



**MEETING AGENDA  
BUILDING STANDARDS COMMISSION  
DECEMBER 7, 2020  
Virtual Public Hearing 9:30 A.M.**

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=eb327db71a70ac93f853d5a169c59d59b>

Meeting/ Access Code: 126 564 9922

**Registration Required**

**Teleconference**

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

Meeting/ Access Code: 126 564 9922

**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 5:00PM on the day prior to the meeting. Please visit <http://fortworthtexas.gov/boards/virtual-meetings/> to sign up 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](mailto:pamela.sefcik@fortworthtexas.gov).**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, DECEMBER 7, 2020  
VIDEOCONFERENCE**

**I. Call to Order**

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

Kimberly Easton (Position 2 appointee)  
Brian Black (Position 4)  
Michael Unell (Position 6)  
Jeffery Postell (Position 8)

**II. Swear in Glenda Thompson to the Building Standards Commission**

**III. Nomination and election of Chairman and Vice-Chairman**

**IV. Review and approve the 2021 Building Standards Commission Meeting Dates**

**V. Review of October 26, 2020 Minutes**

- a. Discussion or questions pertaining to the October 26, 2020 meeting
- b. Changes submitted by Commissioners

- V. Discussions or questions concerning cases on current agenda of the Building Standards Commission for December 7, 2020
  - a. Any questions by Commissioners to clarify issues with cases

VI. Civil Penalty vs Administrative Penalty discussion

- VII. Request for future agenda items
  - a. Any requests by Commissioners

VIII. Adjournment

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, DECEMBER 7, 2020  
VIDEOCONFERENCE**

**I. CALL TO ORDER**

Joshua Lindsay (Position 1)	Kimberly Easton (Position 2 appointee)
Paul Clark-Vice Chairman (Position 3)	Brian Black (Position 4)
Glenda Thompson (Position 5)	Michael Unell (Position 6)
Bill Schur (Position 7)	Jeffery Postell (Position 8)
Jared Sloane-Chairman (Position 9)	

**II. PLEDGE OF ALLEGIANCE**

**III. SWEAR IN GLENDA THOMPSON TO THE BUILDING STANDARDS COMMISSION**

**IV. ACCEPTANCE OF THE BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 26 2020**

**V. CONFIRMATION OF RECEIPT OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA FOR DECEMBER 7, 2020**

**VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

**VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

**VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA**

**IX. RECONSIDERATION CASE-RESIDENTIAL**

- a. **HS-20-104 (CD 5)** 3813 Fitzhugh Avenue (Primary Structure) aka LOT 4, BLOCK 1 L.S. BYRD SUBDIVISION of Tracts 1, 2, 3, 5 and 6, Block 39, ENGLEWOOD HEIGHTS, THIRD FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-C, Page 97, Deed Records of Tarrant County, Texas. Owner(s): Grant R. Clark and wife, Martha Nell Clark. Lienholder(s): None.

**X. NEW CASES-RESIDENTIAL**

- a. **HS-21-14 (CD 7)** 5912 Hereford Drive (Primary Structure) aka TRACT 3 Being a portion of Block Z, UNIT 1, LAKE CREST ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas aka LAKE CREST EST #1 & 2 ADDITION Block Z Lot 6B1 9B & 11B. Owner(s): Phay Banyavong and Bouachanh Banyavong. Lienholder(s): None.
- b. **HS-21-16 (CD 2)** 2419 Lincoln Avenue (Primary Structure and Accessory Structure) aka Lot TEN (10), in Block TWELVE (12), of M. G. ELLIS ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner: Steve J. Fowler. Lienholder(s): None.
- c. **HS-21-17 (CD 8)** 1430 East Richmond Avenue (Primary Structure and Accessory Structure) aka Lot 9, Block 60, HIGHLAND PARK, an Addition to the City of Fort Worth, Tarrant County,

Texas, according to the Map or Plat recorded in Volume 310, Page 60, Plat Records of Tarrant County, Texas. Owner: WJH Investments, Inc. Lienholder: Barco Funding, LP.

- d. **HS-21-18 (CD 3)** 5741 Fursman Avenue (Primary Structure) aka LOT 5, BLOCK 6, WESTOVER ACRES, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-R, PAGE 7, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, Also known as 5741 Fursman Avenue, Fort Worth, TX 76114. Owner: Abelardo Najera. Lienholder: Mustang Credit Solutions, LLC.
- e. **HS-21-19 (CD 3)** 5324 Kilpatrick Avenue (Primary Structure and Accessory Structure) aka All that certain lots of land situated in the City of Fort Worth, Tarrant County, Texas, known and described as Lots 27 and 28 in Block 67 Chamberlin Arlington Heights, Second Filing, an addition to Fort Worth, Texas. Owner(s): Will Evans and Leetta Evans. Lienholder: Autovest LLC.
- f. **HS-21-20 (CD 5)** 5429 Sun Valley Drive (Accessory Structure Only) aka East one-half (1/2) of Lot 18, Block 8, SUN VALLEY ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Vol. 388-V, page 92, Plat Records of Tarrant County, Texas. Owner: Violet Mae McDonald. Lienholder(s): None.

