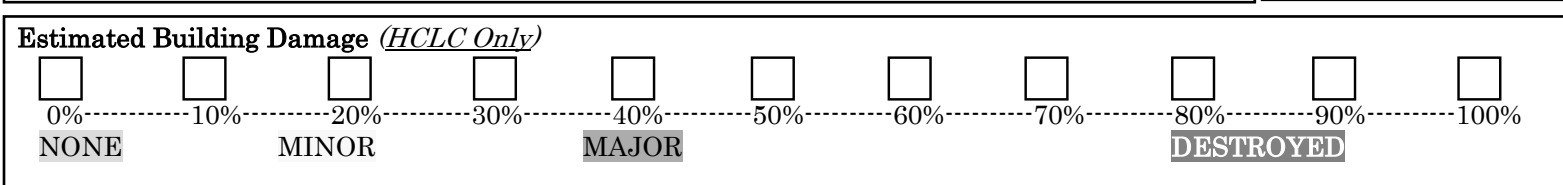
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

I observed an accessory structure (garage) on the rear of this property. The structure has a damaged, missing roof with missing decking and roof shingles, missing, rotted siding, missing windows and broken doors, rotted wood on interior walls. Please make necessary repairs to structure or demolish. Contact Planning and development for permits needed.

PERMITS REQUIRED*			
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Electrical
<i>*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.</i>			

EXTERIOR
<input checked="" type="checkbox"/> Frame
<input type="checkbox"/> Brick
<input type="checkbox"/> Stone
<input type="checkbox"/> Concrete
<input type="checkbox"/> Concrete Brick
<input type="checkbox"/> Metal



CODE COMPLIANCE DEPARTMENT

818 Missouri Avenue • Fort Worth, Texas 76104 • 817-392-1234 • FAX 817-392-2249

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.

-Exterior and interior walls

2. All wood used in the construction of buildings shall be protected against termite damage and decay.

-Exterior and interior walls

3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.

-Exterior and interior walls

4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.

-Damaged, missing shingles and missing fascia boards need to be replaced.

10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and portions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.

-Make repairs to all holes, breaches on walls.

11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.

- Missing windows need to be replaced.

12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

-Replace-repair broken doors.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-47 **Property Address:** 3801 St. Louis Avenue (Primary Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot 1, Block 33, Worth Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 03666425 **Reference No(s).** 19-521717

Owner(s) per Deed: Anita B. Ruiz---Sherrif's Deed Volume 1616, Page 170

Owner(s) per TAD: Manuel R. Garcia Sr. Estate

Mailing Address: 3801 St. Louis Avenue, Fort Worth, TX 76110

Agenda Category: New Case – Residential **Code Compliance Officer:** Andrea Alexander

Council District No. 9

CASE BACKGROUND:

- Case Originated: **November 27, 2019.**
- This case was initiated by: **Officer Sanchez.**
- Notices: **12/19/2019, 2/5/2020, 7/10/2020, 11/3/2020.**
- No active permits on file.
- Structure is vacant and secure.
- Inspection was conducted on **May 13, 2021 with Manuel Garcia Jr, an heir, present.**
- Current owner's deed was recorded **January 3, 1944.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **May 11, 2021.**
- This structure is currently in a substandard and hazardous condition due to:
 - Exterior walls deteriorating
 - Holes in wall and has water damaged
 - Ceiling sagging
 - Interior walls have breaches
 - Floors have breaches and deteriorated wood
 - Porch roof decking has water damage
 - Porch floor has rotten wood
 - Piers are leaning and Beams are broken
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Anita B. Ruiz, 3801 St. Louis Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276150496874);
Anita B. Ruiz Estate, 3801 St. Louis Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276150496881);
Anita B. Ruiz Estate for Manuel R. Garcia Sr. Estate, 3801 St. Louis Avenue, Fort Worth, TX 76110-5326
(Cert. # 9489009000276150496898);
Anita B. Ruiz Estate for Manuel R. Garcia Sr. Estate c/o Manuel Garcia Jr, 3801 St. Louis Avenue, Fort Worth,
TX 76110-5326 (Cert. # 9489009000276150496904);
Anita B. Ruiz Estate for Manuel R. Garcia Sr. Estate c/o Manuel Garcia Jr, 2819 Walton Avenue #238, Fort Worth,
TX 76133 (Cert. # 9489009000276150496911);
Anita B. Ruiz Estate for Manuel R. Garcia Sr. Estate c/o Christina Perez, 1305 West Pafford Street, Fort Worth,
TX 76110 (Cert. # 9489009000276150496928);
Anita B. Ruiz Estate for Manuel R. Garcia Sr. Estate c/o Christina Perez, 100 E Fogg Street, Fort Worth, TX
76110-6356 (Cert. # 9489009000276150496935);
Anita B. Ruiz Estate for Ramona Cisneros Garcia Estate, 3801 St. Louis Avenue, Fort Worth, TX 76110-5326
(Cert. # 9489009000276150496942);
Anita B. Ruiz Estate for Jessie B. Ruiz Estate, 1320 Fogg Street, Fort Worth, TX 76110
(Cert. # 9489009000276150496959);
Anita B. Ruiz Estate for Jessie B. Ruiz Estate c/o Mary C. Ruiz Estate, 1320 Fogg Street, Fort Worth, TX 76110
(Cert. # 9489009000276167496966);
Anita B. Ruiz Estate for Jessie B. Ruiz Estate c/o Joe Carmen Ruiz Estate, 1320 Fogg Street, Fort Worth, TX
76110 (Cert. # 9489009000276150496973);
Anita B. Ruiz Estate for Jessie B. Ruiz Estate c/o Martin Ruiz Estate, 1320 Fogg Street, Fort Worth, TX 76110
(Cert. # 9489009000276160496980);
Anita B. Ruiz Estate for Jessie B. Ruiz Estate c/o Elvira Ruiz, 113 N. Mountain RDG #M, Cresson, TX 76035
(Cert. # 9489009000276150496997);
Anita B. Ruiz Estate for Jessie B. Ruiz Estate c/o Virginia Ruiz, 113 N. Mountain RDG #M, Cresson, TX 76035
(Cert. # 9489009000276150497000);
Anita B. Ruiz Estate for Tony Ruiz, 3801 St. Louis Avenue, Fort Worth, TX 76110-5326
(Cert. # 9489009000276150497017);
Anita B. Ruiz Estate for Tony Ruiz, 1320 Fogg Street, Fort Worth, TX 76110 (Cert. # 9489009000276150497024)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION				CATEGORY	
Address <input type="text" value="3801 St Louis Ave"/>		Number of Stories <input type="text" value="1"/>		<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <input type="text" value="33"/> Lot <input type="text" value="1"/>		Case No. <input type="text" value="19-521717"/>		<input type="checkbox"/> II - Sub (Major)	
		Tax Acct No. <input type="text" value="03666425"/>		<input type="checkbox"/> III - Sub (Minor)	
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior			

OBSERVED DEFICIENCIES				COMMENTS
	MINOR	MODERATE	SEVERE	
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Siding deteriorating/holes/rotted wood
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walls have holes/water damage/deteriorating
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Holes and breaches
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches/water damage/holes/sagging
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate support/piers leaning/beams cracked
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes/detaching from wall/weak
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/deteriorated wood/broken glass with shards
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed wiring
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS	
<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Vacant
<input checked="" type="checkbox"/> Secured	<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied	<input type="checkbox"/> Owner Occupied

STRUCTURE USE	
<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory

FOUNDATION	
<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Stem Wall
<input checked="" type="checkbox"/> Pier & Beam	

EXTERIOR	
<input checked="" type="checkbox"/> Frame	<input type="checkbox"/> Brick
<input type="checkbox"/> Stone	<input type="checkbox"/> Concrete
<input type="checkbox"/> Concrete Brick	<input type="checkbox"/> Metal

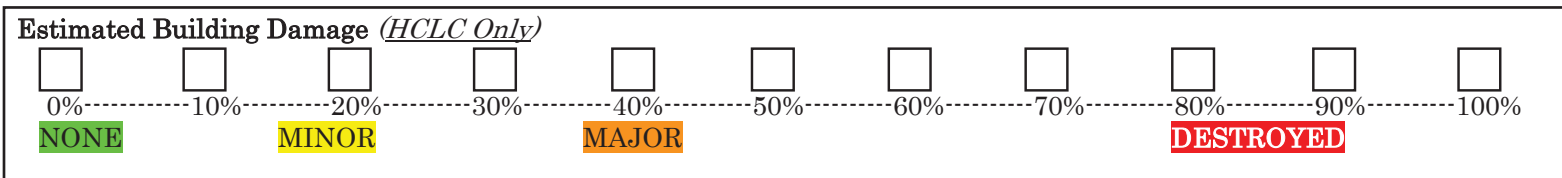
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements. Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-92 **Property Address:** 1511 East Humbolt Street (Primary Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lots 7 and 8, Block 1, ELMWOOD ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Vol. 349, page 373, Deed Records of Tarrant County, Texas

SKEY No. 00847798/41144961 **Reference No(s).** 21-582546

Owner(s) per Deed: James R. Wilson and wife, Ruby Lee Wilson---Deed Vol. 3238, Pg. 133

Owner(s) per TAD: Linda W. Latunde/Brenda Thompson and Sandra Momon

Mailing Address: 1511 East Humbolt Street, Fort Worth, TX 76104
6403 Rockland Drive, Arlington, TX 76016-5545
8096 Meyers Road, Detroit, MI 488228

Agenda Category: New Case – Residential **Code Compliance Officer:** Marilyn Turner-Mims

Council District No. 8

CASE BACKGROUND:

- Case Originated: **January 20, 2021.**
- This case was identified by: **Officer Turner-Mims.**
- Fire Date: **January 20, 2021.**
- Notices: **1/20/2021, 3/9/2021, 4/23/2021.**
- Structure is vacant and secure.
- Inspection was conducted on **May 7, 2021 with both written and verbal permission from heirs, Linda Latunde and Sandra Momon.**
- Current owner's deed was recorded **June 30, 1969.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **May 11, 2021.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severely fire damaged structure
 - Collapsed roof with charred and missing decking and shingles
 - Collapsed ceiling with charred ceiling joist, rafters, and collar beams
 - Foundation has inadequate support due to leaning piers and corner posts
 - Floors are charred with missing subfloors and floor joist
 - Burned and hanging wirings
- There are other conditions that add to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

James R. Wilson and wife, Ruby Lee Wilson, 1511 East Humbolt Street, Fort Worth, TX 76104
(Cert. # 9489009000276150497031);
James R. Wilson and wife, Ruby Lee Wilson, 6403 Rockland Drive, Arlington, TX 76016-5545
(Cert. # 9489009000276150497048);
James R. Wilson and Ruby Lee Wilson Estates, 1511 East Humbolt Street, Fort Worth, TX 76104
(Cert. # 9489009000276150497055);
James R. Wilson Ruby Lee Wilson Estates, 6403 Rockland Drive, Arlington, TX 76016-5545
(Cert. # 9489009000276150469083);
Linda W. Latunde, 6403 Rockland Drive, Arlington, TX 76016-5545 (Cert. # 9489009000276150469090);
Sandra Momon aka Sandra Wilson Momon, 8096 Meyers Road, Detroit, MI 48228
(Cert. # 9489009000276150469106);
Brenda Thompson, 8096 Meyers Road, Detroit, MI 48228 (Cert. # 9489009000276150469113)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **M. TURNER-MIMS**

Date/Time **MAY 7, 2021**

INSPECTION INFORMATION		CATEGORY	
Address	1511 E HUMBOLT AVE	Number of Stories	1
Legal Description: Block	B1	Lot	7&8
Case No.	21-582546	Tax Acct No.	00847798 & 41144961
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior	
		<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS	STATUS
MINOR	MODERATE	SEVERE			
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severely fire damaged structure	<input checked="" type="checkbox"/> Open <input checked="" type="checkbox"/> Vacant
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing boards and studs	<input checked="" type="checkbox"/> Secured
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing studs and corner post	<input type="checkbox"/> Secured (City)
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed roof w/ missing and charred ceiling joist, decking and shingles	<input type="checkbox"/> Tenant Occupied
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed ceiling w/ missing and charred ceiling joist and rafters	<input type="checkbox"/> Owner Occupied
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate support	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing sub floor and floor joist	STRUCTURE USE <input checked="" type="checkbox"/> Single Family
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing	<input type="checkbox"/> Two Family
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and hanging wirings	<input type="checkbox"/> Commercial
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and missing	<input type="checkbox"/> Accessory
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

ADDITIONAL OBSERVATIONS
 Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building
 Mechanical
 Plumbing
 Electrical

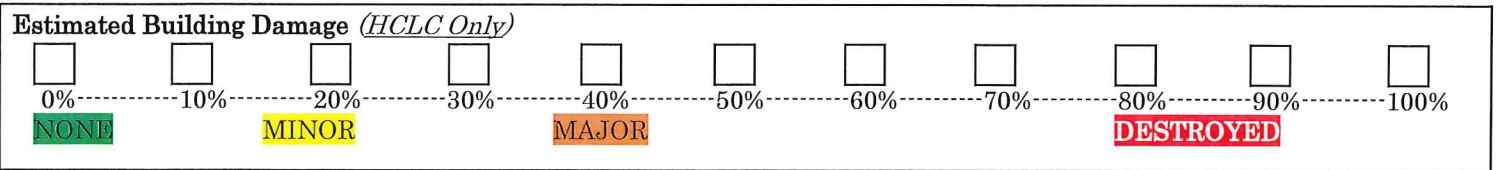
**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*

FOUNDATION

Poured Concrete
 Stem Wall
 Pier & Beam

EXTERIOR

Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.
9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and portions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

From: [Turner-Mims, Marilyn J.](#)
To: [Sefcik, Pamela Annette](#)
Subject: 1511 hUMBOLT TEXT
Date: Friday, May 21, 2021 9:01:35 AM

M. Turner-Mims

Code Compliance Officer
Building Standards Division
Office Phone: 817-392-2763
Cell Phone: 817-944-7019

City of Fort Worth – Working together to build a strong community



From: Turner-Mims, Marilyn J.
Sent: Friday, May 21, 2021 8:45 AM
To: Turner-Mims, Marilyn J. <Marilynn.TurnerMims@fortworthtexas.gov>
Subject: Text

Good morning officer Turner Mims request for the meeting with the Building Standards Commission that I nor my sister's can't attend regarding the primary structure located at 1511 E Humboldt St. Request for the city to do the demolition at the lowest bid possible I aware that there is city fee that is to be paid as well as the cost of the demo. I Sandra Momon will be responsible for the pending cost reimbursements. Please let me know if you need anything else. Thank you
Get [Outlook for iOS](#)

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-106 **Property Address:** 9703 Santa Clara Drive (Accessory Structure Only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot 16, Block 6, Linda Vista Estates, an addition to the City of Fort Worth, Tarrant County, Texas more commonly known as 9703 Santa Clara, Fort Worth, Texas 76116

SKEY No. 01596209 **Reference No(s).** 20-556302

Owner(s) per Deed: Bassam Al-Qasem---SWD D202311818

Owner(s) per TAD: Bassam Said Al-Qasem

Mailing Address: 9703 Santa Clara Drive, Fort Worth, TX 76116

Agenda Category: New Case – Residential **Code Compliance Officer:** Rey Salinas

Council District No. 3

CASE BACKGROUND:

- Case Originated: **May 15, 2020**
- This case was initiated by: **Officer Salinas**
- Notices: **7/15/2020, 8/18/2020, 2/5/2021.**
- No active permits on file.
- Structure is vacant and secure.
- Inspection was conducted on **May 12, 2021 without the owner present.** Access to the rear of the property was given by Ouno Nadjombe, adjacent property owner.
- Current owner's deed was recorded **November 1, 2002.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **May 11, 2021.**
- This structure is currently in a substandard and hazardous condition due to:
 - Walls have collapsed
 - Roof has collapsed
 - Wooden material is rotted and decayed
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Bassam Al-Qasem, 9703 Santa Clara Drive, Fort Worth, TX 76116 (Cert. # 9489009000276150496591);
Bassam Al-Qasem aka Bassam Said Al-Qasem, 9703 Santa Clara Drive, Fort Worth, TX 76116-5921
(Cert. # 9489009000276150496607);
Lienholder: U.S. Bank National Association, 60 Livingston Avenue, EP-MN-WS3D, St. Paul, MN 55107
(Cert. # 9489009000276150496614)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____



BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer

Date/Time

INSPECTION INFORMATION

Address Number of Stories

Legal Description: Block Lot Case No. Tax Acct No.

Exterior Only Interior & Exterior

CATEGORY

I - Hazardous

II - Sub (Major)

III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walls rotten, leaning, and missing
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walls rotten, leaning, and missing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof collapsing/breach
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling collapsing/breach
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

Open

Vacant

Secured

Secured (City)

Tenant Occupied

Owner Occupied

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

ADDITIONAL OBSERVATIONS

Please repair or demolish accessory structure. There is large hole on the roof. The structure is leaning and the wooden material of the structure is rotting/decaying.