#### **XI. ADMINISTRATIVE CIVIL PENALTY CASES-RESIDENTIAL**

- a. **ACP-21-07 (CD 5)** 108 Sandy Lane aka Being 3.884 acres of land, called 3.78 acres, out of the WILLIAMS MASTERS SURVEY, Abstract No. 1048, Tarrant County, Texas, and being that same tract of land as described in deed from Roy L. Mills and wife, Ethel W. Mills to Billy Don Johnson dated May 14, 1963 and recorded in Volume 3811, Page 74, Deed Records of Tarrant County, Texas. Owner: The Rennell Trust. Lienholder: Tax Loans, USA Ltd.
- b. **ACP-21-21 (CD 2)** 2005 North Houston Street aka Lot 3, Block 143, NORTH FORT WORTH ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, page 149, Plat Records, Tarrant County, Texas. Owner(s): Luis R. Flores and Matilde C. Flores, and Sergio L. Flores. Lienholder(s): Sears Mortgage Corporation, Washington Mutual Home Loans, JPMorgan Chase Bank, and the Internal Revenue Service.
- c. **ACP-21-22 (CD 5)** 4433 Fairlane Avenue aka HOMEWOOD ADDITION, BLOCK 6, LOT 9 AND HOMEWOOD ADDITION, BLOCK 6, LOT 8 aka Block 6, Lot 8, Homewood Addition to the City of Fort Worth, a/k/a 4433 Fairlane Avenue, Fort Worth, Texas 76119 aka Lot 8 and Lot 9, Block 6, Homewood Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 388-A, page 127, Deed Records of Tarrant County, Texas, also known as 4433 and 4317 Fairlane Avenue, Fort Worth, Texas. Owner: Nancy Middleton Cooper. Lienholder(s): None.
- d. **ACP-21-23 (CD 5)** 5574 Richardson Street aka Lot 7, Block 7, PARKSIDE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-Twelve, Page 99, Deed Records of Tarrant County, Texas. Owner(s): Peter L. Campbell and wife, Barbara Campbell, and, E.W. Jones and wife, Frankie M. Jones. Lienholder(s): None.
- e. **ACP-21-24 (CD 8)** 3401 Pioneer Street aka LOT 4, BLOCK 14 OF GLEN PARK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-F, PAGE 263, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Stanley D. Taylor. Lienholder(s): Specialized Loan Servicing LLC and State Farm Mutual Automobile Insurance Company.
- f. **ACP-21-26 (CD 9)** 4920 Lovell Avenue aka Lots 28, 29, and the East 6' of Lot 27, Block 151, Chamberlain Arlington Heights Addition, 1<sup>st</sup> Filing, to the City of Fort Worth, Tarrant County, Texas. Owner: Lucia Teresa Cuellar. Lienholder(s): None.

- g. **ACP-21-27 (CD 9)** 1013 NE 16<sup>th</sup> Street aka The west forty six feet of Lot No. Eleven and all of Lot Twelve, in Block Three, Riverside Gardens addition to the City of Ft. Worth, Tarrant County, Texas. Owner: Freddie Lee Cooks. Lienholder(s): None.

## **XII. CONTINUED ADMINISTRATIVE CIVIL PENALTY CASE- RESIDENTIAL**

- a. **ACP-2-46 (CD 8)** 9317 Parkview Drive aka Lots 4 and 5, Block 11, of SOUTH SEMINARY ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-1, Page 33, of the Plat Records of Tarrant County, Texas. Owner(s): Daniel L. Johnston and Laura L. Johnston. Lienholder(s): None.

## **XIII. AMENDMENT CASE-RESIDENTIAL**

- a. **HS-20-109 (CD 7)** 9617 Lea Shore Street (Primary Structure) aka Lot 4, Block 11, of the landing, Phase 1, an addition in Tarrant County, Texas, out of the A.C.H. & B. and the S.M. Gann and the J.N. Reed Surveys, according to Plat in Book 388-108, pages 7 and 8, Plat Records of Tarrant County, Texas. Owner(s): Alfred E. Foster and Jerry L Foster, as Trustees for The Alfred E. Foster and Jerry L. Foster Revocable Living Trust. Lienholder(s): Seattle Bank, Reverse Mortgage Solutions, Mackie, Wolfe, Zientz & Mann PC, Secretary of Housing and Urban Development, and Financial Freedom Senior Fundings Corporation

## **XIV. AMENDMENT CASES-ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-20-59 (CD 4)** 4412 Kings Circle North aka Lot 9, Block 4, KINGS OAKS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-14, Page 48, Plat Records of Tarrant County, Texas. Owner: John Allan Conley. Lienholder(s): None.
- b. **ACP-20-111 (CD 2)** 808 Park Street aka Lot C, Block 121, a revision of Lots 21 and 22, Block 121, NORTH FORT WORTH ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 309, page 40, Deed Records of Tarrant County, Texas. Owner: Silvestre Soto Montes. Lienholder(s): None.
- c. **ACP-20-115 (CD 2)** 2313 Grayson Avenue aka (2313 (and) 2315 Grayson Ave, Fort Worth, Texas, 76106) LOT 9, BLOCK 7, WESTHAVEN ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, IN TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-34, PAGE 76, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Luis Antonio Gonzalez Ramirez. Lienholder(s): None.

## **XV. 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.

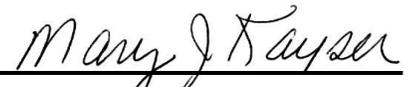
## **XVI. ADJOURNMENT**

**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](mailto: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 Discapitados (ADA) de la Ciudad llamando al teléfono (817) 392- 8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto: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 **Monday, November 23, 2020 at 5:00 p.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



**BUILDING STANDARDS COMMISSION MINUTES**

**OCTOBER 26, 2020**

**Virtual Public Hearing 9:30 A.M.**

**Videoconference**

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e88b9e654ea92957f7a85b99d95284f57>

Meeting/ Access Code: 126 447 3899

**Registration Required**

**Teleconference**

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

Meeting/ Access Code: 126 447 3899

**Viewing Only**

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

City of Fort Worth Website Homepage: [Watch Live Online](#)

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**For general questions, please email Annette Sefcik at [pamela.sefcik@fortworthtexas.gov](mailto:pamela.sefcik@fortworthtexas.gov).**

**AGENDA**

**BUILDING STANDARDS COMMISSION**

**FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, OCTOBER 26, 2020**

**VIDEOCONFERENCE**

**I. Call to Order: Pre-Meeting-9:02 A.M.**

Joshua Lindsay (Position 1)  
Paul Clark-Vice Chairman (Position 3)  
VACANT (Position 5)  
Bill Schur (Position 7)  
Jared Sloane-Chairman (Position 9)

Kimberly Easton (Position 2 Appointee)  
Brian Black (Position 4)  
Michael Unell (Position 6)  
Jeffery Postell (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Michael Unell (Position 6), Mr. Bill Schur (Position 7) and Mr. Jared Sloane (Position 9).
- Positions 2 and 5 are currently vacant.
- Mr. Jeffery Postell (Position 8), and Ms. Kimberly Easton (Position 2 Appointee) 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), Glenn Neal (Superintendent), Chris McAllister (Superintendent), Oscar Reyes (Supervisor), Kenneth Young (Supervisors), and Annette Sefcik (Executive Secretary).
- Law Department staff members in attendance were Christopher Austria (Assistant City Attorney I) and Benjamin Sampract (Senior Assistant City Attorney).

## II. Swear in Kimberly Easton to the Building Standards Commission

- Kimberly Easton (Position 2 Appointee), was to be sworn in at this meeting, but notified staff that she would not be in attendance prior to the meeting.