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

EXTERIOR

Frame

Brick

Stone

Concrete

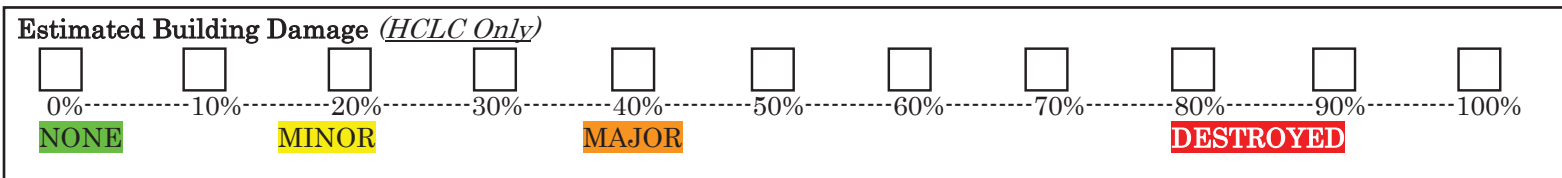
Concrete Brick

Metal

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-108 **Property Address:** 3008 NW 29th Street (Accessory Structure Only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot 20, Block 160, ROSEN HEIGHTS ADDITION (2ND Filing), City of Fort Worth, Tarrant County, Texas

SKEY No. 02552752 **Reference No(s).** 20-578781

Owner(s) per Deed: Mary Cerda and husband, Reynaldo Cerda---WD D208056414

Owner(s) per TAD: Mary Cerda and Reynaldo Cerda

Mailing Address: 3008 NW 29th Street, Fort Worth, TX

Agenda Category: New Case – Residential **Code Compliance Officer:** Homero Campos

Council District No. 2

CASE BACKGROUND:

- Case Originated: **November 17, 2021.**
- This case was initiated by: **Officer Campos.**
- Notices: **11/18/2020, 04/23/2021.**
- No active permits on file **as of May 15, 2021.**
- Structure is vacant and secure.
- Inspection was conducted on **May 12, 2021 with the owner, Mary Cerda present.**
- Current owner's deed was recorded **February 20, 2008.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **May 11, 2021.**
- This structure is currently in a substandard and hazardous condition due to:
 - Damaged/deteriorated siding/exposed deteriorated sheathing
 - Deteriorated rafters/framing
 - Holes on roof with missing roof decking
 - Structure appears unstable
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Mary Cerda and husband, Reynaldo Cerda, 3008 NW 29th Street, Fort Worth, TX 76106
(Cert. # 9489009000276167712202)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer Date/Time

INSPECTION INFORMATION		CATEGORY	
Address	<input type="text" value="3008 Nw 29th St/ ROSEN HEIGHTS SECOND FILING"/>	Number of Stories	<input type="text" value="1"/>
Legal Description: Block	<input type="text" value="160"/>	Lot	<input type="text" value="20"/>
Case No.	<input type="text" value="20-578781"/>	Tax Acct No.	<input type="text" value="02552752"/>
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior	
		<input checked="" type="checkbox"/> I - Hazardous	
		<input type="checkbox"/> II - Sub (Major)	
		<input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS
MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated walls, exposed sheathing
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated framing/weathered
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes in roof, missing decking
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	exposed sunlight/holes
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	shifted, structure is leaning, dirt foundation
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a

STATUS	
<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Vacant
<input checked="" type="checkbox"/> Secured	<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied	<input type="checkbox"/> Owner Occupied

STRUCTURE USE	
<input type="checkbox"/> Single Family	<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Accessory

FOUNDATION	
<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Stem Wall
<input type="checkbox"/> Pier & Beam	

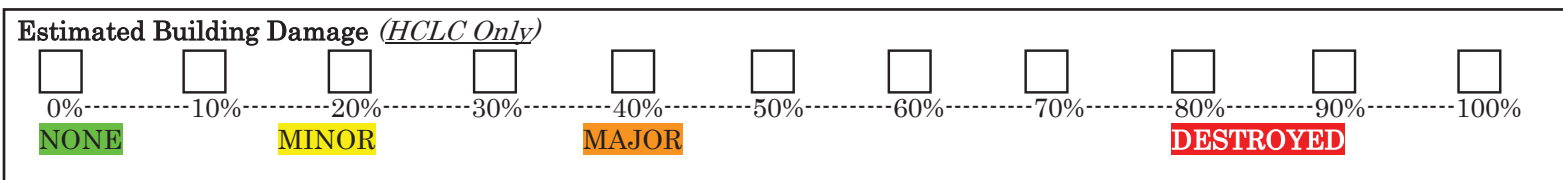
EXTERIOR	
<input checked="" type="checkbox"/> Frame	<input type="checkbox"/> Brick
<input type="checkbox"/> Stone	<input type="checkbox"/> Concrete
<input type="checkbox"/> Concrete Brick	<input type="checkbox"/> Metal

ADDITIONAL OBSERVATIONS

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*



**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-109 **Property Address:** 2205 NW 23rd Street (Primary Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: LOT 3, BLOCK 15, ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 204-A, Page 154, Plat Records of Tarrant County, Texas

SKEY No. 02535728 **Reference No(s).** 20-569179

Owner(s) per Deed: Shivkrupka Investments, LLC---GWD D220290585

Owner(s) per TAD: Shivkrupka Investments, LLC

Mailing Address: PO Box 55278, Hurst, TX 76054
2205 NW 23rd Street, Fort Worth, TX 76164

Agenda Category: New Case – Residential **Code Compliance Officer:** Homero Campos

Council District No. 2

CASE BACKGROUND:

- Case Originated: **August 26, 2020.**
- This case was initiated by **Officer Campos, Fire Response.**
- Fire Date: **August 25, 2020.**
- Notices: **8/26/2020, 11/6/2020, 1/20/2021, 02/25/2021.**
- No active permits on file **as of May 15, 2021.**
- Structure is vacant and secure.
- Inspection was conducted on **May 7, 2021 with the owner, Piyush Naik present.**
- Current owner's deed was recorded **November 6, 2020.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **May 11, 2021.**
- This structure is currently in a substandard and hazardous condition due to:
 - Charred/fire damaged framing
 - Charred/fire damaged electrical wiring
 - Fire damage to roof rafters
 - Holes on roof, exposing sunlight
 - Water damaged floors
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Shivkrupa Investements, LLC, PO Box 55278, Hurst, TX (Cert. # 9489009000276167712219);
Shivkrupa Investments, LLC, 2205 NW 23rd Street, Fort Worth, TX 76164 (Cert. # 9489009000276167712226);
Shivkrupa Investments, LLC c/o Agent-Piyush Naik, 4615 Lakeside Drive, Colleyville, TX 76034
(Cert. # 94890090002766167712233);
Shivkrupa Investments, LLC c/o Agent-Piyush Naik, 2720 NE 28th Street, Fort Worth, TX 76111
(Cert. # 9489009000276167712240)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer Date/Time

INSPECTION INFORMATION		CATEGORY	
Address	<input type="text" value="2205 Nw 23rd St/ ROSEN HEIGHTS SECOND FILING"/>	Number of Stories	<input type="text" value="1"/>
Legal Description: Block	<input type="text" value="15"/>	Lot	<input type="text" value="3"/>
Case No.	<input type="text" value="20-569179"/>	Tax Acct No.	<input type="text" value="02535726"/>
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior	
		<input checked="" type="checkbox"/> I - Hazardous	
		<input type="checkbox"/> II - Sub (Major)	
		<input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS	STATUS
	MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage to interior/exterior rear of property	<input checked="" type="checkbox"/> Open
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred exterior siding	<input checked="" type="checkbox"/> Vacant
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred framing, drywall	<input checked="" type="checkbox"/> Secured
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes in roof, charred rafters, framing	<input type="checkbox"/> Secured (City)
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	exposed sunlight/holes, charred ceilings	<input type="checkbox"/> Tenant Occupied
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Owner Occupied
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water damaged floors	STRUCTURE USE
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing/broken windows	<input checked="" type="checkbox"/> Single Family
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred electrical wiring	<input type="checkbox"/> Two Family
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	damaged plumbing pipes due to fire	<input type="checkbox"/> Commercial
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a	<input type="checkbox"/> Accessory
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a	FOUNDATION

ADDITIONAL OBSERVATIONS

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

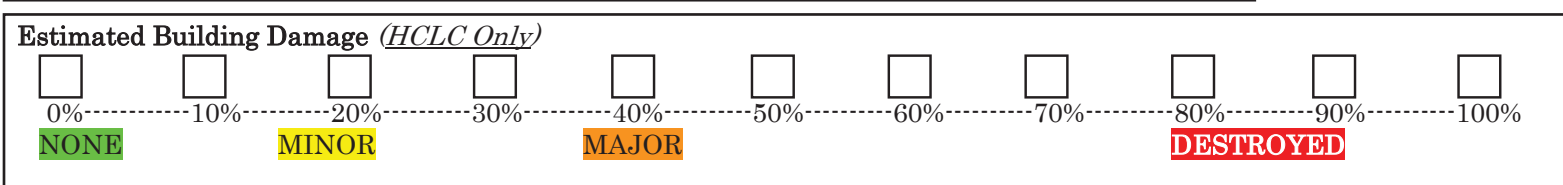
Brick

Stone

Concrete

Concrete Brick

Metal



CODE COMPLIANCE DEPARTMENT

818 Missouri Avenue • Fort Worth, Texas 76104 • 817-392-1234 • FAX 817-392-2249

From: Piyush Naik
To: [Sefcik, Pamela Annette](#)
Subject: 2205 NW 23rd street
Date: Wednesday, May 19, 2021 2:57:56 PM
Attachments: [2205-Drawing-for-Permit-4-20-21.pdf](#)
[Shivkrupa COI City of Fort Worth.pdf](#)
[RS-Application-Contractor-4-21.pdf](#)
[City-Contractorreceipt-5-2-21.pdf](#)

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Pamela:

Greetings the following is attached for the hearing.

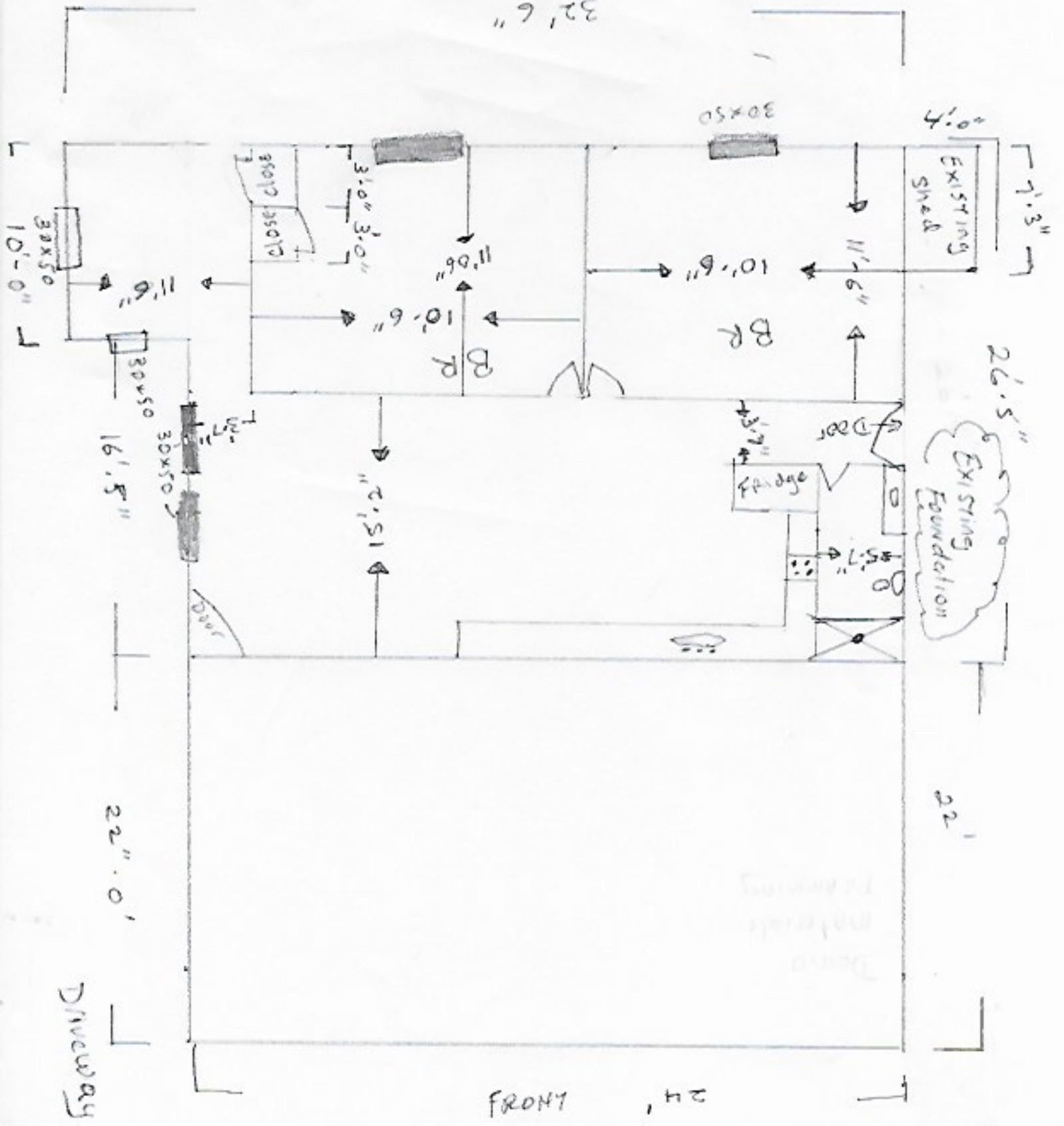
1. Plan drawing for the remodeling permit.
2. Copy of Registration.
3. Application was made on 4.15.2021.
4. City of Fort Worth email received 5.2.2.21

Thank you,]

Best Wishes,
Stay Safe
Piyush Naik
817-675-0902

BACK (WEST)

32' 6"



FRONT 24'

2205 NW 23rd Street.

(1st)





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/14/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

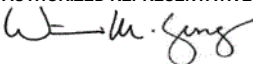
PRODUCER License # 4682 Fort Worth, TX-Hub International Insurance Services 3221 Collinsworth Fort Worth, TX 76107	CONTACT NAME: PHONE (A/C, No, Ext): (817) 820-8100	FAX (A/C, No): (817) 870-0310
	E-MAIL ADDRESS: ftw.service@hubinternational.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : General Star Indemnity Company	NAIC # 37362
INSURED Shivkrupa Investments, LLC Db a Saijal Properties PO Box 55278 Hurst, TX 76054	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			IMA-338732C	4/3/2021	4/3/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N <input checked="" type="checkbox"/> N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER City of Fort Worth Planning and Development 200 Texas St Fort Worth, TX 76102	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



City of Fort Worth
Development Services Department
 200 Texas Street | Fort Worth, Texas 76102
Devcustomerservice@fortworthtexas.gov | Phone: (817) 392-2222

Contractor Registration Application

Submit this application along with a legible copy of your Driver's License, any State Licenses, State Contractor Licenses, and Insurance Certificates where applicable. Applications are accepted by mail, e-Mail, or in person at our office. (Please Note: e-Mailed applications must contain "Contractor Registration" in the subject line)

Initial Registration (\$500.00 fee for Parkway | \$120.00 for all other contractors) ✓
 Renewal Registration (If Renewal, provide FW Reg #: _____)
 Change of Registered Official/Master

Contractor Type: (Select one only)

<input checked="" type="checkbox"/> Building (<input type="checkbox"/> Comm) (<input checked="" type="checkbox"/> Res)	<input type="checkbox"/> Pool/Spa	<input type="checkbox"/> Wrecking Contractor*
<input type="checkbox"/> Master Electrical	<input type="checkbox"/> Masonry	<input type="checkbox"/> Moving Contractor*
<input type="checkbox"/> Master Sign	<input type="checkbox"/> Steel	<input type="checkbox"/> Parkway Residential**
<input type="checkbox"/> Mechanical	<input type="checkbox"/> Fence	<input type="checkbox"/> Parkway Commercial**
<input type="checkbox"/> Plumbing (No fee for Master)	<input type="checkbox"/> Insulation	<input type="checkbox"/> Parkway Utility**
<input type="checkbox"/> Sign Erector	<input type="checkbox"/> Roofing	Insurance Required*
	<input type="checkbox"/> Concrete	Bond and Insurance Required**

Please Print:

Licensee/Registered Official: Piyush Naik

Business Name: Saijal Properties Riverside

Business Address: P O Box 55278

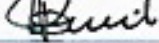
City: Fort Worth State: Texas Zip: 76054

Business Phone: 817.569.9976 Email: piyushdnaik@gmail.com

Mailing Address (if different from above) _____

City: _____ State: _____ Zip: _____

State License # _____ Expires: _____ State Contractor License#: _____ Expires: _____

Registered Official's Signature:  Date: April 15 2021

Parkway Contractors Only:

Parkway Contractors are required to additionally complete the New Contractor Standards documentation and Authorized Signers application in accordance to City Code 30-33

Bond Number: _____ Bond Effective Date: _____

For Office Use Only: FW Registration # _____ Permit Tech: _____


Subject: RE: 2205 NW 23rd Street
Date: Friday, April 23, 2021 at 8:29:45 AM Central Daylight Time
From: DevCustomerService
To: Piyush Naik
Attachments: image005.png, image006.jpg, image007.jpg, image008.png, How to Make Registration Payment Online.pdf


Good Morning/Afternoon!

This is the renewal number R-RB210198 for your contractor registration RB018962. I have included instruction on how to pay online. After you paid, you can send a email DevCustomerService@FortWorthTexas.Gov to finish the process and get your renewal issued.

This is the link: <https://aaapps.fortworthtexas.gov/CitizenAccess/Login.aspx>

[Register for an Account](#) [Login](#)

Search .. 

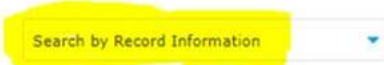
Home Development Fire Gas Well Planning Street Use **Licenses** more 

Search Applications

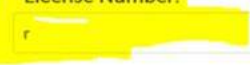

Search for Records
Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information
- Contact Information





Select the search type from the drop-down list.



Search by Record Information 

Search All Records

* License Number:  Record Type: 

Project Name:

Start Date:  04/17/2016  End Date:  04/16/2021 

Search Applications

Record [REDACTED]
[REDACTED] Registration Renewal
Record Status: Pending

Record Info ▾

Payments ▾

Fees

Fees

Outstanding:

Date	Invoice Number	Amount
04/16/2021	1404098	\$120.00

Total outstanding fees: \$120.00

Pay Fees

Have a Wonderful day!

Cordially,

Marilyn A. Hernández-Ayala

Senior Customer Service Representative

Development Services Department

O: 817-392-2222

W: <https://fortworthtexas.gov/developmentservices/>



Check Permit Status [here](#).

Fort Worth Zoning Ordinance [here](#).

2015 International Residential Code [here](#).

City of Fort Worth's Code Amendments [here](#).

City of Fort Worth Permit Assit [here](#).

City of Fort Worth — Working together to build a strong community



How am I doing? Please contact my supervisor at Tammy.Lewis@fortworthtexas.gov

From: Piyush Naik <piyushdnaik@gmail.com>
Sent: Thursday, April 22, 2021 8:40 AM
To: DevCustomerService <DevCustomerService@fortworthtexas.gov>
Subject: 2205 NW 23rd Street

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam:

Greetings as requested the following is attached for Contractor Registration.

1. 2nd time filing.
2. Application.
3. Driver License for applicant.
4. Insurance Certificate.
5. All above are attached in one PDF file as requested.

Advice how to proceed from here. You may reach out to 817-675-0902 fir additional information.