## III. Review of September 28, 2020 minutes

- a. Discussion or questions pertaining to the September 28, 2020 meeting
- b. Changes submitted by Commissioners

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

## IV. Discussions or questions concerning cases on current agenda of the Building Standards Commission for October 26, 2020

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

- Chairman Sloane confirmed with the Executive Secretary if she would be verifying which cases citizens were in attendance for.
- Chairman Sloane stated there would be a 30 minute lunch break.
- **Joshua Lindsay signed on for the meeting at 9:06 A.M.**
- Christopher Austria confirmed with Chairman Sloane that there would still be a role call vote.
- Benjamin Sampract asked that the citizens be sworn in prior to testimony on each case.

## V. Request for future agenda items

- a. Any requests by Commissioners

- No requests made by Commissioners.

## VI. Adjournment

- Mr. Clark moved to adjourn the Pre-Meeting, second by Mr. Black. MOTION CARRIED 6-0 Mr. Postell absent and Positions 2 and 5 vacant.
- **Pre-Meeting adjourned at 9:09 A.M.**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, OCTOBER 26, 2020  
VIDEOCONFERENCE**

## I. CALL TO ORDER: REGULAR MEETING-9:31 A.M

Joshua Lindsay (Position 1)  
Paul Clark-Vice Chairman (Position 3)  
VACANT (Position 5)  
Bill Schur (Position 7)  
Jared Sloane-Chairman (Position 9)

Kimberly Easton (Position 2 Appointee)  
Brian Black (Position 4)  
Michael Unell (Position 6)  
Jeffery Postell (Position 8)

- The following Commissioners were present at 9:30 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. Jared Sloane (Position 9).
- Positions 2 and 5 are currently vacant.
- Mr. Jeffery Postell (Position 8), and Ms. Kimberly Easton (Position 2 Appointee) 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), Glenn Neal (Superintendent), Chris McAllister (Superintendent), Oscar Reyes (Supervisor), Kenneth Young (Supervisors), Manual Ramirez (Senior Officer), Marc Oler (Senior Officer), Andrea Alexander (Officer), Gina Ambriz (Officer), Homero Campos (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), Bill Jones (Officer), Alma Molina (Officer), Rey Salinas (Officer), Marilynn Turner-Mims

(Officer), Jerri-Ann Gonzalez-Vargas (Officer), Annette Sefcik (Executive Secretary), Belinda Burns (Title Investigator), Thomas Gonzales (Title Investigator), Jack McGee (Support-Virtual Meeting)

- Law Department staff members in attendance were Christopher Austria (Assistant City Attorney I) and Benjamin Sampract (Senior Assistant City Attorney)

**II. PLEDGE OF ALLEGIANCE**

**III. SWEAR IN KIMBERLY EASTON TO THE BUILDING STANDARDS COMMISSION**

- Kimberly Easton (Position 2 Appointee), was to be sworn in at this meeting, but notified staff that she would not be in attendance prior to the meeting.

**IV. ACCEPTANCE OF THE BUILDING STANDARDS COMMISSION MINUTES FROM SEPTEMBER 28, 2020**

- Mr. Clark moved to accept the September 28, 2020 Minutes, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.

**V. CONFIRMATION OF RECEIPT OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA FOR OCTOBER 26, 2020**

- All Commissioners in attendance confirmed receipt of the evidence packet on record.

**VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

- Judith Scott was in attendance for interpretation and was sworn in.

**VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

- Chairman Sloane sworn in all who will give testimony.

**VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA**

- **Withdraw**-Administrative Civil Penalty Cases Residential: ACP-21-07---108 Sandy Lane, ACP-21-12---1314 Denver Avenue and Rule 407 Amendment Case 20-104---3813 Fitzhugh Avenue (Primary Structure).
- Mr. Clark moved to grant the City's request to withdraw these 3 cases, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.

**IX. NEW CASES-RESIDENTIAL**

- a. **HS-21-01 (CD 3)** 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. Owner(s): Mary D. Morris and Loretha Harper. Lienholder(s): None. **Loretha Harper, the owner, attended the meeting virtually at the location provided by the City of Fort Worth.**

- The City is unopposed to sixty (60) days to repair or demolish the structures.
- Mr. Lindsay moved to declare the structures to be substandard and hazardous, second by Mr. Clark. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.
- Mr. Lindsay moved that the owner be ordered to repair or demolish the structures within sixty (60) days, second by Mr. Clark. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.

- b. **HS-21-02 (CD 9)** 1202 East Peach Street (Primary Structure and 2 Accessory Structures) aka Being Lot B, Block 156, of FORT WORTH ORIGINAL TOWN, situated in the City of Fort Worth, Tarrant County, Texas, as shown in a deed of record in Volume 3197, Page 110, of the Deed Records, Tarrant County, Texas. Commonly known as 1202 E. Peach Street, Fort

Worth, Texas aka Per GWDVL D158018613 (Book 3197, Page 110) Filed 4/7/1958 conveyed to Tomas R. Sanchez and wife, Francisca R. Sanchez: The East One-Half (E ½) of Lot Number NINE (9) in Block Number ONE HUNDRED FIFTY SIX (156), according to the Map of the City of Fort Worth, made by the Texas Title Company aka Property description on (previous) Tax Suit No. 236-B45519-12, Filed 06/02/2015. CFW et al vs. Francisca R. Sanchez: Lot 9b, Block 156, Fort Worth Original Town, Situated In The City Of Fort Worth, Tarrant County, Texas, And Located Within The Fort Worth Independent School District, As Shown By A Deed Of Record In Volume 3197, Page 110 Of The Deed Records Of Tarrant County, Texas. Owner: Tarrant Properties, Inc. Lienholder(s): None. **No one attended for this case.**

- Mr. Clark moved to declare the structures to be substandard and hazardous, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.
- Mr. Clark moved that the owner be ordered to repair or demolish the structures within thirty (30) days, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.

c. **HS-21-03 (CD 2)** 1220 Lagonda Avenue (2 Accessory Structures Only) aka Lot 15, Block 66, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas also known as 1220 Lagonda, Fort Worth, Texas. Owner: Susan Esquibell, Trustee of the Susan Esquibell Residence Trust. Lienholder(s): None. **Rosalind Esquibell, the owner/heir, attended the meeting virtually at the location provided by the City of Fort Worth and Angie Esquibell, an interested party, attended the meeting virtually from her own device.**

- The City is unopposed to sixty (60) days to repair or demolish the structures
- Mr. Black moved to declare the structures to be substandard and hazardous, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.
- Mr. Black moved that the owner be ordered to repair or demolish the structures within sixty (60) days, second by Mr. Unell.
- Mr. Lindsay moved for a substitute motion that the owner be ordered to repair or demolish the structures within ninety (90) days, second by Mr. Schur. MOTION FAILED 3-3 with Mr. Lindsay, Mr. Schur, and Mr. Sloane voting yes, and Mr. Clark, Mr. Black, and Mr. Unell voting no.
- Voting goes to the original motion by Mr. Black that the owner be ordered to repair or demolish the structures within sixty (60) days. MOTION CARRIED 4-2 with Mr. Clark, Mr. Black, Mr. Unell, and Mr. Sloane voting yes, and Mr. Lindsay and Mr. Schur voting no.