Thank you,
Best Wishes,
Stay Safe
Piyush Naik
817-675-0902

From: Piyush Naik
To: [Sefcik, Pamela Annette](#)
Subject: 2205 NW 23rd street
Date: Wednesday, May 19, 2021 2:59:52 PM
Attachments: [LIC_BusRegLtr_Saijal Properties.pdf](#)

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Pamela:

Greetings attached is the Contractors Registration that was processed. It is one of the requirements to pull permit.

Thank you,
Best Wishes,
Stay Safe
Piyush Naik
817-675-0902



The City of Fort Worth
Department of Development
1000 Throckmorton St
Fort Worth, TX 76102-6311
817-392-2222 Fax 817-392-8116

5/19/2021

SAIJAL PROPERTIES

PIYUSH NAIK

Building BUSINESS REGISTRATION NUMBER: RB018962

Dear Registered Official:

The Department of Development has processed your business registration for purchasing and requesting inspections for Building permits. It is effective until 05/02/2022. Please use the Registration Number above when requesting inspections or transacting business with our department. This number will not be given out over the phone.

Movers/Wreckers Note:

Permits and inspections will not be issued when the insurance certificate on file in our office expires. Please notify your insurance agent to forward a certificate immediately when it is renewed.

Thank-you,

Ken McGowen
Development Inspection Supervisor
City of Fort Worth
817-392-7834

Kevin Yarbrough
Development Inspection Supervisor
City of Fort Worth
817-392-8793

Chris Valtierra
Development Inspection Supervisor
City of Fort Worth
817-392-8118

Yard Sign Code Requirement
Section 110.3
Individual or Contractor Identification

1. Each job site in which a permit is issued to a registered individual or contractor shall be identified with a sign located in the front yard or on the structure front so as to be visible to the street. The sign may not be larger than two (2) feet by two (2) feet and no smaller than one and one-half (1 1/2) feet by one and one half (1 1/2) feet and must display the individual or contractor's business name and the registration number. The registration number shall be no smaller than two and one half (2 1/2) inches high.
2. Signs must be posted not more than three days before construction begins, must remain posted during construction, and must be removed not more than three days after the final inspection is approved by the City.
3. Signs on projects without a permit and signs put up for longer periods than what is justified by item 2 above will be considered advertising and must comply with the appropriate codes and ordinances.

From: Piyush Naik
To: [Sefcik, Pamela Annette](#)
Subject: 2205 NW 23rd Street
Date: Wednesday, May 19, 2021 4:11:51 PM
Attachments: [City-ReceiptFWACA-permit 5-19-21.pdf](#)

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Pamela:

Greetings, please attach the following for my Case.

1. Applied for Remodeling Permit. Receipt attached, Plan is under review by Development and Planning .

Thank you,

Best Wishes,
Stay Safe
Piyush Naik
817-675-0902

R E C E I P T

Permit Number: PB21-08612

Permit Type: Residential Remodel Construction Permit

Receipt #	Payment Date	Payer	Payment Method	Amount
1386946	5/19/2021	Piyush Naik	Credit Card	143.00
			TOTAL PAID:	143.00

Invoice	Fees	Fee Amount	Paid
1419550	Technology Fee	15.00	15.00
1419550	Application Fee	28.00	28.00
1419550	Building Trade Fee	100.00	100.00
		143.00	143.00

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-110 **Property Address:** 7429 Canoga Circle (Primary Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: LOT 30, BLOCK 100, PHASE VI. SECTION 2, SUMMERFIELDS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-162, PAGE 76, DEED RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 05116465 **Reference No(s).** 20-546665

Owner(s) per Deed: Ronnie Smith---WDVL Volume 11637, Page 1375

Owner(s) per TAD: Ronnie Smith

Mailing Address: 11125 US Highway 175 W, Eustace, TX 75124
7429 Canoga Circle, Fort Worth, TX 76137-1367

Agenda Category: New Case – Residential **Code Compliance Officer:** Bill Jones

Council District No. 4

CASE BACKGROUND:

- Case Originated: **November 24, 2020.**
- This case was initiated by: **Officer Jones.**
- Fire Date: **November 24, 2020**
- Notices: **11/25/2020. 1/20/2021, 2/4/2021, 3/10/2021.**
- No active permits on file.
- Structure is vacant and secure.
- Interior inspection was completed on **May 5, 2021 with the Ryon Bowman, the owner's representative, present.**
- Current owner's deed was recorded **June 30, 1994.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **May 11, 2021.**
- This structure is currently in a substandard and hazardous condition due to:
 - Heavy fire damage
 - Charred structural framing, roof rafters, wall framing, and door framing
 - Missing and damaged drywall
 - Damaged electrical wires and fixtures
 - Missing doors and windows
 - Damaged mechanical systems
 - Smoke damage throughout the structure
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Ronnie Smith, 11125 US Highway 175 W, Eustace, TX 75124 (Cert. # 9489009000276167712257);
Ronnie Lavern Smith, 11579 US Highway 175 W. Eustace, TX 75124 (Cert. # 9489009000276167712264);
Ronnie Smith, 7429 Canoga Circle, Fort Worth, TX 76137-1367 (Cert. # 9489009000276167712271);
Ryon Corbin Bowman, 940 Lindstrom Drive, Fort Worth, TX 76131 (Cert. # 9489009000276167712288)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer

Date/Time

INSPECTION INFORMATION

Address Number of Stories

Legal Description: Block Lot Case No. Tax Acct No.

Exterior Only Interior & Exterior

CATEGORY

I - Hazardous

II - Sub (Major)

III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavy fire damage
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage exterior rear wall
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire and smoke damage
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damage to rear porch roof structure
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire and smoke damage
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged and missing
Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged wires and fixtures
Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Missing some fixtures
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

Open

Vacant

Secured

Secured (City)

Tenant Occupied

Owner Occupied

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

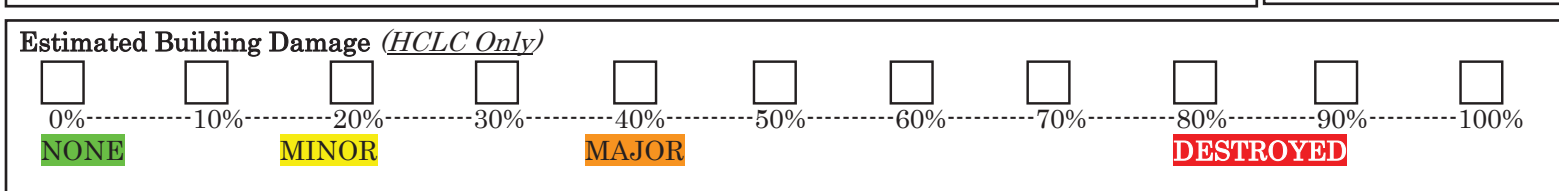
ADDITIONAL OBSERVATIONS

Damaged electrical wires and fixtures, damaged framing, including door framing, wall framing, and some roof rafters. Mechanical systems (HVAC) are also damaged from the fire. Front and back doors are missing, as are some windows. Dry wall is missing and/or damaged in areas on walls and ceilings. There is smoke damage throughout the structure. In addition, there are holes in the fascia and soffit due to rodent damage and rot.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*



CODE COMPLIANCE DEPARTMENT

818 Missouri Avenue • Fort Worth, Texas 76104 • 817-392-1234 • FAX 817-392-2249

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-111 **Property Address:** 3416 NW 29th Street (Accessory Structure Only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot 16 in Block 222 ROSEN HEIGHTS Second Filing to the City of Ft. Worth, Tarrant County, Texas

SKEY No. 02562162 **Reference No(s).** 20-578558

Owner(s) per Deed: Mary M. Velasquez---WDVL Volume 6865, Page 1534

Owner(s) per TAD: Mary M. Velasquez Estate

Mailing Address: 3416 NW 29th Street, Fort Worth, TX 76106

Agenda Category: New Case – Residential **Code Compliance Officer:** Homero Campos

Council District No. 2

CASE BACKGROUND:

- Case Originated: **November 13, 2020**
- This case was initiated by: **Officer Homero Campos.**
- Notices: **11/16/2020, 4/23/2021.**
- No active permits on file **as of May 15, 2021.**
- Structure is vacant and secure.
- Inspection conducted and pictures were obtained on **May 12, 2021 from the public alley.**
- Current owner's deed was recorded **December 12, 1979.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **May 11, 2021.**
- This structure is currently in a substandard and hazardous condition due to:
 - Rotten/deteriorated framing
 - Roof rafters are deteriorated, leaning
 - I observed a metal pole supporting the roof
 - Structure is leaning and appears unstable
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Mary M. Velasquez, 3416 NW 29th Street, Fort Worth, TX 76106 (Cert. # 9489009000276167712295);
Mary M. Velasquez Estate, 3416 NW 29th Street, Fort Worth, TX 76106 (Cert. # 9489009000276167712301);
Mary M. Velasquez Estate for Martin Velasquez, 8833 Arbor Crest Court, Fort Worth, TX 76179
(Cert. # 9489009000276167712318);
Mary M. Velasquez Estate for Sylvia A. Velasquez, 3416 NW 29th Street, Fort Worth, TX 76106
(Cert. # 9489009000276167712325)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer Date/Time

INSPECTION INFORMATION		CATEGORY	
Address	<input type="text" value="3416 Nw 29th St/ ROSEN HEIGHTS SECOND FILING"/>	Number of Stories	<input type="text" value="1"/>
Legal Description: Block	<input type="text" value="222"/>	Lot	<input type="text" value="16"/>
Case No.	<input type="text" value="20-578558"/>	Tax Acct No.	<input type="text" value="02562162"/>
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior	
		<input checked="" type="checkbox"/> I - Hazardous	
		<input type="checkbox"/> II - Sub (Major)	
		<input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS
	MINOR	MODERATE	SEVERE	
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated walls,
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated framing/weathered
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes in roof, missing decking
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	exposed sunlight/holes
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	shifted, structure is leaning, dirt foundation
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	n/a

STATUS	
<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Vacant
<input checked="" type="checkbox"/> Secured	<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied	<input checked="" type="checkbox"/> Owner Occupied

STRUCTURE USE	
<input type="checkbox"/> Single Family	<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Accessory

FOUNDATION	
<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Stem Wall
<input type="checkbox"/> Pier & Beam	

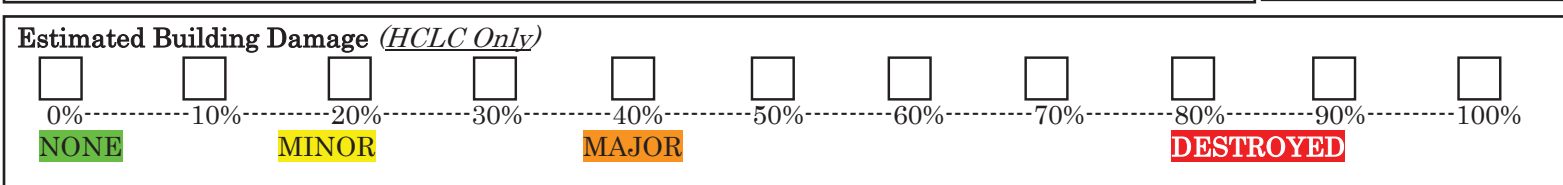
EXTERIOR	
<input checked="" type="checkbox"/> Frame	<input type="checkbox"/> Brick
<input type="checkbox"/> Stone	<input type="checkbox"/> Concrete
<input type="checkbox"/> Concrete Brick	<input type="checkbox"/> Metal

ADDITIONAL OBSERVATIONS

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*



CODE COMPLIANCE DEPARTMENT

818 Missouri Avenue • Fort Worth, Texas 76104 • 817-392-1234 • FAX 817-392-2249

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-112 **Property Address:** 1476 East Rosedale Street (Primary Structure and Accessory Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot 2, Block 7, Lakeview Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 204, Page 5, Deed Records, Tarrant County, Texas; SAVE & EXCEPT that portion conveyed to City of Fort Worth by S.W. Barry and wife on January 18, 1937, recorded in Vol. 1212, Page 540, Deed Records, Tarrant County, Texas

SKEY No. 01560255 **Reference No(s).** 20-553152

Owner(s) per Deed: Ermitt Glenn and wife, Mosie Lee Glenn---WDVL Volume 5750, Page 491

Owner(s) per TAD: Ermitt Glenn Estate

Mailing Address: 1476 East Rosedale Street, Fort Worth, TX 76104

Agenda Category: New Case – Residential **Code Compliance Officer:** Marilyn Turner-Mims

Council District No. 8

CASE BACKGROUND:

- Case Originated: **April 28, 2020.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **6/17/2020, 2/25/2021.**
- No active permits on file.
- Structure is vacant and **secured by City of Fort Worth on February 25, 2021.**
- Inspection was conducted on **May 10, 2021 with Ermitt Glenn Jr. and Floyd Oliver Glenn, heirs, present.**
- Current owner's deed was recorded **December 11, 1974.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **May 11, 2021.**
- At this time the Accessory Structure has been demolished so I am only addressing the Primary Structure.
- The primary structure is currently in a substandard and hazardous condition due to:
 - The exterior walls have bulging sides with breaches
 - Missing and deteriorated sheet rock and studs on interior walls
 - Missing and deteriorated ceiling joist with inadequate support
 - Floors are not level, are spongy, have breaches, and have missing sub floors
- There are other conditions that add to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Ermitt Glenn and wife, Mosie Lee Glenn, 1476 East Rosedale Street, Fort Worth, TX 76104
(Cert. # 9489009000276167712332);
Ermitt Glenn and Mosie Lee Glenn Estates, 1476 East Rosedale Street, Fort Worth, TX 76104
(Cert. # 9489009000276167712349);
Ermitt Glenn Estate, 1476 East Rosedale Street, Fort Worth, TX 76104 (Cert. # 9489009000276167712356);
Ermitt Glenn and Mosie Lee Glenn Estates for Deryl Glenn, 514 Abney Lane, Magnolia, TX 77355
(Cert. # 9489009000276167712363);
Ermitt Glenn and Mosie Lee Glenn Estates for Deryl Glenn, PO Box 753232, Houston, TX 77275
(Cert. # 9489009000276167712370);
Ermitt Glenn and Mosie Lee Glenn Estates for Deryl Glenn, PO Box 949, Magnolia, TX 77353
(Cert. # 9489009000276167712387);
Ermitt Glenn and Mosie Lee Glenn Estates for Deryl Glenn at Systa Systems, LLC, 8234 Gulf Tree Lane, Houston,
TX 77307 (Cert. # 9489009000276167712394);
Ermitt Glenn and Mosie Lee Glenn Estates for Floyd Glenn, 704 Montana Street, Palestine, TX 75801
(Cert. # 9489009000276167712400);
Ermitt Glenn and Mosie Lee Glenn Estates for Floyd Glenn, 1712 Pacific Place, Fort Worth, TX 76112
(Cert. # 9489009000276167712417);
Ermitt Glenn and Mosie Lee Glenn Estates for Ermitt Glenn Jr, 1612 Willow Vale Drive, Fort Worth, TX 76124
(Cert. # 9489009000276167712424);
Ermitt Glenn and Mosie Lee Glenn Estates for Audry Glenn, 1721 Pacific Place, Fort Worth, TX 76112
(Cert. # 9489009000276167712431);
Lienholders: Capital One Bank, 1680 Capital One Drive, McLean, VA 22102 (Cert. # 94890090002761566167712448);
Office of the Attorney General, Child Support Unit 0408E, 8317 Camp Bowie Blvd. W, Fort Worth, TX 76116
(Cert. # 9489009000276167712455);
LVNV Funding, LLC, 15 South Main Street, Suite 500, Greenville, SC 29601 (Cert. # 9489009000276167712462)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer **M. TURNER-MIMS** Date/Time **MAY 10, 2021**

INSPECTION INFORMATION

Address **1476 E ROSEDALE ST** Number of Stories **1**

Legal Description: Block **7** Lot **2** Case No. **20-553152** Tax Acct No. **01560255**

Exterior Only Interior & Exterior

CATEGORY

I - Hazardous

II - Sub (Major)

III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bulging siding w/breaches missing/deteriorated boards
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/deteriorated sheet rock and studs
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sagging w/ missing /deteriorated decking and shingles
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and deteriorated ceiling joist and sheet rock
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Inadequate support
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unleveled floors w/ missing /spongy sub floors w/ breaches
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing glass with deteriorated boarders
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and hanging wirings
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

Open

Vacant

Secured

Secured (City)

Tenant Occupied

Owner Occupied

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

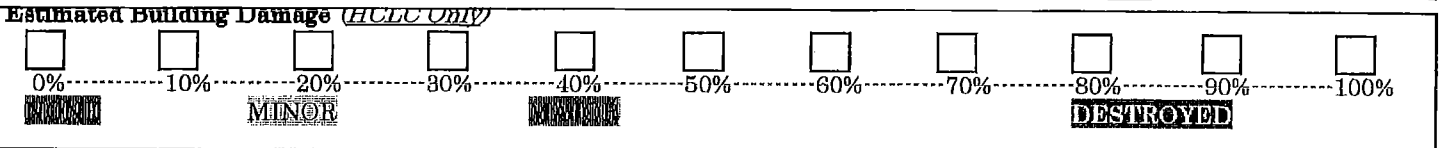
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition;
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.
9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and portions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer: **M. TURNER-MIMS**

Date/Time: **5/10/2021**

INSPECTION INFORMATION

Address: **1476 E ROSEDALE ST**

Number of Stories: **1**

Legal Description: Block **7** Lot **2** Case No. **20-553152** Tax Acct No. **01560255**

Exterior Only Interior & Exterior

CATEGORY

- I - Hazardous
- II - Sub (Major)
- III - Sub (Minor)

OBSERVED DEFICIENCIES

COMMENTS

	MINOR	MODERATE	SEVERE
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Leaning/disconnected siding deteriorated boards

Collapsed/ missing/deteriorated boards and studs

Collapsed roof

Collapsed w/ missing/ deteriorated ceiling joist

Inadequate support

Uneveled floors with missing subfloors

Missing

STATUS

- Open
- Vacant
- Secured
- Secured (City)
- Tenant Occupied
- Owner Occupied

STRUCTURE USE

- Single Family
- Two Family
- Commercial
- Accessory

FOUNDATION

- Poured Concrete
- Stem Wall
- Pier & Beam

EXTERIOR

- Frame
- Brick
- Stone
- Concrete
- Concrete Brick
- Metal

ADDITIONAL OBSERVATIONS

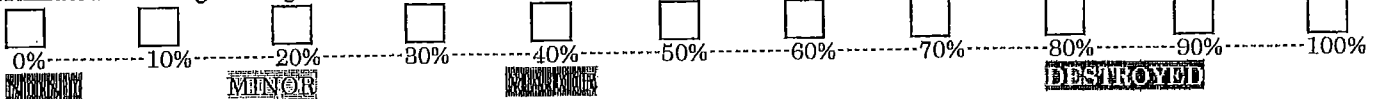
Chapter 7, Article 4, Division 4, - 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- Building
- Mechanical
- Plumbing
- Electrical