**BREAK 11:11 A.M.---11:21 A.M.**

d. **HS-21-04 (CD 9)** 1300 West Drew Street (Primary Structure) aka Lot 7, Block 64, SOUTH FORT WORTH ADDITION, Tarrant County, Texas, according to Plat recorded in Vol. 204, Page 15, Plat Records, Tarrant County, Texas, being the same property conveyed from Wettengel to Marcos and Irene Flores by Warranty Deed recorded in Vol. 5523, Page 897, Deed Records of Tarrant County, Texas, a.k.a. 1300 W. Drew Street. Owner: Irene G. Flores. Lienholder(s): None. No one attended for this case. **No one attended for this case.**

- Mr. Unell moved to declare the structure to be substandard and hazardous, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.
- Mr. Unell moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.

e. **HS-21-05 (CD 2)** 2005 North Houston Street (Accessory Structure Only) aka Lot 3, Block 143, NORTH FORT WORTH ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, page 149, Plat Records, Tarrant County, Texas. Owner(s): Luis R. Flores and Matilde C. Flores, and Sergio L. Flores. Lienholder(s): Sears Mortgage Corporation c. Jo E. Shaw, Washington Mutual Home Loans

c/o Craig S. Davis, JPMorgan Chase c/o CT Corporation System, and the Internal Revenue Service. **No one attended for this case.**

- Mr. Schur moved to declare the structure to be substandard and hazardous, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.
- Mr. Schur moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.

f. **HS-21-06 (CD 9)** 1470 East Morphy Street (Accessory Structure Only) aka Being Lot SIX (6), in Block SIXTEEN (16) OF LAKE VIEW ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas. Owner: Mattie Menefee. Lienholder(s): None. **Lucretia Holloway, the owner/heir, attended the meeting virtually from her own device.**

- The City is unopposed to ninety (90) days to repair or demolish the structure.
- Mr. Lindsay moved to declare the structure to be substandard and hazardous, second by Mr. Clark. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.
- Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Clark. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.

#### X. CONTINUED NEW CASE-RESIDENTIAL

a. **HS-20-71 (CD 2)** 3313 NW 27<sup>th</sup> Street (Primary Structure) aka Lot 7, Block 211, 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): Albert Rangel and wife, Maria Rosario Rangel. Lienholder(s): Midfirst Bank c/o Mackie, Wolfe, Zientz, and Mann, and Simmons First National Bank. **No one attended for this case.**

- Mr. Clark moved to declare the structure to be substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.
- Mr. Clark 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 Mr. Postell absent and Positions 2 and 5 vacant.

#### XI. NEW CASE- COMMERCIAL

a. **HS-20-110 (CD 2)** 2304 NE 28<sup>th</sup> Street (Primary Structure) aka BEING all that certain 0.507 acre tract of land situated in the E. Wittle Survey, Abstract No. 954, City of Fort Worth, Tarrant Worth, Tarrant County, Texas, and being all of Lots 7-10, Block 33, Diamond Hill, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-B, Page 150, Plat Records, Tarrant County, Texas, same being all the certain tract of land conveyed to Heriberto Ramos and Maria L. Morales, by deed recorded in Instrument Number D216043482. Block 33, Lot 10R Commercial 0.505 Acres. Owner: Tres Betos Taqueria, LLC. Lienholder(s): Providence Bank. **Heriberto Ramos, the owner, attended the meeting virtually at the location provided by the City of Fort Worth.**

- The City is unopposed to sixty (60) days to repair or demolish the structure.
- Mr. Black moved to declare the structure to be substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 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 Mr. Postell absent and Positions 2 and 5 vacant.

**LUNCH BREAK 12:47 P.M.---1:19 P.M.**

**XII. ADMINISTRATIVE CIVIL PENALTY CASES-RESIDENTIAL**

- a. **ACP-20-112 (CD 9)** 2712 Bilglade Road aka Lot 17, Block 16, Wilshire Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-T, Page 60, Deed Records of Tarrant County, Texas. Owner(s): Pedro Esquivias and wife, Maria V. Beltazar. Lienholder(s): Mortgage Electronic Registration Systems, Inc., Reconstruct Company for MERS, Recon Trust Company, Bank of America. **Pedro Esquivias, the owner, attended the meeting virtually at the location provided by the City of Fort Worth and participated in the hearing with the assistance of the interpreter.**

- Mr. Unell, moved to issue a penalty to the owner in the amount of \$50.00 per day for twenty four (24) days for a total of \$1,200.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.

**The next two cases were presented together as they have the same owner.**

- b. **ACP-21-08 (CD 2)** 2618 NW 30<sup>th</sup> Street aka Lots 14 & 15, Block 70, ROSEN HEIGHTS, 2<sup>nd</sup> Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204-A, Page 153, Deed Records, Tarrant County, Texas; SAVE AND EXCEPT the North 4 feet of Lot 14, taken by the City of Fort Worth by Condemnation Cause No. 62839, Deed Records, Tarrant County. Owner(s): Juan J. Salas and wife, Maria D. Salas. Lienholder(s): Shady Oaks National Bank c/o Russ Richardson.
- c. **ACP-21-09 (CD 2)** 2620 NW 30<sup>th</sup> Street aka Lots 14 & 15, Block 70, ROSEN HEIGHTS, 2<sup>nd</sup> Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204-A, Page 153, Deed Records, Tarrant County, Texas; SAVE AND EXCEPT the North 4 feet of Lot 14, taken by the City of Fort Worth by Condemnation Cause No. 62839, Deed Records, Tarrant County. Owner(s): Juan J. Salas and wife, Maria D. Salas. Lienholder(s): Shady Oaks National Bank c/o Russ Richardson. **Juan Salas, the owner, attended the meeting virtually at the location provided by the City of Fort Worth and participated in the hearing with the assistance of the interpreter.**

- **For 2618 NW 30<sup>th</sup> Street**, Mr. Schur, moved to issue a penalty to the owner in the amount of \$50.00 per day for forty four (44) days for a total of \$2,200.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Clark.
- **For 2618 NW 30<sup>th</sup> Street**, Mr. Unell moved for a substitute motion to issue a penalty to the owner in the amount of \$100.00 per day for forty four (44) days for a total of \$4,400.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION FAILED 2-4 with Mr. Black and Mr. Unell voting yes, Mr. Lindsay, Mr. Clark, Mr. Schur, and Mr. Sloane voting no, Mr. Postell absent, and Positions 2 and 5 vacant.
- **For 2618 NW 30<sup>th</sup> Street**, voting goes to the original motion by Mr. Schur, to issue a penalty to the owner in the amount of \$50.00 per day for forty four (44) days for a total of \$2,200.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Clark. MOTION CARRIED 4-2 with Mr. Lindsay, Mr. Clark, Mr. Schur, and Mr. Sloane voting yes, Mr. Black and Mr. Unell voting no, Mr. Postell absent, and Positions 2 and 5 vacant.
- **For 2620 NW 30<sup>th</sup> Street**, Mr. Schur, moved to issue a penalty to the owner in the amount of \$50.00 per day for forty four (44) days for a total of \$2,200.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Clark. MOTION CARRIED 4-2 with Mr. Lindsay, Mr. Clark, Mr. Schur, and Mr. Sloane voting yes, Mr. Black and Mr. Unell voting no, Mr. Postell absent, and Positions 2 and 5 vacant.

**BREAK 2:54 P.M.---3:06 P.M.**

- a. **ACP-21-10 (CD 6)** 6404 Winn Street aka LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT

RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Stephen A. Seate and wife, Cynthia Emily Long Seate. Lienholder(s): None. **Stephen Seate, the owner, and Richard Brenner, an interested party, both attended the meeting virtually from their own devices.**

- Mr. Lindsay moved to issue a penalty to the owner in the amount of \$50.00 per day for forty five (45) days for a total of \$2,250.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.
- b. **ACP-21-11 (CD 4)** 3400 Fairview Street aka Lot 24, in Block 8, North Riverside Estates, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-Z, page 119, of the Plat Records of Tarrant County, Texas. Owner: Howard Milton Akin. Lienholder: Secretary of Housing and Urban Development. **No one attended for this case.**
- Mr. Clark moved to issue a penalty to the owner in the amount of \$100.00 per day for forty four (44) days for a total of \$4,400.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.
- b. **ACP-21-13 (CD 9)** 4308 5th Avenue aka Lot 3 in block 11 of Walkers Addition to the city of Fort Worth in Tarrant County, Texas, according the plat of said addition recorded in book 204, page 50, Plat Records of Tarrant County, Texas. Owner(s): C.R. Willis and wife, Betty Joy Willis. Lienholder(s): None. **Don Willis, the owner/heir was connected to the virtual meeting on his own device, but left the meeting prior to the case being called.**
- Mr. Black moved to issue a 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. MOTION CARRIED 6-0 with Mr. Postell absent and Positions 2 and 5 vacant.

### **XIII. AMENDMENT CASE-ADMINISTRATIVE CIVIL PENALTY COMMERCIAL**

- c. **ACP-20-106 (CD 8)** 4320 Wichita Street aka Being a Tract of land out of the Jessie Justice Survey, Abstract No. 859, Tarrant County, Texas. SAVE AND EXCEPT that part of above described property heretofore conveyed to the City of Fort Worth in deed from A.L. Korn recorded in Volume 4829, Page 315, Deed Records, Tarrant County, Texas. TAD lists legal description as Justice, Jesse Survey Abstract 859, Tract 3F01. Owner: Herman Sanders. Lienholder: J & J Lending Company c/o Leon Harris or Robert Stroup. **Leon Harris, the lienholder, attended the meeting virtually from his own device.**
- Mr. Harris stated he was foreclosing on the property and made the amendment request to remove the previously assessed penalty of \$3,100.00 and asked for an additional ninety (90) days to abate the nuisance.
  - Mr. Unell moved to eliminate the \$3,100.00 civil penalty and to grant an additional ninety (90) days to abate the nuisance. MOTION CARRIED 5-1 with only Mr. Black voting no, Mr. Postell absent, and Positions 2 and 5 vacant.

### **XIV. EXECUTIVE SESSION**

- No session was conducted.

### **XV. ADJOURNMENT**

- Mr. Clark moved to adjourn the Regular Meeting, second by Mr. Black. MOTION CARRIED 6-0 Mr. Postell absent and Positions 2 and 5 vacant.
- **The Regular Meeting adjourned at 4:33 P.M**

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**HS-20-104**                      **Property Address:** 3813 Fitzhugh Avenue (Primary Structure)

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

**Legal Description:**        LOT 4, BLOCK 1 L.S. BYRD SUBDIVISION of Tracts 1, 2, 3, 5 and 6, Block 39, ENGLEWOOD HEIGHTS, THIRD FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-C, Page 97, Deed Records of Tarrant County, Texas

**SKEY No.** 00395145    **Reference No(s).** 16-424434

**Owner(s) per Deed:**        Grant R. Clark and wife, Martha Nell Clark---WDVL D175501988

**Owner(s) per TAD:**        Martha Nell Clark Estate

**Mailing Address:**            3813 Fitzhugh Avenue, Fort Worth, TX 76105

**Agenda Category:**        Reconsideration Case – Residential        **Code Compliance Officer:** Theo Jenkins

**Council District No.**        5

**CASE BACKGROUND:**

**WITHDRAW-REPAIRING**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**HS-21-14**                      **Property Address:** 5912 Hereford Drive (Primary Structure)

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

**Legal Description:**        TRACT 3 Being a portion of Block Z, UNIT 1, LAKE CREST ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas aka LAKE CREST EST #1 & 2 ADDITION Block Z Lot 6B1 9B & 11B