*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
7. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and portions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
8. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-113 **Property Address:** 3905 Neville Street (Primary Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lots 19 and 20, Block 73, Chamberlin Arlington Heights, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Volume 63, Page 43, Plat Records, Tarrant County, Texas

SKEY No. 00505935 **Reference No(s).** 20-577538

Owner(s) per Deed: MDH Investments---GWD D220084862

Owner(s) per TAD: Francisco Palaciosreal

Mailing Address: 14902 Sydney Avenue, Fontana, CA 92336

Agenda Category: New Case – Residential **Code Compliance Officer:** Rey Salinas

Council District No. 3

CASE BACKGROUND:

WITHDRAW---MOVED TO THE AUGUST 2021 AGENDA

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-114 **Property Address:** 714 West Beddell Street (Accessory Structure Only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lots 42 and 43, Block 17, SOUTHSIDE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 204-A, Page 109 of the Plat Records of Tarrant County

SKEY No. 02895137 **Reference No(s).** 20-579553

Owner(s) per Deed: Diane Marie Janek Byford, Otto Julius Janek Jr., John Raymond Janek, Stanley J. Janek, Janet B. J. McAllister, and Linda J.J. Wylie---SWD D214264892

Owner(s) per TAD: Bernice M. Janek

Mailing Address: 714 West Beddell Street, Fort Worth, TX 76115

Agenda Category: New Case – Residential **Code Compliance Officer:** Andrea Alexander

Council District No. 9

CASE BACKGROUND:

- Case Originated: **December 1, 2020.**
- This case was initiated by: **Officer Alexander.**
- Notices: **3/18/2021.**
- No active permits on file.
- Structure is vacant and secure.
- Inspection was conducted on **May 14, 2021 with Ms. Culp and Mr. Janek, heirs, present.**
- Current owner’s deed was recorded **December 8, 2014.**
- Notice to appear at today’s hearing was mailed and posted on the property on or before **May 11, 2021.**
- This structure is currently in a substandard and hazardous condition due to:
 - Structure has inadequate support due to walls shifting
 - Ceiling collapsing
 - Roof sagging
 - Rotten wood
 - Exterior wall has holes and damaged siding
 - Structure was unsafe to enter
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Diane Marie Janek Byford, Otto Julius Janek Jr., John Raymond Janek, Stanley J. Janek, Janet B. J. McAllister, and Linda J. J. Wylie, 714 West Beddell Street, Fort Worth, TX 76115 (Cert. # 9489009000276167712509);
Diane Marie Janek Byford, 1313 Cochise Trail, Granbury, TX 76028 (Cert. # 9489009000276150613028);
Diane Byford, 6620 Blue Water Court, Granbury, TX 76049 (Cert. # 9489009000276150613035);
Otto J. Janek Jr., 415 Mockingbird Drive, Mansfield, TX 76063 (Cert. # 9489009000276150613042);
John Raymond Janek, 1550 Flaming Oak Drive, New Braunfels, TX 78132 (Cert. # 9489009000276150613059);
Stanley Joseph Janek, 1724 County Road 706, Joshua, TX 76058 (Cert. # 9489009000276150613066);
Stanley Joseph Janek, 301 Hudson Avenue, Crowley, TX 76036 (Cert. # 9489009000276150613073);
Linda Janek Barr, 401 County Road 3505, Bullard, TX 75757 (Cert. # 9489009000276150613080);
Janet Bernice Janek McAllister c/o Diane Marie Janek Byford, 1313 Cochise Trail, Granbury, TX 76028 (Cert. # 9489009000276150613097);
Bernice M. Janek, 714 West Beddell Street, Fort Worth, TX 76115-2472 (Cert. # 9489009000276150613103);
Lienholder: Department of Treasury-Internal Revenue Service, PO Box 145595, Cincinnati, OH 45250 (Cert. # 948900900027150613110)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION				CATEGORY	
Address <input type="text" value="714 W Beddell St"/>		Number of Stories <input type="text" value="1"/>		<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <input type="text" value="17"/> Lot <input type="text" value="42"/>		Case No. <input type="text" value="20-579553"/>		<input type="checkbox"/> II - Sub (Major)	
		Tax Acct No. <input type="text" value="02895137"/>		<input type="checkbox"/> III - Sub (Minor)	
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior			

OBSERVED DEFICIENCIES				COMMENTS
	MINOR	MODERATE	SEVERE	
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	damaged siding and breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rotten/damaged wood and breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sagging, ceiling joist rotted, roof rafters damaged and collar beam split
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate due to shifting walls
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unable to enter due to hazardous

STATUS	
<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Vacant
<input checked="" type="checkbox"/> Secured	<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied	<input type="checkbox"/> Owner Occupied

STRUCTURE USE	
<input type="checkbox"/> Single Family	<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Accessory

FOUNDATION	
<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Stem Wall
<input type="checkbox"/> Pier & Beam	

ADDITIONAL OBSERVATIONS

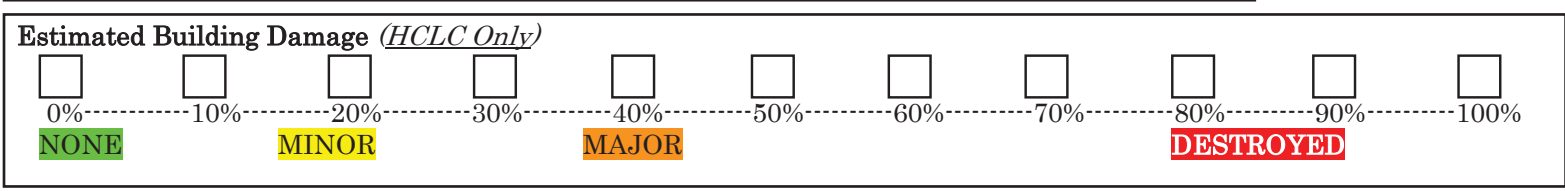
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*

EXTERIOR	
<input checked="" type="checkbox"/> Frame	<input type="checkbox"/> Brick
<input type="checkbox"/> Stone	<input type="checkbox"/> Concrete
<input type="checkbox"/> Concrete Brick	<input type="checkbox"/> Metal



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements. Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-115 **Property Address:** 5900 Dallas Avenue (Primary Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot A, A.S. JAHREN ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-M, Page 295, Plat Records, Tarrant County, Texas

SKEY No. 01446533 **Reference No(s).** 18-487335

Owner(s) per Deed: Nels G. Jahren---GWD's D104212538, D194212541, D194212542

Owner(s) per TAD: Nels G. Jahren

Mailing Address: PO Box 1376, Colleyville, TX 76034
6301 Overton Ridge Blvd. #412, Fort Worth, TX 76132
5900 Dallas Avenue, Fort Worth, TX 76112

Agenda Category: New Case – Commercial **Code Compliance Officer:** Bill Jones

Council District No. 5

CASE BACKGROUND:

- Case Originated: **August 2, 2018.**
- This case was initiated by: **Officer Arogun**
- Fire Dates: **January 12, 2021, February 1, 2021.**
- Notices: **10/4/2018, 9/25/2019, 7/16/2020, 4/23/2021.**
- No active permits on file.
- Structure is vacant and secure.
- An interior inspection was performed on **May 5, 2021 with the LaBrandon Norman, the new owner, present.**
- Current owner's deed was recorded **September 22, 1994.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **May 11, 2021.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severe fire damage to parts of the structure
 - Charred structural framing
 - Damaged and exposed electrical wires
 - Damaged and missing electrical fixtures
 - Missing plumbing fixtures
 - Holes in the walls
 - Damaged and missing doors and windows
 - A significant accumulation of trash and debris all throughout the structure
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Nels G. Jahren, PO Box 1376, Colleyville, TX 76034 (Cert. # 9489009000276150613127);
Nels G. Jahren, 6301 Overton Ridge Blvd., #412, Fort Worth, TX 76132 (Cert. # 9489009000276150613134);
Nels G. Jahren, 5900 Dallas Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276150613141);
Nels. G. Jahren Estate, PO Box 1376, Colleyville, TX 76034 (Cert. # 9489009000276150613158);
Nels G. Jahren Estate, 6301 Overton Ridge Blvd., #412, Fort Worth, TX 76132 (Cert. # 9489009000276150613165);
Nels G. Jahren Estate, 5900 Dallas Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276150613172);
Evelyn Norris Jahren, 4217 Green Meadow Street, Colleyville, TX 76034 (Cert. # 9489009000276150613189);
Timothy N. Jahren, 1234 Red Haven Lane, Oviedo, FL 32765 (Cert. # 9489009000276150613196);
Timothy N. Jahren, 1503 White Squall Trail, Arlington, TX 76005 (Cert. # 9489009000276150613202);
Timothy N. Jahren, 7009 Monet, Colleyville, TX 76034-8267 (Cert. # 9489009000276150613219);
Bradley John Jahren, 5900 Dallas Avenue, Fort Worth, TX 76112 (Cert. # 94890090002761506132226);
Sonja Albright, 4217 Green Meadow Street, Colleyville, TX 76034 (Cert. # 9489009000276150613233);
David Norris, 4217 Green Meadow Street, Colleyville, TX 76034 (Cert. # 9489009000276150613240);
LeBrandon Norman aka Brandon Norman aka Normand Brandon, 783 Catalina Drive, Lancaster, TX 75146
(Cert. # 94890090002761500613257);
LeBrandon Norman aka Brandon Norman aka Normand Brandon, 2337 Wolcott Drive, Dallas, TX 75241
(Cert. # 9489009000276150613264);
Nevertheless LLC c/o LeBrandon Norman, 783 Catalina Drive, Lancaster, TX 75146
(Cert. # 9489009000276150613271);
Lienholders: NBTC Ventures. LLC c/o Charles H Mansour, 440 Louisiana, Suite 1300, Houston, TX 77002
(Cert. # 9489009000276150613288);
NBTC Ventures. LLC c/o Timothy N. Jahren, 7009 Monet, Colleyville, TX 76034 (Cert. # 9489009000276150613295);
Extraco Banks, NA dba Extraco Mortgage, PO Box 7813, Waco, TX 76714 (Cert. # 9489009000276150613301)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION				CATEGORY	
Address <input type="text" value="5900 Dallas Ave aka Jahen, A S Addition"/>		Number of Stories <input type="text" value="1"/>		<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <input type="text" value="---"/> Lot <input type="text" value="A"/>		Case No. <input type="text" value="18-487335"/>		<input type="checkbox"/> II - Sub (Major)	
		Tax Acct No. <input type="text" value="01446533"/>		<input type="checkbox"/> III - Sub (Minor)	
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior			

OBSERVED DEFICIENCIES				COMMENTS
	MINOR	MODERATE	SEVERE	
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe fire damage to areas of the structure
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Some severe fire damage
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage, and non-related damage
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavily damage by fire
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire and water damaged
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not visible
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some doors and windows damaged
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged and unrelated damage
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing fixtures
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Accumulation of debris

STATUS
<input type="checkbox"/> Open
<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/> Secured
<input checked="" type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied
<input type="checkbox"/> Owner Occupied

STRUCTURE USE
<input type="checkbox"/> Single Family
<input type="checkbox"/> Two Family
<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Accessory

FOUNDATION
<input checked="" type="checkbox"/> Poured Concrete
<input type="checkbox"/> Stem Wall
<input checked="" type="checkbox"/> Pier & Beam

EXTERIOR
<input checked="" type="checkbox"/> Frame
<input type="checkbox"/> Brick
<input type="checkbox"/> Stone
<input type="checkbox"/> Concrete
<input type="checkbox"/> Concrete Brick
<input type="checkbox"/> Metal

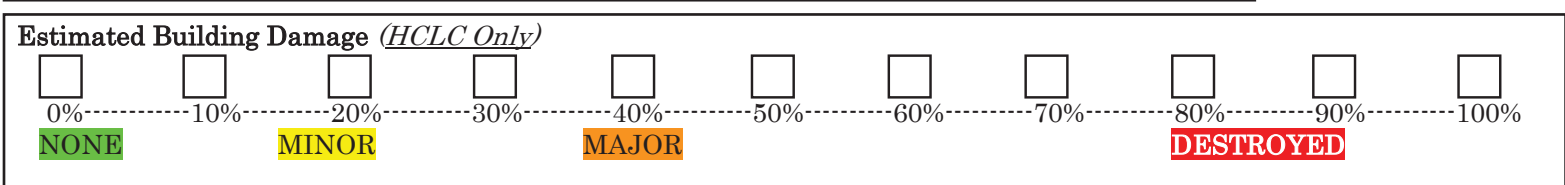
ADDITIONAL OBSERVATIONS

I was able to enter and observed a significant amount of trash and debris in the structure. In some areas, there was so much debris and waste that I was unable to enter the room. I observed fire damage, with damaged walls, ceilings, wiring, and electrical fixtures. In areas not damaged by fire, I observed holes in the walls, missing electrical and plumbing fixtures. Exterior electrical fixtures, such as the panels, were missing parts and there are numerous exposed wires. There is no power to the structure, it is disconnected at the pole.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*



From: Judy Taylor
To: [Sefcik, Pamela Annette](#)
Subject: 5900 Dallas Ave.
Date: Monday, May 17, 2021 12:54:48 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Morning Pamela Sefcik,

As President of Handley Neighborhood Association where the 5900 Dallas Ave property is located am familiar with many issues related to the building. I live in the area and not only hear from many residents but see the condition of the structure.

I have driven past the property often seeing the condition after each fire and the continued abuse by the many people staying on the property. I have often been in contact with the #24 Fire Fighters who were called out time and time again when the irresponsible actions of people there caused them to be confronted with a burning building. Smoke from the property possibly contained harmful substances for those of us living near. People from the Code Blue Program have reported issues for years. Many years ago Councilwoman Gyna Bivens took a bus load of City officials, such as Mayor Price, on a tour including the property, there were gasps and comments of disbelief.

People from 5900 Dallas Ave. are known to navigate multiple times a day (24 hour) between this property and 2844 Canton where known drug dealers appear to gather with the dealers who with their product descend on EFW communities. People from these addresses are known for stealing garbage carts from the neighborhood to conceal/move things they steal, it appears the carts work well. Just a side note they have no carts of their own since they have no water, so it is not a false assumption the carts are not theirs.

Area businesses are adversely impacted by the condition of the property and the many disrespectful, irresponsible people that have congregated at the property for years.

Please help the community by determining the owner must demolish the structure before some unsuspecting person is deceived by a coat of paint and gets caught up in a dangerous living situation.

The structure at 5900 Dallas Ave. must go. I and my members ask that the 5900 building be demolished, knowing of its history for multiple years.

Judy Taylor
HNA President
817-996-5015

From: Donald Boren
To: [Sefcik, Pamela Annette](#)
Subject: HS-21-115 5900 5900 Dallas Avenue
Date: Tuesday, May 18, 2021 7:42:09 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

In the matter of HS-21-115 the structure at 5900 Dallas Avenue is beyond repair or rehabilitation in our view and should be demolished. Our goal is revitalization of the East Lancaster Corridor and these derelict buildings are detrimental to our efforts.

East Fort Worth Business Association
Wanda Conlin, Immediate Past President
817-536-6993

From: carol peters
To: [Sefcik, Pamela Annette](#)
Subject: HS-21-115 (CD 5) 5900 Dallas Avenue
Date: Tuesday, May 18, 2021 11:00:06 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners:

West Meadowbrook Neighborhood Association requests that the Commission rule these structures substandard and hazardous and order the owner(s) to repair or demolish the structures within 30 days. If the owner(s) fail to repair or demolish the structure within 30 days allow City staff to enter onto the property and demolish said structure and lien all costs associated with the demolition against the property.

The problems with this property are longstanding and the situation is unsustainable. Please act.

Carol Peters
WMNA President

From: vicky@lsm2.net
To: [Sefcik, Pamela Annette](#)
Subject: 5900 Dallas Ave. Case HS-21-115
Date: Tuesday, May 18, 2021 11:28:42 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

My name is Vicky Hernandez, a single mother of three and I am writing this letter in reference to the property located at 5900 Dallas Ave. Currently I am the Shop Manager at Lone Star Motors II. In my almost four years of employment, I have endured countless unpleasant situations; from sexual harassment to often fearing for my safety when simply walking by. I have witnessed women being assaulted, intoxicated people waving knives and or other items that can be used as a weapon and many physical altercations. My employer asked my male coworkers to escort me to and from our pen every single time I needed to go to it, he also had the rest of my female coworkers escorted to our vehicles at closing for our safety.

The condition of the property has diminished throughout the years and yet the people still come in and out of it. In my opinion based off of everything I have witnessed this home needs to be demolished as it is the only way to deter all persons from returning who will only further cause destruction and possibly harm innocent bystanders. I ask that the commission rule to demolish the structure at 5900 Dallas Ave. as it is a hazard that will only get worse.

Sincerely,

Vicky Hernandez

Lone Star Motors II
5900 E Lancaster Ave
Fort Worth TX 76112
817-457-5456 EXT 120
817-451-5902 FAX
vicky@lsm2.net



From: Nickole Flores
To: [Sefcik, Pamela Annette](#)
Subject: 5900 Dallas Avenue/ HS-21-115 (CD 5) 5900 Dallas Avenue (Primary Structure)
Date: Tuesday, May 18, 2021 12:41:44 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I am writing this letter to the City of Fort Worth in regards to the property at 5900 Dallas Ave. I am hoping that this property will be demolished. I am a 38 year old female manager at Lone Star Motors II, which is across the street from this property.

I have been in multiple situations where I have not felt safe and have had to call the police dues to the activity from this property. I have had people beat each other to a pulp on my vehicle which us parked outside. My vehicle was covered in blood as their head was gushing blood all over. I do not feel safe leaving my job in the evenings, and have to keep other employees here with me for added safety. I do not feel safe walking out to the back of the building.

My job requires me to check on vehicles parked back there and I do not feel safe doing so. We have had to make adjustments in my job requirements due to the lack of safety outside of that property. Please consider my request to demolish what is left of this structure.