**SKEY No.** 01541765    **Reference No(s).** 20-563457

**Owner(s) per Deed:**        Phay Banyavong and Bouachanh Banyavong---WD D196112762

**Owner(s) per TAD:**        Phay Banyavong Estate

**Mailing Address:**         3423 Jonquil Lane, Rowlett, TX 76089-3449

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

**Council District No.**     7

**CASE BACKGROUND:**

- Case Originated: **June 29, 2020.**
- This case was initiated by **Officer Campos.**
- Fire Date: **June 27, 2020.**
- Notices: **9/17/2020, 10/23/2020, 11/9/2020.**
- No active permits on file.
- Structure is vacant and secure.
- Inspection was conducted on **November 9, 2020 with the owner's son present.**
- Current owner's deed was recorded **June 12, 1996.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **November 18, 2020.**
- This structure is currently in a substandard and hazardous condition due to:
  - Fire damage throughout the entire structure
  - The owner has partially demolished the structure, leaving a large portion still standing
  - Water damaged floor decking not stable
  - Remaining portion of the structure is 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:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Phay Banyavong and Bouachanh Banyavong, 3413 Jonquil Lane, Rowlett, TX 75089-3448 (Cert. # 9489009000276037255679);  
Phay Banyavong Estate and Bouachanh Banyavong, 3413 Jonquil Lane, Rowlett, TX 75089-3448 (Cert. # 9489009000276037255686);  
Phay Banyavong Estate and Bouachanh Banyavong, 5912 Hereford Drive, Fort Worth, TX 76179 (Cert. # 9489009000276037255693);  
Phay Banyavong Estate and Bouachanh Banyavong, 2425 Victory Avenue, Dallas, TX 75219-7652 (Cert. # 9489009000276037255709);  
Phay Banyavong Estate and Bouachanh Banyavong, 4217 Slick Rock Chase, Euless, TX 76040-8522 (Cert. # 9489009000276037255754);  
Anouza Banyavong, 3413 Jonquil Lane, Rowlett, TX 75089-3448 (Cert. # 9489009000276037255761);  
Anouza Banyavong, 2425 Victory Avenue, Dallas, TX 75219-7652 (Cert. # 9489009000276037255778);  
Anouza Banyavong, 4217 Slick Rock Chase, Euless, TX 76040-8522 (Cert. # 9489009000276037255785);  
Alaksone Banyavong, 4217 Slick Rock Chase, Euless, TX 76040-8522 (Cert. # 9489009000276037255792);  
Toukata Banyavong, 21891 N. 260<sup>th</sup> Lane, Buckeye, AZ 85396 (Cert. # 9489009000276037255815);  
Toukata Banyavong, 1112 Glendale Valley Road, Glendale, OR 97442 (Cert. # 9489009000276037255822);  
Sitvongsack Banyavong, 5912 Hereford Drive, Fort Worth, TX 76179 (Cert. # 9489009000276037255839)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer  Date/Time

<b>INSPECTION INFORMATION</b>		<b>CATEGORY</b>	
Address <input type="text" value="5912 Hereford Drive/ LAKE CREST EST #1 &amp; 2 Addition"/>	Number of Stories <input type="text" value="1"/>	<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <input type="text" value="Z"/> Lot <input type="text" value="9"/>	Case No. <input type="text" value="20-563457"/>	<input type="checkbox"/> II - Sub (Major)	
	Tax Acct No. <input type="text" value="01541765"/>	<input type="checkbox"/> III - Sub (Minor)	
<input type="checkbox"/> Exterior Only <input type="checkbox"/> Interior & Exterior			

OBSERVED DEFICIENCIES	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Entire structure has fire damage
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing exterior walls
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing interior walls
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	partially missing roof
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing ceilings
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	unstable foundation
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water damaged floors
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing windows, doors
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, charred electrical
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	damaged plumbing due to fire
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

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

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

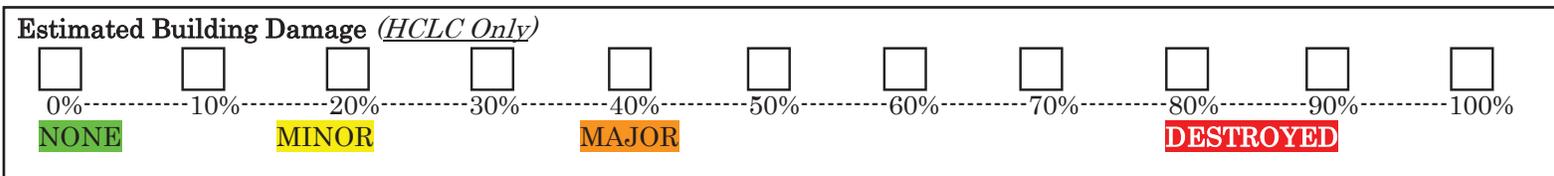
<b>EXTERIOR</b>
<input checked="" type="checkbox"/> Frame
<input type="checkbox"/> Brick
<input type="checkbox"/> Stone
<input type="checkbox"/> Concrete
<input type="checkbox"/> Concrete Brick
<input type="checkbox"/> Metal

**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: DECEMBER 7, 2020**

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**HS-21-16**                      **Property Address:** 2419 Lincoln Avenue (Primary Structure and Accessory Structure)

**Category:**                      **Both Structures-CAT I (Substandard and Hazardous)**

**Legal Description:**              Lot TEN (10), in Block TWELVE (12), of M. G. ELLIS ADDITION to the City of Fort Worth, Tarrant County, Texas

**SKEY No.** 00827800      **Reference No(s).** 20-20-571659

**Owner(s) per Deed:**              Steve J. Fowler---WDVL D19302419

**Owner(s) per TAD:**              Steve J Fowler

**Mailing Address:**              2419 Lincoln Avenue, Fort Worth, TX 76106

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

**Council District No.**              2

**CASE BACKGROUND:**

**WITHDRAW-MOVED TO JANUARY**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**HS-21-17**                      **Property Address:** 1430 East Richmond Avenue (Primary Structure & Accessory Structure)

**Category:**                      **Both Structures-CAT I (Substandard and Hazardous)**

**Legal Description:**              Lot 9, Block 60, HIGHLAND PARK, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 310, Page 60, Plat Records of Tarrant County, Texas

**SKEY No.** 01248464    **Reference No(s).** 20-546297

**Owner(s) per Deed:**              WJH Investments Inc.---WDVL D220121594

**Owner(s) per TAD:**              WJH Investments Inc.

**Mailing Address:**              6547 Kingbury Drive, Dallas, TX 75231-8105

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

**Council District No.**              8

**CASE BACKGROUND:**

- Case Originated: **3/3/2020**
- This case was initiated by **Officer Turner-Mims**.
- Fire Date: **June 16, 2020**.
- Notices: **3/3/2020, 7/6/2020, 8/11/2020, 11/2/2020**.
- No active permits on file.
- Structures are vacant and secure.
- Administrative Search Warrant was served on **November 17, 2020 without the owner present**.
- Current owner's deed was recorded **May 28, 2020**.
- Notice to appear at today's hearing was mailed and posted on the property on or before **November 18, 2020**.
- The Primary Structure is currently in a substandard and hazardous condition due to:
  - Severely fire damaged on the back of the structure
  - The exterior and interior of the structure has charred corner posts, and wall studs
  - The roof has missing and deteriorated decking and shingles
  - The ceiling has charred ceiling joist with breaches
  - The foundation has inadequate support
- The Accessory Structure is currently in a substandard and hazardous condition due to:
  - The ceiling has missing and broken ceiling joist, rafters and breaches
  - The interior and exterior walls have broken and missing struts, studs and boards with breaches
- There are other conditions that add to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