Thank You,
Nickole Flores

From: Bret Fawcett
To: [Sefcik, Pamela Annette](#)
Subject: 5900 DALLAS AVE HS-21-115 (CD 5) 5900 DALLAS AVE (PRIMARY STRUCTURE)
Date: Tuesday, May 18, 2021 1:12:44 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Bret Fawcett. I work at Lone Star Motors II which is located at 5900 E Lancaster Ave. Directly behind our property is the above mentioned property located at 5900 Dallas Ave. The structure is now boarded up. I have worked here since 2008 and have witnessed quite a lot from this property.

After the property was shuttered, I have noticed an omission of used syringes, glass pipes, drug baggies, used condoms and broken bottles. I am no longer having to call the police to report an assault, fire, one of our vehicles was vandalized with tailgates or stereos stolen...etc. We have had many extremely inebriated guests of this property sprawled across our parking lot. We have had individuals (on camera) dumping 5-gallon buckets of urine and feces on our lawn. I no longer have to avoid eye contact with pedestrians for fear of knowing where they came from and not knowing what they might be capable of. It has been quite a relief knowing the activity at 5900 Dallas Ave. has ceased.

What I really fear is if the house is allowed to be restored, then the criminal activity will resume. Please consider this sincere request that the house be razed as it is a blight on the community.

Thank you,

Bret Fawcett
Lone Star Motors II
817-457-5456

From: Rachel Reyes
To: [Sefcik, Pamela Annette](#)
Subject: 5900 Dallas Ave. Case HS-21-115
Date: Tuesday, May 18, 2021 1:29:53 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

RE: 5900 Dallas Ave 76112

My name is Rachel Reyes I'm the General Manager of Lone Star Motors II.

I personally have dealt with the 5900 Dallas Ave address for over 15 yrs. To be specific I had Mr. Nel Jahren personal phone number to call when Brad was acting erratic due to not taking his medication. Once Mr. Jahren passed away in 2017 is when this location starting getting out of control. The last 4 years have been the absolute worst.

I have witnessed all sorts of criminal behavior, intoxication, prostitution, drug dealing, vandalism, and physical abuse.

This dilapidated structure has not had running water or electricity for years.

The house at one time had a detached garage in the back but was burnt to the ground while attempting to cook methamphetamines (unfortunately the entire structure did not burn down). It also had a wooden privacy fence which over time just became corroded and detached. This past year there were at least 5+ fires where the fire department had to come out. The east side of the house is excessively damaged.

- On a daily basis, there is drug paraphernalia on our property i.e.: syringes, broken glass pipes, small baggies.
- Vagrants occupying the home have dumped 5-gallon buckets of feces on our property due to no running water or plumbing (caught on our security camera)
- Women being physically assaulted on several occasions on our property
- Our customer's vehicles have been broken into and had their property stolen.
- We find them sleeping in our lot inventory vehicles
- Constantly dumping trash on our property
- Damage to our blacktop by digging all around the property causing over \$2000.00 in repairs
- Vandalism to our vehicles i.e.: breaking windows, windshields, stealing wheels, and radios
- During an altercation; a vehicle chase ensued causing a vehicle to crash into our pole nearly hitting an employee
- Attempt to stab each other on our property
- Our staff, in particular the females, have had to endure the verbal abuse/harassment from

the vagrant occupants as they walk to their vehicles.

- We've had to tolerate rat infestations due to their garbage and filth.

After mentioning the above, we have watched the city come out and constantly clean the exterior of the property. The interior must be putrefied, unrepairable and uninhabitable. Please consider the property be demolished.

Thank you for your attention to this matter.

Rachel Reyes

Lone Star Motors II

5900 E. Lancaster Ave

Fort Worth, TX 76112

817-457-5456 Office

817-800-1020 Cell

www.lsm2.net

From: Daniel Haase
To: [Sefcik, Pamela Annette](#)
Cc: [Reyes, Oscar](#); [Cindy Boling](#); [Judy Taylor](#)
Subject: 5900 Dallas Avenue
Date: Tuesday, May 18, 2021 1:40:03 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

The Central Meadowbrook Neighborhood Association strongly supports the recommendation of the Code Compliance staff to demolish the property at 5900 Dallas Avenue (BSC case HS-21-115), if repairs are not made in thirty days.

This particular structure has been a continual problem for the neighborhood. The operator of the used car lot to the immediate north has been especially impacted. The owner's tenants appear to openly engage in drug activity. There have been several recent fires. The occupants sometimes urinate and defecate on the car lot property. The property owner is aware of these issues, but has done nothing to address the tenant problems, nor the code violations with the structure.

The list is long of the time and money invested by city staff in trying to address these issues, and it is time to stop this foolishness. There is unfortunately little or no value in trying to rehabilitate this property, so we support the recommendation of the Code Compliance staff.

Daniel Haase, Vice President
Central Meadowbrook Neighborhood Association
djhaase@charter.net

Park It on the East Side



Virus-free. www.avast.com

From: mikedfwtx
To: [Sefcik, Pamela Annette](#)
Cc: [Bivens, Gyna M](#)
Subject: HS-21-115. 5900 Dallas Avenue
Date: Tuesday, May 18, 2021 8:32:07 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

HS-21-115 aka 5900 Dallas - 801 Canton is a structure that has endured extreme abuse over the past years. It has suffered several fires, yet without repairs, water, gas or electricity it still continued being lived in by area addicts as their drug house.

As it sits today it is a health and safety hazard and needs demolished immediately.

If owner decides to utilize other options to abate the dangers, please order the least amount of time required by law. This property has cost taxpayers thousands of dollars already with services provided by police, code, fire, animal control, legal etc.

Please uphold staff recommendations on this case so we as a neighborhood can finally move forward without this ongoing nuisance.

Thank you so much,
Mike Phipps
Fort Worth, 76103

From: mikedfwtx
To: [Judy Taylor Handley Pres](#); [Mark Bearden Lone Star Motors](#); [Rachel Reyes Lone Star Motors](#); [Tabitha Alford All King's Children Daycare](#); [Conlin, Wanda](#); [Cindy Boling CMNA Pres](#); [Barbara Boyette Pres Eastern Hills](#); [Edie Hudson](#); [George Everett](#); [Jeannette Cannon](#); [Jo Vitek](#); [Kaitlin](#); [Tom Hamilton](#); [Tonya WMNA Past Pres](#); [Sefcik, Pamela Annette](#)
Cc: [Connie - Betty](#); [Vickie Palmer](#)
Subject: RE: LETTERS NEEDED: 5900 Dallas Avenue HS-21-115
Date: Wednesday, May 19, 2021 11:51:18 AM

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Here are a few pictures that I just took, Wednesday 11:45 p.m. it is as we speak an open structure. While I was there I was approached by one of the suspected occupants.

----- Original message -----

From: mikedfwtx <mikedfwtx@sbcglobal.net>
Date: 5/19/21 8:46 AM (GMT-06:00)
To: Judy Taylor Handley Pres <judy_s_taylor@att.net>, Mark Bearden Lone Star Motors <mbearden58@yahoo.com>, Rachel Reyes Lone Star Motors <rachel@lsm2.net>, Tabitha Alford All King's Children Daycare <alfordtabitha@hotmail.com>, Wanda Conlin EFWBA Past Pres <donandwanda@charter.net>, Cindy Boling CMNA Pres <cindyboling3@gmail.com>, Barbara Boyette Pres Eastern Hills <bboyett@sbcglobal.net>, Edie Hudson <edithhudson11@gmail.com>, George Everett <georgeeverett0309@gmail.com>, Jeannette Cannon <Jeannettecannonart@gmail.com>, Jo Vitek <jovitek@gmail.com>, Kaitlin <kjworley@hotmail.com>, Tom Hamilton <thomas.hamilton37@gmail.com>, Tonya WMNA Past Pres <tfergie1016@hotmail.com>
Cc: Connie - Betty <bettystory@hotmail.com>, Vickie Palmer <auntvickie@icloud.com>
Subject: LETTERS NEEDED: 5900 Dallas Avenue HS-21-115

PLEASE SEND SUPPORT LETTERS!!!! BY NOON TODAY!

I think I said letters had to be received by 5 p.m. today

This property is located at East Lancaster and Canton, directly behind Lone Star Motors Auto Sales.

If you write a letter, include the case number with the address

Case Number
HS-21-115 5900 Canton

You can write as little as asking the commission to uphold staff recommendations or ask that they,

"Rule these structures substandard and hazardous and order the owner(s) to repair or demolish the structures within 30 days. If the owner(s) fail to repair or demolish the structure within 30 days allow City staff to enter onto the property and demolish said structure and lien all costs associated with the demolition against the property."

SEND LETTERS TO:

Executive Secretary Annette Sefcik at pamela.sefcik@fortworthtexas.gov

Thank you for your time!

Mike Phipps

----- Original message -----

From: mikedfwtx <mikedfwtx@sbcglobal.net>

Date: 5/18/21 8:31 PM (GMT-06:00)

To: Building Standards Annette Sefcik <pamela.sefcik@fortworthtexas.gov>

Cc: Council Gyna Bivens District 5 <gyna.bivens@fortworthtexas.gov>

Subject: HS-21-115. 5900 Dallas Avenue

HS-21-115 aka 5900 Dallas - 801 Canton is a structure that has endured extreme abuse over the past years. It has suffered several fires, yet without repairs, water, gas or electricity it still continued being lived in by area addicts as their drug house.

As it sits today it is a health and safety hazard and needs demolished immediately.

If owner decides to utilize other options to abate the dangers, please order the least amount of time required by law. This property has cost taxpayers thousands of dollars already with services provided by police, code, fire, animal control, legal etc.

Please uphold staff recommendations on this case so we as a neighborhood can finally move forward without this ongoing nuisance.

Thank you so much,
Mike Phipps
Fort Worth, 76103











From: Cindy Boling
To: [Sefcik, Pamela Annette](#); [Bivens, Gyna M](#)
Subject: HS-21-115 5900 Dallas Avenue aka 801 Canton
Date: Wednesday, May 19, 2021 11:50:01 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Ms. Sefcik:

This property has been a serious problem for our neighborhood for years and the Commission has an opportunity and the authority to eliminate the problem. We ask that the Commission uphold the city staff recommendation for the property to either be repaired or demolished within 30 days or to allow the city to enter onto the property to demolish the structure. We vote for the property to be completely demolished but understand there is a process.

Please acknowledge receipt of this email by return email and that our request will be made part of the hearing record. Thank you.

Cindy and Mark Boling
Fort Worth 76103

From: Barbara Boyett
To: [Sefcik, Pamela Annette](#)
Subject: HS-21-115 5900 Dallas
Date: Wednesday, May 19, 2021 12:04:22 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

This is a request that the Commission rule these structures substandard and hazardous and order the owner(s) to repair or demolish the structures within 30 days. If the owner(s) fail to repair or demolish the structure within 30 days allow City staff to enter onto the property and demolish said structure and lien all costs associated with the demolition against the property.

Thank you for your attention to this matter,
Barbara Boyett

--

Want to know what your home is worth? Click [here](#).



[Texas Real Estate Commission Information About Brokerage Services](#)

Barbara Boyett
817-475-2939 direct
Star Achiever
Five Star Real Estate Customer Service Award 2011-2017
32 years Real Estate experience
Ebby Halliday Realtors

From: RoySue 0503
To: [Sefcik, Pamela Annette](#)
Subject: Case Number HS-21-115 5900 Dallas - 801 Canton
Date: Wednesday, May 19, 2021 3:02:16 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

This property is beyond the time that it should have been demolished. This infestation of drugs and criminal activity should be dealt with. There have been fires at this property due to the fact the people are cooking drugs. There are buckets of urine everywhere as there is no water. You might ask how I know this and I know because for years my daughter stays there off and on, she is a drug addict. My older daughter and myself have been in there trying to drag her out so we have seen the disgusting and unsanitary conditions. She was in the outside shed when it caught on fire as they were making meth. This property is dangerous for the neighborhood it needs to go. It needs to be bulldozed there is nothing salvageable regarding this property.

From: [Sefcik, Pamela Annette](#)
To: [Sefcik, Pamela Annette](#)
Subject: FW: LETTERS NEEDED: 5900 Dallas Avenue HS-21-115
Date: Wednesday, May 19, 2021 4:00:13 PM

From: Mark Bearden [mailto:mbearden58@yahoo.com]
Sent: Wednesday, May 19, 2021 2:18 PM
To: Judy Taylor <judy_s_taylor@att.net>
Cc: Phipps, Mike <mikedfwtx@sbcglobal.net>; Rachel Reyes Lone Star Motors <rachel@lsm2.net>; Tabitha Alford All King's Children Daycare <alfordtabitha@hotmail.com>; Conlin, Wanda <donandwanda@charter.net>; Cindy Boling CMNA Pres <cindyboling3@gmail.com>; Barbara Boyette Pres Eastern Hills <bboyett@sbcglobal.net>; Edie Hudson <edithhudson11@gmail.com>; George Everett <georgeeverett0309@gmail.com>; Jeannette Cannon <Jeannettecannonart@gmail.com>; Jo Vitek <jovitek@gmail.com>; Kaitlin <kjworley@hotmail.com>; Tom Hamilton <thomas.hamilton37@gmail.com>; Tonya WMNA Past Pres <tfergie1016@hotmail.com>; Sefcik, Pamela Annette <Pamela.Sefcik@fortworthtexas.gov>; Connie - Betty <bettystory@hotmail.com>; Vickie Palmer <auntvickie@icloud.com>
Subject: Re: LETTERS NEEDED: 5900 Dallas Avenue HS-21-115

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

The city should not allow the new owner to repair this duplex. Between the city and the fire department it should be deemed uninhabitable and demand it to be demolished. At least force the owner to bring the structure up to new and full building standard code compliance based on the dilapidated condition. That would sway the owner to demolish. We heard that the new owner purchased it for \$1500. ! He cleaned out the inside which leads us to believe he will market it as fix up.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-116 **Property Address:** 401 Rand Street (Primary Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Being those certain lots, tracts or parcels of land situated in the City of Fort Worth, Tarrant County, Texas, and being more particularly described by metes and bounds on exhibit "A" attached hereto and made part hereof for all purposes. TRACT 1: Being a 0.37 acre tract of land situated in the J.L. Purvis Survey Abstract No. 1228, City of Fort Worth, Tarrant County, Texas. Being a portion of that certain tract of land described in deed as Tract 4 to Tarrant Resource Education Center, Inc. as recorded in Instrument No. D20800192. Deed Records of Tarrant County. TRACT 2: Being a 0.21 acre tract of land situated in the J.L. Purvis Survey, Abstract No. 1228, City of Fort Worth, Tarrant County, Texas. Being a portion of that certain tract of land described in deed as Tract 6 to Tarrant Resource Education Center, Inc. as recorded in Instrument No. D206174874. Deed Records of Tarrant County

SKEY No. 04097076 **Reference No(s).** 20-580129

HS-21-117 **Property Address:** 409 Rand Street (Primary Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: TRACT 2: Being a 0.21 acre tract of land situated in the J.L. Purvis Survey, Abstract No. 1228, City of Fort Worth, Tarrant County, Texas, being all that tract certain tract of land described in deed as Tract 6 to Tarrant Resource Education Center, Inc. as recorded in Instrument No. D206174874

SKEY No. 04097084 **Reference No(s).** 21-588024

Owner(s) per Deed: Beckwith, Inc---WDVL D21006087

Owner(s) per TAD: Beckwith, Inc.

Mailing Address: 4155 S. RL Thorton Fwy., Dallas, TX 75224

Agenda Category: New Case – Commercial **Code Compliance Officer:** Theo Jenkins

Council District No. 8

CASE BACKGROUND:

- Case Originated: **December 8, 2020.**
- This case was initiated by: **Officer Jenkins.**
- Notices: **12/8/2020.**
- No active permits on file **as of May 14, 2021.**
- Structure is vacant and secure.
- The structure sits on both properties and these cases are being presented together.
- Administrative Search Warrant was served on **May 10, 2021 without the owner present.**
- Current owner's deed was recorded **March 18, 2010.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **May 11, 2021.**
- This structure is currently in a substandard and hazardous condition due to:
 - Collapsed roof on Eastern side of the structure
 - Damaged shifting foundation
 - Stress fractures in the brick walls causing walls to collapse
 - Exterior walls are bulging
 - Collapsed load bearing beam
 - Collapsed ceiling joists
 - The remaining of the structural elements are not securely fastened to eliminate future collapse hazards.
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

For 401 RAND STREET:

Beckwith, Inc, 4155 S. RL Thorton Fwy, Dallas, TX 75224-5103 (Cert. # 9489009000276150613318);
Beckwith, Inc. c/o John Beckwith Jr., 4155 S. RL Thorton Fwy., Dallas, TX 75224 (Cert. # 9489009000276150613325);
Beckwith, Inc. c/o John Beckwith Jr., 1270 Coastal Drive, Rockwall, TX 75087 (Cert. # 9489009000276150613332);
Beckwith, Inc. c/o John Beckwith Jr., 2251 Mountain Lakes Drive, Cedar Hill, TX 75104
(Cert. # 9489009000276150613349);
Beckwith, Inc. c/o John Beckwith Jr., 1151 Springbrook, Desoto, TX 75115 (Cert. # 9489009000276150613356);
Beckwith, Inc. c/o Carolyn Haynes, 120 Nob Hill Lane, Ovilla, TX 75154 (Cert. # 9489009000276150613363);
Lienholders: Internal Revenue Service, 4050 Alpha Road, Floor 12, Dallas, TX 75244
(Cert. # 9489009000276150613370);
Texas Education Resource Center, 2104 Scott Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276150613387);
Southwest Securities, FSB, 302 Commerce Street, Suite 3100, Fort Worth, TX 76102
(Cert. # 9489009000276150613394)

For 409 RAND STREET:

Beckwith, Inc, 4155 S. RL Thorton Fwy, Dallas, TX 75224-5103 (Cert. # 9489009000276150613400);
Beckwith, Inc. c/o John Beckwith Jr., 4155 S. RL Thorton Fwy., Dallas, TX 75224 (Cert. # 9489009000276150613417);
Beckwith, Inc. c/o John Beckwith Jr., 1270 Coastal Drive, Rockwall, TX 75087 (Cert. # 9489009000276150613424);
Beckwith, Inc. c/o John Beckwith Jr., 2251 Mountain Lakes Drive, Cedar Hill, TX 75104
(Cert. # 9489009000276150613431);
Beckwith, Inc. c/o John Beckwith Jr., 1151 Springbrook, Desoto, TX 75115 (Cert. # 9489009000276150613448);
Beckwith, Inc. c/o Carolyn Haynes, 120 Nob Hill Lane, Ovilla, TX 75154 (Cert. # 9489009000276150613455);
Habitat for Humanity, Inc., 9333 North Normandale, Fort Worth, TX 76116 (Cert. # 9489009000276150613462);
P.C. Peak Development, 4363 S. Hampton Road, Dallas, TX 75232 (Cert. # 9489009000276150613479);
P.C. Peak Development c/o Stephen Donnell Lewis, 208 Bayberry Drive, Mansfield, TX 76063
(Cert. # 9489009000276150613486);
P.C. Peak Development c/o Charlotte Mc Williams, 4363 S. Hampton Road, Dallas, TX 75232
(Cert. # 9489009000276150613493);
P.C. Peak Development c/o Paul E. Lewis, 4363 S. Hampton Road, Dallas, TX 75232
(Cert. # 9489009000276666666666666666150613509);
Lienholders: Internal Revenue Service, 4050 Alpha Road, Floor 12, Dallas, TX 75244
(Cert. # 9489009000276150800510);
Texas Education Resource Center, 2104 Scott Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276150800527);
Southwest Securities, FSB, 302 Commerce Street, Suite 3100, Fort Worth, TX 76102
(Cert. # 9489009000276150800534)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION				CATEGORY	
Address <input type="text" value="401 RAND ST"/>		Number of Stories <input type="text" value="1"/>		<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <input type="text" value="Abstract 1228"/>	Lot <input type="text" value="Tract 33"/>	Case No. <input type="text" value="20-580129"/>	Tax Acct No. <input type="text" value="04097076"/>	<input type="checkbox"/> II - Sub (Major)	
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior		<input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS
MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Compromised due to no roof / Major stress
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Compromised due to no roof / Major stress
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compromised due to no roof / Shifting
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

STATUS
<input type="checkbox"/> Open
<input checked="" type="checkbox"/> Vacant
<input checked="" type="checkbox"/> Secured
<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied
<input type="checkbox"/> Owner Occupied

STRUCTURE USE
<input type="checkbox"/> Single Family
<input type="checkbox"/> Two Family
<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Accessory

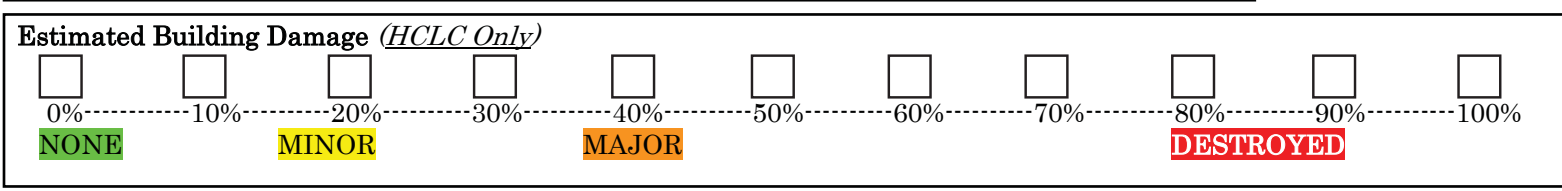
FOUNDATION
<input checked="" type="checkbox"/> Poured Concrete
<input type="checkbox"/> Stem Wall
<input type="checkbox"/> Pier & Beam

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*			
<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Mechanical	<input checked="" type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Electrical
<i>*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.</i>			

EXTERIOR
<input type="checkbox"/> Frame
<input checked="" type="checkbox"/> Brick
<input type="checkbox"/> Stone
<input type="checkbox"/> Concrete
<input type="checkbox"/> Concrete Brick
<input type="checkbox"/> Metal



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.
9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

From: Donald Boren
To: Sefcik, Pamela Annette
Subject: Fwd: HS-21-116 and Hs-21-117
Date: Tuesday, May 18, 2021 7:54:54 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Donald Boren <donandwanda@charter.net>
Subject: HS-21-116 and Hs-21-117
Date: May 18, 2021 at 7:48:52 AM CDT
To: pamela.sefcik@fortworthtexas.gov

East Fort Worth Business Association asks that the structures referenced in the cases at 401 Rand and 409 Rand be demolished as they are not only an eyesore, but are a safety hazard as they are beginning to collapse. They are a part of the East Lancaster Corridor revitalization effort and are detrimental to that effort.

Thank you for your consideration.

Wanda Conlin, Past President
East Fort Worth Business Association
817-536-6993

From: Thomas Hamilton
To: [Sefcik, Pamela Annette](#)
Subject: 401 and 409 Rand
Date: Tuesday, May 18, 2021 8:19:31 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

401 Rand h s - 21 - 116

409 Rand h s - 21- 117

All three structures should be deemed as substandard and dangerous. They should either be demolished or repaired within 30 days or allow the city to do it all cost for this should be a lien against the property holder

From: Daniel Haase
To: [Sefcik, Pamela Annette](#)
Cc: [Reyes, Oscar](#); [Cindy Boling](#)
Subject: 401/409 S Rand Street
Date: Tuesday, May 18, 2021 1:30:37 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

The Central Meadowbrook Neighborhood Association strongly supports the recommendation of the Code Compliance staff to demolish the properties at 401 and 409 S Rand Street (BSC cases HS-21-116 and HS-21-117 respectively), if repairs are not made in thirty days.

In addition to one of the buildings being structurally compromised due to a roof collapse, these two vacant buildings encourage congregation of vagrants on the property, neighboring properties, and the street. They are unfortunately outside the boundaries of the East Lancaster Avenue Public Improvement District, which has had great success in reducing the numbers of vagrants along that major corridor.

Removal of these buildings would reduce the appeal of this location as a congregation point and would remove a bit of blight from the area. This is in the best interests of an improving east Fort Worth and would present new opportunities for the future.

Daniel Haase, Vice President
Central Meadowbrook Neighborhood Association
djhaase@charter.net

Park It on the East Side



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From: carol peters
To: [Sefcik, Pamela Annette](#)
Subject: HS-21-116 (CD 5) 401 Rand Street (Primary Structure) & 409 Rand HS-21-117 (Corrected)
Date: Tuesday, May 18, 2021 6:33:11 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

West Meadowbrook Neighborhood Association requests that the Commission rule these two structures substandard and hazardous and order the owner(s) to repair or demolish the structures within 30 days. If the owner(s) fail to repair or demolish the structure within 30 days allow City staff to enter onto the property and demolish said structure and lien all costs associated with the demolition against the property.

These structures on Rand are a blight on our community and the owner has shown no interest in correcting the problem. Please vote to rid us of these decrepit structures.

Carol Peters
WMNA President

From: mikedfwtx
To: [Sefcik, Pamela Annette](#)
Cc: [Bivens, Gyna M](#)
Subject: HS-21-116 & HS-21-117
Date: Tuesday, May 18, 2021 7:45:12 PM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Building Standards Commission,

I am writing to express my position on a property that has one structure that extends across two land parcels, 401 and 409 Rand, and two case numbers, HS-21-116 & HS-21-117.

My position is the same for both addresses both case numbers.

Due to the condition of the structure I would think City staff would recommend the minimum time to bring the property into full compliance or demolish and if said order is not meet, give City staff permission to go onto the property and demolish said structure and place liens for the cost against the property.

In this case there should be no leniency. It is a commercial property that has been in the same hands of one owner for over 10 years and there has been nothing whatsoever done by the owner to preform any maintenance at the least or attempt to utilize this property in any positive way.

The roof is caving in, the masonry exterior walls on the northeast side of the building appears to be showing extreme decline and is beginning to crumble. The property is not secure and is heavily covered in high grass and weeds. In addition it is literally within a stones throw of a school, separated only by a 6ft fence. The school is the Trinity Basin Preparatory School.

Thank you so much,
Mike Phipps
Fort Worth, 76103







From: Edith
To: [Sefcik, Pamela Annette](#)
Subject: HS-21-116 & HS-21-117, 401 AND 409 RAND
Date: Wednesday, May 19, 2021 9:10:06 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

As a lifelong resident of East Fort Worth, it saddens me that yet another property with historical significance has been allowed to fall into almost irreparable decay, but these two cases, HS-21-116 and HS-21-117, are just that.

To the Commission: Please rule this structure substandard and order owner(s) to either demolish or repair within 30 days. If the owner(s) fail to comply within the time period, allow city staff to demolish and lien all associated costs against said property. Time for leniency with time constraints has passed. This urban decay in our beloved area must be stopped.

Thank you,

Edith Hudson

Fort Worth, TX, 76103

From: Cindy Boling
To: [Sefcik, Pamela Annette](#); [Bivens, Gyna M](#)
Subject: HS-21-116 and HS 21-117 - 401 & 409 Rand
Date: Wednesday, May 19, 2021 11:55:50 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Ms. Sefcik:

We write to request the Commission to uphold the city staff's recommendation that the owner of these properties either completely bring these properties into compliance with city ordinances OR demolish the structures completely; in the alternative, if the owners do not take this action, to allow the city to demolish the structures. They have been in a dilapidated state for years and they should be completely demolished as soon as allowed by law.

Please acknowledge your receipt of this email by return email and confirm our request will be made a part of the hearing record. Thank you.

Cindy and Mark Boling

Fort Worth

76103

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

ACP-21-118 **Property Address:** 2102 Prospect Avenue

Legal Description: BLOCK 151, LOT 21, NORTH FORT WORTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCRODING TO PLAT RECORDED IN VOLUME 63, PAGE 149, PLAT RECORDS, TARRANT COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 2101 PROSPECT AVENUE, FORT WORTH, TEXAS 76164

SKEY No. 01919911 **Reference No(s).** 19-528380

Owner(s) per Deed: Manuela Ramirez---SWD D209051718

Owner(s) per TAD: Manuela Ramirez

Mailing Address: 2102 Prospect Avenue, Fort Worth, TX 76164-8046
5666 Odessa Avenue, Fort Worth, TX 76164

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Alfonso Hurtado
Residential

Council District No. 2

EVIDENTIARY REPORT:

This violation was identified on **July 9, 2019**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **good** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **nineteen (19)** inspections by multiple officers since the inception of this case. **No** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **eight (8)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 31, 2021** and expired on **April 10, 2021**. A notice to appear was mailed and posted on the property on or before **May 11, 2021**. The last inspection was performed on **May 22, 2021**.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) **11A-26, a, 1, 2, 7, and 8** by allowing the accumulation of: **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).**

Staff recommendation: Assess a civil penalty of **\$4,300.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the lot has been in violation for almost twenty three (23) months with outside storage and accumulation. The property contains a health hazard of items that can harbor vectors. Good communication has been made with Mrs. Ramirez. This address has had an active trash service since 1/21/2021.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 10, 2021**
Number of days since notice issued: **43**

Date of BSC Meeting: **May 24, 2021**

\$100.00 per day x 43 days = \$4,300.00
(Calculate from day after expiration date to day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Manuela Ramirez, 2102 Prospect Avenue, Fort Worth, TX 76164-8046 (Cert. # 9489009000276150800541);
Manuela Ramirez, 5666 Odessa Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276150800558);
Rogelio Ramirez, 2104 Prospect Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276150800565);
Miguel Ramirez, 2102 Prospect Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276150800572)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

ACP-21-119 **Property Address:** 2015 Pearl Avenue

Legal Description: Being 5.8 feet in width off the entire South side of Lot 15, and 44.2 feet off the entire North side of Lot 16, Block 2, BILLINGS SUBDIVISION of a part of the John Childress Survey, in Tarrant County, Texas, according to the plat filed in Book 1587, page 467, Deed Records, Tarrant County, Texas, an being the same property conveyed to Carl Billings to Melvin R, Betts by deed dated 2/13/47 recorded in Book 1587, page 467, Deed Records, Tarrant County, Texas, AND the same property conveyed by Luther R. Reagan to Stanley Slater and wife Evelyn Slater by deed dated January 21, 1955, recorded in Volume 2817, Page 97, Deed Records of Tarrant County, Texas

SKEY No. 00223263 **Reference No(s).** 19-531036

Owner(s) per Deed: Pedro Martinez and Rosa Martinez---WDVL Volume 9426, Page 2265

Owner(s) per TAD: Pedro Martinez and Rosa Martinez

Mailing Address: 2015 Pearl Avenue, Fort Worth, TX 76164
2017 Pearl Avenue, Fort Worth, TX 76164

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Alfonso Hurtado
Residential

Council District No. 2

EVIDENTIARY REPORT:

This violation was identified on **August 9, 2019**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **little** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **six (20)** inspections by multiple officers since the inception of this case. **No** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **six (6)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 31, 2021** and expired on **April 10, 2021**. A notice to appear was mailed and posted on the property on or before **May 11, 2021**. The last inspection was performed on **May 22, 2021**.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) **11A-26, a, 1, 2, 7, and 8** by allowing the accumulation of: **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).**

Staff recommendation: Assess a civil penalty of **\$4,300.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the lot has been in violation for over twenty two (22) months with outside storage and accumulation. The property contains a health hazard of items that can harbor vectors. Good communication has been made with Mr. Martinez. This address has had an active trash service since 9/16/2016.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 10, 2021** **Date of BSC Meeting:** **May 24, 2021**
Number of days since notice issued: **43**

\$100.00 per day x 43 days = \$4,300.00
(Calculate from day after expiration date to day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Pedro Martinez and Rosa Martinez, 2015 Pearl Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276150800589);
Rosa Martinez, 2017 Pearl Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276150800596);
Aurora Martinez, 1312 Lee Avenue #C, Fort Worth, TX 76164 (Cert. # 9489009000276150800602);
Pedro Martinez Jr., 2015 Pearl Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276150800619)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

ACP-21-121 **Property Address:** 2607 NW 22nd Street

Legal Description: LOT 4, IN BLOCK 81, OF ROSEN HEIGHTS, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 153, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 02542706 **Reference No(s).** 21-58201

Owner(s) per Deed: Luis Javier Dominguez---WD D219190837

Owner(s) per TAD: Luis Javier Dominguez

Mailing Address: 3108 Refugio Avenue, Fort Worth, TX 76106
2607 NW 22nd Street, Fort Worth, TX 76106

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Alfonso Hurtado
Residential

Council District No. 2

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

ACP-21-122 **Property Address:** 1604 Denver Avenue

Legal Description: Lot 20 and the North 10' of Lot 21, Block 106 of the North Ft. Worth Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 363, Pg. 149; more commonly described as 1604 Denver Avenue, Fort Worth, Texas 76164

SKEY No. 01912070 **Reference No(s).** 19-525207

Owner(s) per Deed: Paul Morales---Enhanced Life Estate Deed D215006311

Owner(s) per TAD: Paul Morales

Mailing Address: 1604 Denver Avenue, Fort Worth, TX 76164

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Alfonso Hurtado
Residential

Council District No. 2

EVIDENTIARY REPORT:

This violation was identified on **June 5, 2019**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **little** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **thirty four (34)** inspections by multiple officers since the inception of this case. **Two (2)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **fourteen (14)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 31, 2021** and expired on **April 10, 2021**. A notice to appear was mailed and posted on the property on or before **May 11, 2021**. The last inspection was performed on **May 22, 2021**.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) **11A-26, a, 1, 2, 7, and 8** by allowing the accumulation of: **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).**

Staff recommendation: Assess a civil penalty of **\$4,300.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the lot has been in violation for almost twenty four (24) months with outside storage and accumulation. The property contains a health hazard of items that can harbor vectors. Good communication has been made with Mr. Morales. This address has had an active trash service since November 16, 2020.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 10, 2021**
Number of days since notice issued: **43**

Date of BSC Meeting: **May 24, 2021**

\$100.00 per day x 43 days = \$4,300.00
(Calculate from day after expiration date to day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Paul Morales, 1604 Denver Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276150800640);
Alicia Alcalá, 1604 Denver Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276150800657)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

ACP-21-123 **Property Address:** 2312 Forest Avenue

Legal Description: LOT 6A, BLOCK M.L. CRAVENS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1897, PAGE 498, DEED RECORDS OF TARRANT COUNTY, TEXAS, ALSO KNOWN AS 2312 FOREST AVENUE, FORT WORTH, TARRANT COUNTY, TEXAS 76112

SKEY No. 00648590 **Reference No(s).** 19-526620

Owner(s) per Deed: Richard S. Newberry and wife, Betty L. Newberry--WDVL D212040389

Owner(s) per TAD: Richard S. Newberry and Betty Newberry

Mailing Address: 220 Arnold Street, Crowley, TX 76036
2313 Forst Avenue, Fort Worth, TX 76112-5516

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Gina Ambriz
Residential

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **June 19, 2019**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **no** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **nineteen (19)** inspections by multiple officers since the inception of this case. **Two (2)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **two (2)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 31, 2021** and expired on **April 10, 2021**. A notice to appear was mailed and posted on the property on or before **May 11, 2021**. The last inspection was performed on **May 22, 2021**.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) **11A-26, a, 1, 2, 7, and 8** by allowing the accumulation of: **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).**

Staff recommendation: Assess a civil penalty of **\$4,300.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the lot has been in violation for over twenty three (23) months with accumulation. The property contains a health hazard of containers that can harbor vectors. Some progress has been made to remove the violation of accumulation and storage on the property but it is replaced with new items or trash. This address has had active trash service since 3/2/2012.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 10, 2021**
Number of days since notice issued: **43**

Date of BSC Meeting: **May 24, 2021**

\$100.00 per day x 43 days = \$4,300.00
(Calculate from day after expiration date to day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Richard S. Newberry and wife, Betty L. Newberry, 220 Arnold Street, Crowley, TX 76036
(Cert. # 9489009000276150800664);
Richard S. Newberry and Betty Newberry, 2312 Forest Avenue, Fort Worth, TX 76112-5516
(Cert. # 9489009000276150800671);
Betty L. Newberry, 2312 Forest Avenue, Fort Worth, TX 76112-5516 (Cert. # 9489009000276150800688);
Richard S. Newberry 3725 Carols Court, Burleson, TX 76028 (Cert. # 9489009000276150800695);
Lienholder: Duke & Sons, Inc., 2801 Oakcliff Lane, Arlington, TX 76012 (Cert. # 9489009000276150800701)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

From: Richard Newberry
To: [Sefcik, Pamela Annette](mailto:Pamela.Sefcik@fortworthtexas.gov)
Subject: Re: Cleanup
Date: Wednesday, May 19, 2021 9:59:05 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Reason for clutter: Storms : roof damage last year, replaced roof and repaired water damage inside. This year water lines busted and replacing walls and lines.
Mechanics replacing clutch slave cylinder on pickup.