WJH Investment Companies, Inc., 6547 Kingsbury Drive, Dallas, TX (Cert. # 9489009000276150494948)  
WJH Investment Companies, Inc., 1910 Pacific Avenue, Suite 18500, Dallas, TX 75201-4837  
(Cert. # 9489009000276150494955);  
WJH Investment Companies, Inc. Attn: Walter James Harper Jr., 6547 Kingsbury Drive, Dallas, TX  
75231-8105 (Cert. # 9489009000276150494962)  
WJH Investment Companies, Inc. Attn: Walter James Harper Jr, 1910 Pacific Avenue, Suite 18500,  
Dallas, TX 75201-4837 (Cert. # 9489009000276150494979)  
Lienholder: Barco Funding, LP Attn: Brandon P. Koonsman, 8225 Mid Cities Blvd., Suite 300, North Richland  
Hills, TX 76182 (Cert. # 9489009000286150494986)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer MARILYNN TURNER-MIMS Date/Time 11/17/2020

<b>INSPECTION INFORMATION</b>				<b>CATEGORY</b>	
Address	<u>1430 E RICHMOND AVE</u>		Number of Stories	<u>1</u>	
Legal Description: Block	<u>60</u>	Lot	<u>9</u>	Case No.	<u>20-546297</u>
				Tax Acct No.	<u>01248464</u>
<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			<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Vacant
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/> Secured	
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deteriorated and missing boards	<input type="checkbox"/> Secured (City)	
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken and missing struts and studs	<input type="checkbox"/> Tenant Occupied	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing / deteriorated decking / shingles w/ breaches	<input type="checkbox"/> Owner Occupied	
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing / broken ceiling joist / rafters w/ breaches		
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appears to have inadequate support		
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks in cement floor		
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing doors		
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"/>			

**STRUCTURE USE**

Single Family  
 Two Family  
 Commercial  
 Accessory

**FOUNDATION**

Poured Concrete  
 Stem Wall  
 Pier & Beam

**EXTERIOR**

Frame  
 Brick  
 Stone  
 Concrete  
 Concrete Brick  
 Metal

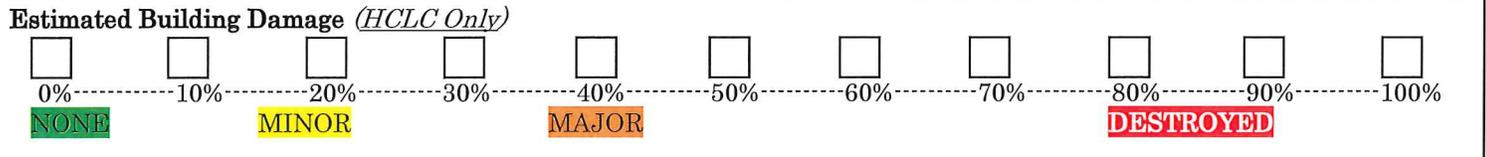
**ADDITIONAL OBSERVATIONS**

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. 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 proportions 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.

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer:  Date/Time:

<b>INSPECTION INFORMATION</b>		<b>CATEGORY</b>	
Address: <input type="text" value="1430 E RICHMOND AVE"/>	Number of Stories: <input type="text" value="1"/>	<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <input type="text" value="60"/> Lot <input type="text" value="9"/>	Case No. <input type="text" value="20-546297"/> Tax Acct No. <input type="text" value="01248464"/>	<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 checked="" type="checkbox"/>	Severely fire damaged in back of structure
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred corner post and wall studs
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing wall studs and struts
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing / deteriorated decking / shingles w/ breaches
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred ceiling joist and decking w/ breaches
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appears to have inadequate support
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing floor joist and subfloors
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing doors and window
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and hanging wiring
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and missing plumbing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>STATUS</b>
<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

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

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

<b>EXTERIOR</b>
<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

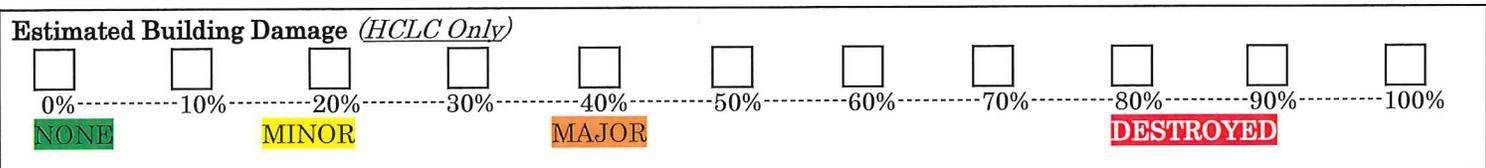
**ADDITIONAL OBSERVATIONS**

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.
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. 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.
8. 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.
9. 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.
10. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
11. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
12. 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.
13. 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.
14. 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: DECEMBER 7, 2020**

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**HS-21-18**                      **Property Address:** 5741 Fursman Avenue (Primary Structure)

**Category:**                      **Both Structures-CAT I (Substandard and Hazardous)**

**Legal Description:**        LOT 5, BLOCK 6, WESTOVER ACRES, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-R, PAGE 7, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, Also known as 5741 Fursman Avenue, Fort Worth, TX 76114