Thank you

On May 19, 2021, at 9:52 AM, Sefcik, Pamela Annette <Pamela.Sefcik@fortworthtexas.gov> wrote:

I have forwarded these to the Officer presenting your case as well.

From: Richard Newberry [<mailto:rnmonark@hotmail.com>]
Sent: Wednesday, May 19, 2021 9:50 AM
To: Sefcik, Pamela Annette <Pamela.Sefcik@fortworthtexas.gov>
Subject: Re: Cleanup

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

2312 Forest Ave 76112
Richard Newberry
Thank you

On May 19, 2021, at 9:48 AM, Sefcik, Pamela Annette <Pamela.Sefcik@fortworthtexas.gov> wrote:

What is the address please?

From: Richard Newberry [<mailto:rnmonark@hotmail.com>]
Sent: Wednesday, May 19, 2021 9:48 AM
To: Sefcik, Pamela Annette <Pamela.Sefcik@fortworthtexas.gov>
Subject: Cleanup

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Property cleanup

From: Richard Newberry
To: [Sefcik, Pamela Annette](#)
Subject: Cleanup
Date: Wednesday, May 19, 2021 9:47:49 AM

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Property cleanup

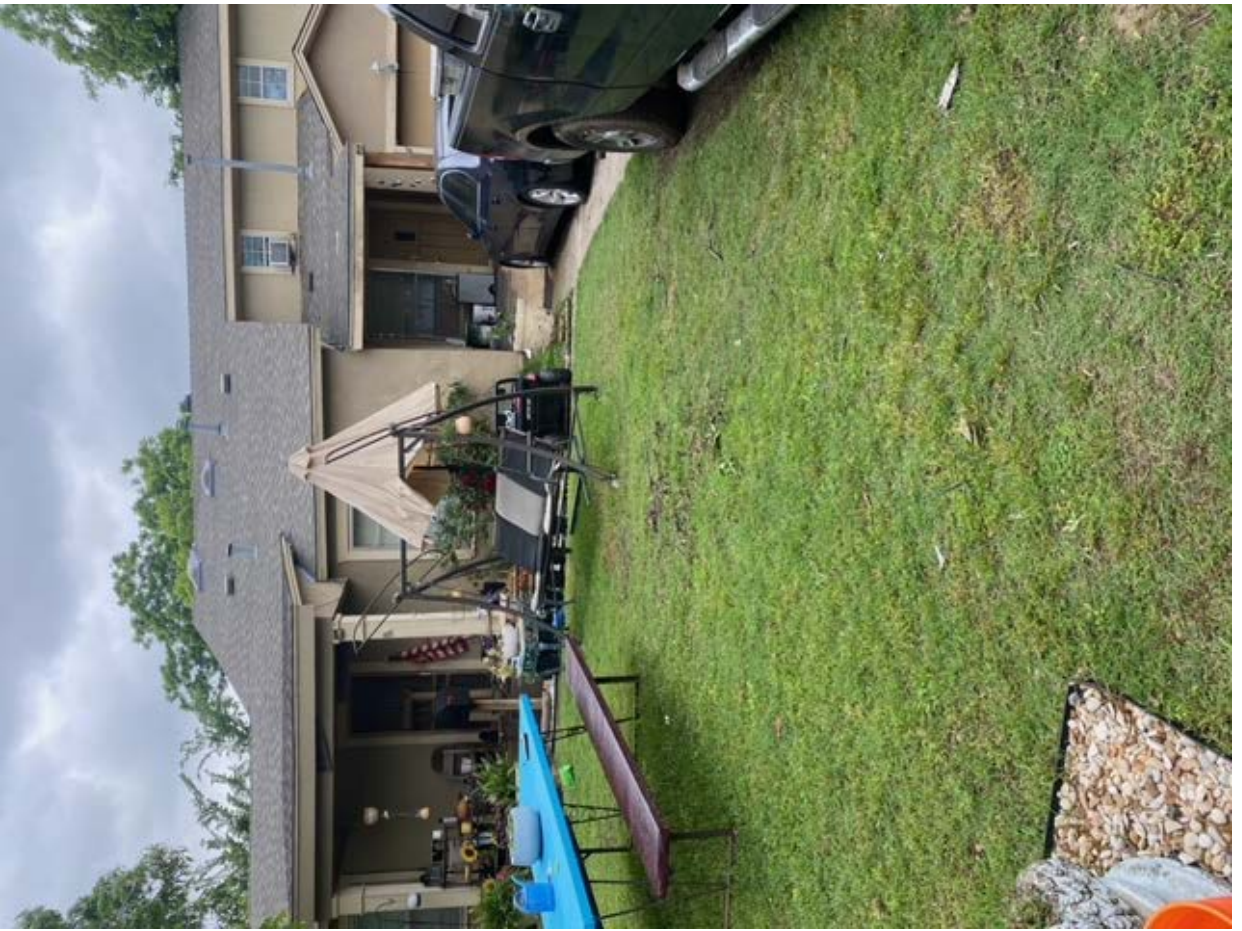






















Thank you

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

ACP-21-125 **Property Address:** 2924 Avenue B

Legal Description: Lot 1, Block 8, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 109, Deed Records, Tarrant County, Texas

SKEY No. 02232782 **Reference No(s).** 19-538707

Owner(s) per Deed: Elena Alvarado---GWD D205357712

Owner(s) per TAD: Elena Alvarado

Mailing Address: 2924 Avenue B, Fort Worth, TX 76105

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Gina Ambriz
Residential

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **November 21, 2019**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **some** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **fourteen (14)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **seven (7)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 31, 2021** and expired on **April 10, 2021**. A notice to appear was mailed and posted on the property on or before **May 11, 2021**. The last inspection was performed on **May 22, 2021**.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) **11A-26, a, 1, 2, 7, and 8** by allowing the accumulation of: **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).**

Staff recommendation: Assess a civil penalty of **\$4,300.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the lot has been in violation for over eighteen (18) months accumulation. The property contains a health hazard of containers that can harbor vectors. Some progress has been made but items turnover on this property due to the owner bringing home scrap metal to sell. This address has had active trash service since 11/18/2016.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 10, 2021**
Number of days since notice issued: **43**

Date of BSC Meeting: **May 24, 2021**

\$100.00 per day x 43 days = \$4,300.00
(Calculate from day after expiration date to day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Elena Alvarado, 2924 Avenue B, Fort Worth, TX 76105 (Cert. # 9489009000276150800718)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

ACP-21-126 **Property Address:** 3521 Ramona Drive

Legal Description: Lot No. Five (5), in Block No. Nine (9), HIGHLAND HOMES, an Addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 01237713 **Reference No(s).** 20-546310

Owner(s) per Deed: Gladys M. Caldwell--WD D191191794

Owner(s) per TAD: Beauford Caldwell Jr. Estate

Mailing Address: 3521 Ramona Drive, Fort Worth, TX 76116-7006
856 Eannapolis Drive, Fort Worth, TX 76108

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Gina Ambriz
Residential

Council District No. 3

EVIDENTIARY REPORT:

WITHDRAW—MOVED TO THE JULY 2021 AGENDA

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

ACP-21-127 **Property Address:** 7621 John T. White Road

Legal Description: A tract of land out of the William Linn Survey, Abstract 924, in Fort Worth, Tarrant County, Texas, and being more particularly described by metes and bounds

SKEY No. 03985555 **Reference No(s).** 20-570415

Owner(s) per Deed: Anita L. Psencik---Quitclaim Deed Volume 6755, Page 330

Owner(s) per TAD: Anita L. Psencik

Mailing Address: 7621 John T. White Road, Fort Worth, TX 76120-3419

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Gina Ambriz
Residential

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **September 9, 2020**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **some** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **twelve (12)** inspections by multiple officers since the inception of this case. **No** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **six (6)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 31, 2021** and expired on **April 10, 2021**. A notice to appear was mailed and posted on the property on or before **May 11, 2021**. The last inspection was performed on **May 22, 2021**.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) **11A-26, a, 1, 2, 7, and 8** by allowing the accumulation of: **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).**

Staff recommendation: Assess a civil penalty of **\$4,300.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the lot has been in violation for over eight (8) months with accumulation. The property contains a health hazard of tires and containers that can harbor vectors. Some progress has been made to remove the violation of accumulation and storage on the property. This address has had active trash service since 5/28/1996.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 10, 2021**
Number of days since notice issued: **43**

Date of BSC Meeting: **May 24, 2021**

\$100.00 per day x 43 days = \$4,300.00
(Calculate from day after expiration date to day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Anita L. Psencik, 7621 John T. White Road, Fort Worth, TX 76120 (Cert. # 9489009000276150800787);
Anita L. Psencik Estate, 7621 John T. White Road, Fort Worth, TX 76120 (Cert. # 9489009000276150800794);
Mark Stephens Psencik, TDJC #01061118 SID #05064157, Allred, 2101 FM 369 North, Iowa Park, TX 76367,
(Cert. # 9489009000276150800800);
Barbara Psencik, 1313 Solana Drive, Dallas, TX 75253 (Cert. # 9489009000276150800817);
William Dwain Martin, 5001 Anderson Blvd. A, Arlington, TX 76102 (Cert. # 9489009000276150800824);
Shari Shivers, 9728 Gessner Drive, Fort Worth, TX 76244 (Cert. # 9489009000276150800831);
Lana Gebert, 7621 John T. White Road, Fort Worth, TX 76120 (Cert. # 9489009000276150800848)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

HS-21-01 **Property Address:** 5925 Bonnell Avenue (2 Accessory Structures only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot Thirteen (13) and Fourteen (14), Block 322, Arlington Heights, Second Filing, City of Fort Worth, Tarrant County

SKEY No. 00518026 **Reference No:** 19-471219

Owner(s) per Deed: Mary D. Morris and Loretha Harper---WD-D180009986

Owner(s) per TAD: Mary D. Morris

Mailing Address: 5624 Hensley Drive, Fort Worth, TX 76143-2202
5925 Bonnell Avenue, Fort Worth, TX 76107-6622

Agenda Category: Amendment – Residential **Code Compliance Officer:** Rey Salinas

Council District No: 3

CASE BACKGROUND:

- Case Originated: **January 24, 2018.**
- Notices: **4/5/2018, 5/11/2018, 7/7/2020.**
- A residential razing permit was submitted on **April 23, 2021.**
- Structures are vacant and secure.
- An owner/heir was present at the **October 26, 2020** hearing when the Commission ordered **sixty (60) days** to repair or demolish the 2 accessory structures.
- The owners had until **December 25, 2020** to comply with the Order.
- An owner/heir requested an amendment on **December 23, 2020.**
- The owner/heir is requesting an additional **ninety (90) days** to complete the repairs/demolish.
- This amendment was scheduled for the **February 22, 2021** meeting, that meeting was cancelled due to inclement weather.
- This amendment was re-scheduled for **April 26, 2021** and was moved to today's meeting due to a notification error.
- A notice to appear at today's hearing was posted and mailed on or before **May 11, 2021**
- **No progress has been made to repair or demolish either accessory structure.**

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Mary D. Morris and Loretha Harper, 5624 Hensley Avenue, Fort Worth, TX 76134-2202 (Cert. # 9489009000276152054515);
Mary D. Morris and Loretha Harper, 5925 Bonnell Avenue, Fort Worth, TX 76107-6622 (Cert. # 9489009000276152054522);
Mary D. Morris, 5624 Hensley Drive, Fort Worth, TX 76134-2202 (Cert. # 9489009000276152054539);
Mary D. Morris aka Mary D. Ames aka Mary Anderson aka M.D. Harper Estate, and Loretha Harper, 5624 Hensley Drive, Fort Worth, TX 76134-2202 (Cert. # 9489009000276152054546);
Mary D. Morris aka Mary D. Ames aka Mary Anderson aka M.D. Harper Estate, and Loretha Harper, 5925 Bonnell Avenue, Fort Worth, TX 76107-6622 (Cert. # 9489009000276152054553);
Loretha Harper aka Loretha Harper Avery, PO Box 6263, Fort Worth, TX 76115-0263 (Cert. # 9489009000276152054560);
Mary D. Morris Estate for Kenneth Leon Morris, 5925 Bonnell Avenue, Fort Worth, TX 76107-6622 (Cert. # 9489009000276152054577);
Mary D. Morris Estate for Daniel Leo Morris, 5217 Kilpatrick Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276152054584);
Mary D. Morris Estate for Donald Lee Morris, 5217 Kilpatrick Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276152054591);
Mary D. Morris Estate for Donald Lee Morris, PO Box 1025, Gilmer, TX 75644-1025 (Cert. # 9489009000276152054607);
Mary D. Morris Estate for Donald Lee Morris, 7584 Aster Road, Gilmer, TX 75644 (Cert. # 9489009000276152054614);
Mary D. Morris Estate for Willie Hugh Morris Estate, 7200 Nohl Ranch Road, Fort Worth, TX 76133 (Cert. # 9489009000276152054621);
Mary D. Morris Estate for Willie Hugh Morris Estate c/o Willie Hugh Morris II, 4448 Rush River Trail, Fort Worth, TX 76123 (Cert. # 9489009000276152054638);
Mary D. Morris Estate for Willie Hugh Morris Estate c/o Willie Hugh Morris II, 350 N. State Highway 360, Apt. 10210, Mansfield, TX 76063 (Cert. # 9489009000276152054645);
Mary D. Morris Estate for Willie Hugh Morris Estate c/o Latatiana Kaylene Morris, 4448 Rush River Trail, Fort Worth, TX 76123 (Cert. # 9489009000276152054652);
Mary D. Morris Estate for Willie Hugh Morris Estate c/o Latatiana Kaylene Morris, 301 N. Joe Wilson Road, Apt. 1128, Cedar Hill, TX 75104-2340 (Cert. # 9489009000276152054669);
Mary D. Morris Estate for Willie Hugh Morris Estate c/o Lateaira Kaylynn Morris, 4448 Rush River Trail, Fort Worth, TX 76123 (Cert. # 9489009000276152054676);
Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate, 5624 Hensley Drive, Fort Worth, TX 76134 (Cert. # 9489009000276152054683);
Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donna Lynn McCalister, PO Box 202584, Arlington, TX 76006 (Cert. # 9489009000276152054690);
Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donna Lynn McCalister, 14222 Dallas Pkwy. Apt. 1079, Dallas, TX 75254 (Cert. # 9489009000276152054706);
Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donna Lynn McCalister, 5769 Belt Line Road. Apt. 722, Dallas, TX 75254 (Cert. # 9489009000276152054713);
Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Tunda Antoinette Harper, 5817 Fairglen Avenue, Apt. 317, Fort Worth, TX 76137 (Cert. # 9489009000276152054720);
Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donnie Ray Harper Jr., 5501 Humbert Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276152054737);
Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donnie Ray Harper Jr., 2215 Wilson Drive, Arlington, TX 76011-3225 (Cert. # 9489009000276152054744);
Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donnie Ray Harper Jr., 2716 Westchester Drive, Arlington, TX 76015-1141 (Cert. # 9489009000276152054751);
Mary D. Morris Estate for Mary Ann Harper aka Marianne Harper, 5624 Hensley Drive, Fort Worth, TX 76134-2202 (Cert. # 9489009000276152054768);
Mary D. Morris Estate for Mary Ann Harper aka Marianne Harper, 5213 Kilpatrick Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276152054775);
Lienholder: Tarrant County District Court, 100 North Calhoun 2nd Floor, Fort Worth, TX 76196 (Cert. # 9489009000276152054782)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

FOR OFFICE USE ONLY	
RECEIVED BY: _____	RECEIVED
DATE: _____	

Date: BSC Case No. HS-21-01

Date of Order: October 26, 2020 Final Day to Comply with
Order: December 25, 2020

Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL
PENALTY REPAIR / DEMOLISH

Address of Property: 5925 Bonnell Avenue, Fort Worth, Texas
76107-6622

Owner / Lienholder / Mortgagee Name: Kenneth Morris

Owner / Lienholder / Mortgagee Phone Number: ()

Owner / Lienholder / Mortgagee Mailing Address:

Amount of Additional Time Needed to Comply from the Date of
the Amendment Hearing: 90 days

Justification for Request: Health & Financial has
declined.

Kenneth Morris 12-23-2020
Signature Date

See above Received by Annette Sefcik
12/23/2020
ID verified _____



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

October 26, 2020

Mary D. Morris and Loretha Harper
(Cert. # 9489009000276166035012)
5624 Hensley Drive
Fort Worth, TX 76134-2202

RE: 5925 Bonnell Avenue (2 Accessory Structures Only) aka LOTS 13 & 14, BLOCK 322 CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 63, page 40, of the Deed Records of Tarrant County, Texas, HS-21-01, Reference #18-471219, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **October 26, 2020** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structures within **sixty (60) days** of the effective date of the Order.
- **Last day to comply with the order is December 25, 2020.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **sixty (60) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on December 25, 2020.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the repairs or demolition of the structures are complete you **must** contact the Code Compliance Department at (817) 879-4230 to schedule a final inspection.

CC: Mary D. Morris and Loretha Harper, 5925 Bonnell Avenue, Fort Worth, TX 76107-6622 (Cert. # 9489009000276166035029); Mary D. Morris, 5624 Hensley Drive, Fort Worth, TX 76134-2202 (Cert. # 9489009000276166035036); Mary D. Morris aka Mary D. Ames aka Mary Anderson aka M.D. Harper Estate, and Loretha Harper, 5624 Hensley Drive, Fort Worth, TX 76134-2202 (Cert. # 9489009000276166035043); Mary D. Morris aka Mary D. Ames aka Mary Anderson aka M.D. Harper Estate, and Loretha Harper, 5925 Bonnell Avenue, Fort Worth, TX 76107-6622 (Cert. # 9489009000276166035050); Loretha Harper aka Loretha Harper Avery, PO Box, 6263, Fort Worth, TX 76115-0263 (Cert. # 9489009000276166035067); Mary D. Morris Estate for Kenneth Leon Morris, 5925 Bonnell Avenue, Fort Worth, TX 76107-6622 (Cert. # 9489009000276166035074); Mary D. Morris Estate for Daniel Leo Morris, 5217 Kilpatrick Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276165035081); Mary D. Morris Estate for Donald Lee Morris, 5217 Kilpatrick Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276166035098); Mary D. Morris Estate for Donald Lee Morris, PO Box 1025, Gilmer, TX 75644-1025 (Cert. # 9489009000276166035104); Mary D. Morris Estate for Donald Lee Morris, 7584 Aster Road, Gilmer, TX 75644 (Cert. # 9489009000276166035197); Mary D. Morris Estate for Willie Hugh Morris Estate, 7200 Nohl Ranch Road, Fort Worth, TX 76133 (Cert. # 9489009000276166035203); Mary D. Morris Estate for Willie Hugh Morris Estate c/o Willie Hugh Morris II, 4448 Rush River Trail, Fort Worth, TX 76123 (Cert. # 9489009000276166035210); Mary D. Morris Estate for Willie Hugh Morris Estate c/o Willie Hugh Morris II, 350 N. State Highway 360, Apt. 10210, Mansfield, TX 76063 (Cert. # 9489009000276166035227); Mary D. Morris Estate for Willie Hugh Morris Estate c/o Latatiana Kaylene Morris, 4448 Rush River Trail, Fort Worth, TX 76123 (Cert. # 9489009000276166035234); Mary D. Morris Estate for Willie Hugh Morris Estate c/o Latatiana Kaylene Morris, 301 N. Joe Wilson Road, Apt. 1128, Cedar Hill, TX 75104-2340 (Cert. # 9489009000276166035241);



ORDER OF THE BUILDING STANDARDS COMMISSION

CC: Mary D. Morris Estate for Willie Hugh Morris Estate c/o Lateaira Kaylynn Morris, 4448 Rush River Trail, Fort Worth, TX 76123 (Cert. # 9489009000276166035258); Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate, 5624 Hensley Drive, Fort Worth, TX 76134 (Cert. # 9489009000276166035265); Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donna Lynn McCalister, PO Box 202584, Arlington, TX 76006 (Cert. # 9489009000276166035272); Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donna Lynn McCalister, 14222 Dallas Pkwy. Apt. 1079, Dallas, TX 75254 (Cert. # 9489009000276166035289); Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donna Lynn McCalister, 5769 Belt Line Road. Apt. 722, Dallas, TX 75254 (Cert. # 9489009000276166035296); Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Tunda Antoinette Harper, 5817 Fairglen Avenue, Apt. 317, Fort Worth, TX 76137 (Cert. # 9489009000276166035302); Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donnie Ray Harper Jr., 5501 Humbert Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276166035319); Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donnie Ray Harper Jr., 2215 Wilson Drive, Arlington, TX 76011-3225 (Cert. # 9489009000276166035326); Mary D. Morris Estate for Donnie Ray Harper aka Donnis Ray Harper aka Donald Ray Harper Estate for Donnie Ray Harper Jr., 2716 Westchester Drive, Arlington, TX 76015-1141 (Cert. # 9489009000276166035333); Mary D. Morris Estate for Mary Ann Harper aka Marianne Harper, 5624 Hensley Drive, Fort Worth, TX 76134-2202 (Cert. # 948900900276166035340); Mary D. Morris Estate for Mary Ann Harper aka Marianne Harper, 5213 Kilpatrick Avenue, Fort Worth, TX 76107 (Cert. # 948900900276166035357)

Enclosures: BSC Order

2 of 2

Order Cover Letter (Repair/demolish)

CODE COMPLIANCE DEPARTMENT

818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-6391 ♦ FAX 817-392-2249

Substandard/Hazardous

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-21-01**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a virtual public hearing on **October 26, 2020** regarding the structures present on **LOTS 13 & 14, BLOCK 322 CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 63, page 40, of the Deed Records of Tarrant County, Texas** and more commonly known as **5925 Bonnell Avenue (2 Accessory Structures Only) ("Affected Property")** in Fort Worth, Texas; and

WHEREAS the Tarrant County Deed Records indicate that **Mary D. Morris and Loretha Harper** are the recorded owners ("Owners") of the Affected Property; and

WHEREAS notice of the public hearing was mailed to the Owners **twenty one (21)** days prior to the date of the hearing; and

WHEREAS the Commission finds that the defects or conditions set forth on the Summary of Code Violations, a copy of which is on file in the office of Code Compliance, are present on the Affected Property; and

WHEREAS the defects cause the property to be in violation of the City's minimum building standards; and

WHEREAS the Commission finds from evidence presented at the public hearing that the structures on the Affected Property are in violation of the standards set forth in Code of the City of Fort Worth ("City"), Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," and that the defects or conditions exist to the extent that the structures on the Affected Property are substandard and a hazard to the public health, safety, and/or welfare; and

WHEREAS the Commission finds that the Owners did not show by preponderance of the evidence that the work could not reasonably be completed within **sixty (60)** days; and

WHEREAS the Commission establishes a specific time schedule for the Owners to complete the work;

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners repair or demolish the structures and remove the debris described as **LOTS 13 & 14, BLOCK 322 CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 63, page 40, of the Deed Records of Tarrant County, Texas** and more commonly known as **5925 Bonnell Avenue (2 Accessory Structures Only) ("Affected Property")** in Fort Worth, Texas in conformance to the codes of the City within **sixty (60)** days of the effective date of this Order. Owners must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owners have until December 25, 2020 to comply with this Order.**

ANY MORTGAGEES OR LIEN HOLDERS OF RECORD have additional reasonable time in the amount of **thirty (30)** days to comply with the Ordered action should the Owners fail to comply within the time provided by this Order.

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order was mailed. An appeal does not act to stay the time to comply with this Order.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structures, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **December 25, 2020**. After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

Substandard/Hazardous

IF THE STRUCTURES ON THE AFFECTED PROPERTY ARE NOT REPAIRED IN CONFORMANCE TO THE CODES OF THE CITY OF FORT WORTH OR DEMOLISHED AND DEBRIS REMOVED IN THE TIME PRESCRIBED BY THIS ORDER, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER THE PROPERTY AND DEMOLISH THE STRUCTURES, WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the Owners fail to reimburse the City promptly for its expenses, the City will place a lien on the property for the amount owed, plus any accrued interest. In addition, the City may file a lawsuit against the Owner/Owners and/or the property for payment of any unpaid liens.

FAILURE TO COMPLY WITH THIS ORDER may result in the scheduling and conducting a of a Civil Penalty hearing in order to determine the amount of penalty to be paid. The Code of the City of Fort Worth, Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," limits the amount of Civil Penalty to \$1,000.00 per day per violation unless the Affected Property is the Owners' lawful homestead in which case the Civil Penalty is up to \$10.00 per day per violation.

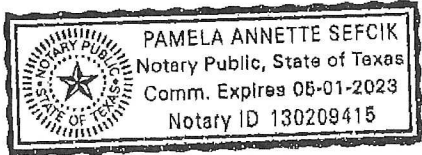
SIGNED this the 2nd day of November, 2020.

[Signature]

Jared Sloane, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 2nd day of November, 2020 by Jared Sloane, Chairman of the Building Standards Commission of the City of Fort Worth.



[Signature]

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

[Signature]

Approved by Legal as to form and legality

[Signature]

Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

ACP-21-63 **Property Address:** 4317 Meadowbrook Drive

Legal Description: Lot 5, Block 1, MEADOWBROOK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Volume 1944, Page 43, Deed Records, Tarrant County, Texas

SKEY No. 01681583 **Reference No(s).** 20-579302

Owner(s) per Deed: Thanh Van Nguyen and wife, Tin Thi Tran Nguyen---WD Vol. 7508 Pg. 2630

Owner(s) per TAD: Thanh V. Nguyen

Mailing Address: 4317 Meadowbrook Drive, Fort Worth, TX 76103

Agenda Category: Amendment Administrative Civil **Code Compliance Officer:** Gina Ambriz
Penalty Residential

Council District No. 8

EVIDENTIARY REPORT:

EVIDENTIARY REPORT:

This violation was identified on **November 24, 2020**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **some** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **ten (10)** inspections by multiple officers since the inception of this case. **Two (2)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **nine (9)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **February 6, 2021** and expired on **February 17, 2021**. The last inspection was performed on **April 5, 2021**.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) **11A-26, a, 1, 2, 7, and 8** by allowing the accumulation of: **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).**

- An agent for the owners was present at the **March 22, 2021** hearing when the Commission assessed an Administrative Civil Penalty of **\$50.00 per day for twenty nine (29) days for a total of \$1,450.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The Owners had until **April 21, 2021** to comply with the Order.
- An agent for the owners requested an amendment on **April 5, 2021**.
- The Owners are not requesting additional time but are requesting the reduction or removal of the previously assessed Administrative Civil Penalty of **\$1,450.00**.
- Notice to appear for today's hearing was mailed and posted on or before **May 11, 2021**.
- **Nuisance has been abated as of April 5, 2021.**

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

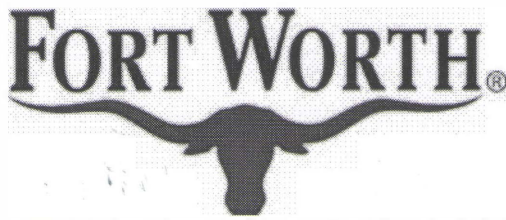
**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
VIRTUAL HEARING DATE: MAY 24, 2021**

NOTICES TO APPEAR FOR TODAY'S MEETING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Thanh Van Nguyen and wife, Tin Thi Tran Nguyen, 4317 Meadowbrook Drive, Fort Worth, TX 76103 (Cert. # 9489009000276150800855);
Lien K. Nguyen, 2203 Sweet Pea Lane, Apt. 176, Arlington, TX 76006 (Cert. # 9489009000276150800862);
Lan T. Nguyen, 1923 Santa Anita Drive, Arlington, TX 76001 (Cert. # 9489009000276150800879);
John Nguyen, 3511 Daniel Drive, Arlington, TX 76014 (Cert. # 9489009000276150800886);
Trang Bui, 4317 Meadowbrook Drive, Fort Worth, TX 76103 (Cert. # 9489009000276150800893);
Thai Nguyen, 2847 England Pkwy., Grand Prairie, TX 75054 (Cert. # 9489009000276150800909)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____



**FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT**

Date: April 5, 2021 BSC Case No. ACP-21-63

Date of Order: March 22, 2021 Final Day to Comply with Order: April 21, 2021

Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH

Address of Property: 4317 Meadowbrook Dr, Fort Worth Texas 76103

Owner / Lienholder / Mortgagee Name: Tin Thi Tran (wife – Thanh Van Nguyen deceased)

Owner / Lienholder / Mortgagee Phone Number: (817) 691-3931

Owner / Lienholder / Mortgagee Mailing Address: 2847 England Parkway, Grand Prairie, TX 75054

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: None

Justification for Request: As of April 2, 2021, I have fully removed items outlined in Section 11A-26. Officer Gina Ambriz confirmed with a site visit at 11am on April 5, 2021. I am requesting dismissal of the civil penalty of \$1450 since it was done way before the April 21 deadline.

Signature

THAI NGUYEN

Printed Name

817-691-3931

Telephone Number

April 5th 2021

Date

2847 ENGLAND PKWY Grand Prairie

Address (including City/State/Zip)

TX 75054

NVT72 @ YAHOO.COM

E-Mail Address

Your request for an Amendment to the Building Standards Commission Order must be submitted in writing to the Executive Secretary for the Building Standards Commission on or before the final day to comply with the Order. If you are requesting an Amendment to a Civil Penalty Order, the request must be submitted within thirty days of the effective date of the Order. Request forms should be forwarded to the following location:

**FORT WORTH BUILDING STANDARDS COMMISSION
ATTN: EXECUTIVE SECRETARY
818 MISSOURI AVENUE
FORT WORTH, TEXAS 76104
FAX: 817-392-2249**

ID verified -POA attached

FOR OFFICE USE ONLY

RECEIVED Annette Sefcik _____

RECEIVED DATE: 4 / 5 / 21

STATUTORY DURABLE POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, CHAPTER XII, TEXAS PROBATE CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, Tin Thi Tran 4317 Meadowbrook (insert your name and address), appoint Thai Nguyen 2744 Gillespie Ct 75052 (insert the name and address of the person appointed) as my agent (attorney-in-fact) to act for me in any lawful way with respect to all of the following powers except for a power that I have crossed out below.

TO WITHHOLD A POWER, YOU MUST CROSS OUT EACH POWER WITHHELD.

- Real property transactions;
- Tangible personal property transactions;
- Stock and bond transactions;
- Commodity and option transactions;
- Banking and other financial institution transactions;
- Business operating transactions;
- Insurance and annuity transactions;
- Estate, trust, and other beneficiary transactions;
- Claims and litigation;
- Personal and family maintenance;
- Benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;
- Retirement plan transactions;
- Tax matters.

IF NO POWER LISTED ABOVE IS CROSSED OUT, THIS DOCUMENT SHALL BE CONSTRUED AND INTERPRETED AS A GENERAL POWER OF ATTORNEY AND MY AGENT (ATTORNEY IN FACT) SHALL HAVE THE POWER AND AUTHORITY TO PERFORM OR UNDERTAKE ANY ACTION I COULD PERFORM OR UNDERTAKE IF I WERE PERSONALLY PRESENT.

SPECIAL INSTRUCTIONS:

Special instructions applicable to gifts (initial in front of the following sentence to have it apply):

I grant my agent (attorney in fact) the power to apply my property to make gifts, except that the amount of a gift to an individual may not exceed the amount of annual exclusions allowed from the federal gift tax for the calendar year of the gift.

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

CHOOSE ONE OF THE FOLLOWING ALTERNATIVES BY CROSSING OUT THE ALTERNATIVE NOT CHOSEN:

- (A) This power of attorney is not affected by my subsequent disability or incapacity.
- ~~(B) This power of attorney becomes effective upon my disability or incapacity.~~

YOU SHOULD CHOOSE ALTERNATIVE (A) IF THIS POWER OF ATTORNEY IS TO BECOME EFFECTIVE ON THE DATE IT IS EXECUTED.

IF NEITHER (A) NOR (B) IS CROSSED OUT, IT WILL BE ASSUMED THAT YOU CHOSE ALTERNATIVE (A).

If Alternative (B) is chosen and a definition of my disability or incapacity is not contained in this power of attorney, I shall be considered disabled or incapacitated for purposes of this power of attorney if a physician certifies in writing at a date later than the date this power of attorney is executed that, based on the physician's medical examination of me, I am mentally incapable of managing my financial affairs. I authorize the physician who examines me for this purpose to disclose my physical or mental condition to another person for purposes of this power of attorney. A third party who accepts this power of attorney is fully protected from any action taken under this power of attorney that is based on the determination made by a physician of my disability or incapacity.

I agree that any third party who receives a copy of this document may act under it. Revocation of the durable power of attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

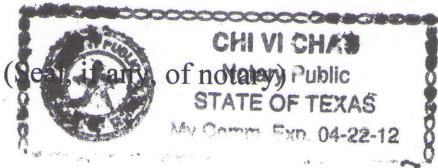
If any agent named by me dies, becomes legally disabled, resigns, or refuses to act, I name the following (each to act alone and successively, in the order named) as successor(s) to that agent:

Signed this 3 day of Sept. 19 2011

Bin Chi Tran
(your signature)

State of Texas
County of Tarrant

This document was acknowledged before me on 9/3/2011 (date) by
Tin Thi Tran (name of principal).



Chi Vi Chau
(signature of notarial officer)
Chi Vi Chau
(printed name)
My commission expires: 4/22/2012

THE ATTORNEY IN FACT OR AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

March 22, 2021

Thanh Van Nguyen and wife, Tin Thi Tran Nguyen
(Cert. # 9489009000276150484918)
4317 Meadowbrook Drive
Fort Worth, TX 76103

RE: 4317 Meadowbrook Drive aka Lot 5, Block 1, MEADOWBROOK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Volume 1944, Page 43, Deed Records, Tarrant County, Texas, ACP-21-63, Reference #20-579302, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **March 22, 2021** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for twenty nine (29) days for a total of \$1,450.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is April 21, 2021.**
- **IF THE OWNERS/OCCUPANTS DO NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owners.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on April 21, 2021.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you **must** contact the Code Compliance Department at (817) 999-8270 to schedule a final inspection.

CC: Lien K. Nguyen, 2203 Sweet Pea Lane, Apt. 176, Arlington, TX 76006 (Cert. # 9489009000276150484925); Lan T. Nguyen, 1923 Santa Anita Drive, Arlington, TX 76001 (Cert. # 9489009000276150484932); John Nguyen, 3511 Daniel Drive, Arlington, TX 76014 (Cert. # 9489009000276150484949); Trang Bui, 4317 Meadowbrook Drive, Fort Worth, TX 76103 (Cert. # 9489009000276150484956); Thai Nguyen, 2847 England Pkwy., Grand Prairie, TX 75054 (Cert. # 9489009000276150484963)

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-6391 ♦ FAX 817-392-2249

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-21-63**

On **March 22, 2021** the City of Fort Worth Building Standards Commission (“Commission”) held a virtual public hearing regarding the property described as **Lot 5, Block 1, MEADOWBROOK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Volume 1944, Page 43, Deed Records, Tarrant County, Texas**, and located on property more commonly known as **4317 Meadowbrook Drive, Fort Worth, Texas (“Affected Property”)**.

The Commission heard all evidence and arguments in this matter and finds as follows:

- (1). **Thanh Van Nguyen and wife, Tin Thi Nguyen** are the record owners (“Owners”) of the Affected Property;
- (2). The Owners of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;
- (3). At the hearing, the Commission found that the Affected Property had illegal accumulations of the following:
 - a. **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys, boxes, buckets, plastic tubs, crates, and any other miscellaneous household items; and**
 - b. **used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); and**
 - c. **used, broken, inoperable, or discarded, automotive parts or equipment (tires); and**
 - d. **any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris)**
- (4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth (“City”), Appendix B, Article II, Division 3, Section 11A-26 “Storage of Discarded, Used, and Broken Items”;
- (5). The Owners of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 “Storage of Discarded, Used, and Broken Items”; and
- (6). The Owners of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owners of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners, jointly and severally, be, and are hereby, assessed an Administrative civil penalty of **Fifty Dollars (\$50.00) per day for a total of One Thousand Four Hundred Fifty Dollars (\$1,450.00)** for failure to remove the accumulation in the **Twenty Nine (29) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **Lot 5, Block 1, MEADOWBROOK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Volume 1944, Page 43, Deed Records, Tarrant County, Texas**, and located on property more commonly known as **4317 Meadowbrook Drive, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until April 21, 2021 to comply with this Order.**

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** from the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an administrative civil penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **April 21, 2021**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. . You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IT IS FURTHER ORDERED THAT IF THE OWNERS OF THE AFFECTED PROPERTY DO NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owned plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

SIGNED this the _____ day of _____, 2021.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the _____ day of _____, 2021 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Approved by Legal as to form and legality

Approved by Code