**SKEY No.** 03460363    **Reference No(s).** 20-546297

**Owner(s) per Deed:**        Abelardo Najera---WDVL D220168712

**Owner(s) per TAD:**        Abelardo Najera

**Mailing Address:**            5741 Fursman Avenue, Fort Worth, TX 76114

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

**Council District No.**        3

**CASE BACKGROUND:**

- Case Originated: **April 13, 2020,**
- This case was initiated by **Officer Campos.**
- Fire Date: **April 13, 2020.**
- Notices: **6/1/2020, 8/3/2020, 10/6/2020, 10/23/2020.**
- No active permits on file.
- Structure is vacant and secure.
- Inspection was conducted on **November 11, 2020 with Abelardo Najera, the owner present.**
- Current owner's deed was recorded **July 16, 2020.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **November 18, 2020.**
- This structure is currently in a substandard and hazardous condition due to:
  - Severe Fire damage to exterior and interior walls
  - Charred rafters, ceiling joists and some support beams
  - Holes in the ceilings to the exterior
  - Interior is covered with accumulation of burned and discarded household items
  - Floors in some areas are soft and spongy
  - Electrical wiring and fixtures are fire damaged
  - 80-90 percent of the interior is fire and or smoke damaged
- 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:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Abelardo Najera aka Abelardo Najera-Loya, 5741 Fursman Avenue, Fort Worth, TX 76114  
(Cert. # 9489009000276167731333);  
Abelardo Najera aka Abelardo Najera-Loya, 225 West Fork Drive, Fort Worth, TX 76114-4332  
(Cert. # 9489009000276167731340);  
Lienholder: Mustang Credit Solutions, LLC, 4606 Park Springs Blvd., Suite 110, Arlington,  
TX 76017 (Cert. # 9489009000276167731357);  
Mustang Credit Solutions, LLC Attn: Brandon Moore, 4606 Park Springs Blvd., Suite 110, Arlington,  
TX 76017 (Cert. # 9489009000276167731364);  
Mustang Credit Solutions, LLC Attn: Matthew Burke, 4606 Park Springs Blvd., Suite 110, Arlington,  
TX 76017 (Cert. # 9489009000276167731371);  
Mustang Credit Solutions, LLC Attn: Andrew C. Devine, 4606 Park Springs Blvd., Suite 110, Arlington,  
TX 76017 (Cert. # 9489009000276167731388)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_



# BUILDING STANDARDS DIVISION

## Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer A.Molina

Date/Time Nov 9 2020 3:36PM

<b>INSPECTION INFORMATION</b>		<b>CATEGORY</b>	
Address <u>5741 Fursman Ave</u>	Number of Stories <u>1</u>	<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <u>6</u> Lot <u>5</u> Case No. <u>20-551322</u> Tax Acct No. <u>03460363</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	STATUS
	MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred exterior walls	<input checked="" type="checkbox"/> Open
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	missing with breaches	<input checked="" type="checkbox"/> Vacant
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing	<input checked="" type="checkbox"/> Secured
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	holes, missing singles	<input type="checkbox"/> Secured (City)
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water damaged, deteriorated beams	<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"/>	combustible debris/broken floor joist n	<b>STRUCTURE USE</b>
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing and broken windows	<input checked="" type="checkbox"/> Single Family
Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exposed wiring,	<input type="checkbox"/> Two Family
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ripped from walls	<input type="checkbox"/> Commercial
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Accessory
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	covered with combustible materials	<b>FOUNDATION</b>

**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

**PERMITS REQUIRED\***

Building     Mechanical     Plumbing     Electrical

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

Pier & Beam

**EXTERIOR**

Frame

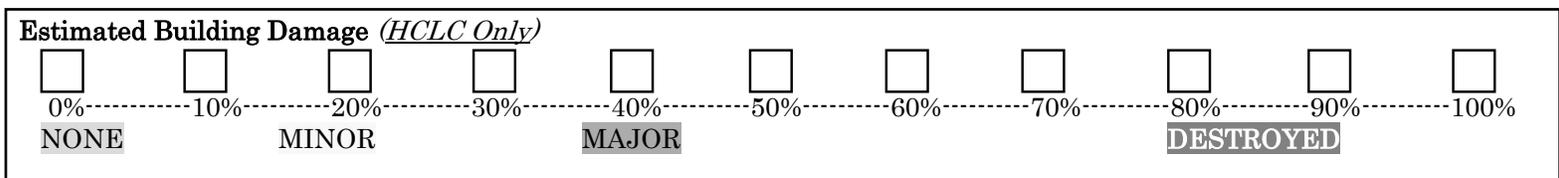
Brick

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**HS-21-19**                      **Property Address:** 5324 Kilpatrick Avenue (Primary Structure and Accessory Structure)

**Category:**                      **Both Structures-CAT I (Substandard and Hazardous)**

**Legal Description:**        All that certain lots of land situated in the City of Fort Worth, Tarrant County, Texas, known and described as Lots 27 and 28 in Block 67 Chamberlin Arlington Heights, Second Filing, an addition to Fort Worth, Texas,

**SKEY No.** 000505293 **Reference No(s).** 20-568157

**Owner(s) per Deed:**        Will Evans and Leetta Evans.---WD Vol. 1290, Pg. 243

**Owner(s) per TAD:**        Etta Perkins Estate

**Mailing Address:**         3801 Brookhaven Circle, Fort Worth, TX 76109

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

**Council District No.**        3

**CASE BACKGROUND:**

- Case Originated: **August 13, 2020.**
- This case was initiated by **Officer Salinas.**
- Notices: **9/1/2020, 10/22/2020.**
- No active permits on file.
- Structures are vacant and secure **as of September 18, 2020 by City staff.**
- Administrative Search Warrant was served on **September 18, 2020 and November 12, 2020 without the owner present.**
- Current owner's deed was recorded **June 24, 1936.**
- Notice to appear at today's hearing was mailed and posted on the property on or before **November 18, 2020.**
- The Primary Structure is currently in a substandard and hazardous condition due to:
  - Breaches in roof
  - Breaches in walls
  - Rotting and deteriorating wooden material such as wall sheathing, roof sheathing, roof tails and rafters
  - Rotting and deteriorating ceiling joists, wooden studs, and sheetrock
  - Rotting and deteriorating fascia, soffit, and wooden trims
  - Broken windows
  - Exposed electrical wiring
  - Damaged stem wall
- The Accessory Structure is currently in a substandard and hazardous condition due to:
  - Collapsed roof
  - Unstable walls
  - Rotting wooden material
  - Breaches in wall
- There are other conditions that contribute to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Will Evans and Leetta, 3801 Brookhaven Circle, Fort Worth, TX 76109 (Cert. # 9489009000276167731395);  
Will Evans and Leetta Evans c/o Frances Spann, 3801 Brookhaven Circle, Fort Worth,  
TX 76109 (Cert. # 9489009000276167731401);  
Will Evans Estate, and Leetta Evans, 3801 Brookhaven Circle, Fort Worth,  
TX 76109 (Cert. # 9489009000276167731418);  
Will Evans Estate, and Leetta Evans c/o Frances Spann, 3801 Brookhaven Circle, Fort Worth,  
TX 76109 (Cert. # 9489009000276167731425);  
Etta Perkins Estate, PO Box 101491, Fort Worth, TX 76185 (Cert. # 9489009000276167731432);  
Frances L. Spann, 3801 Brookhaven Circle, Fort Worth, TX 76109 (Cert. # 9489009000276167731449);  
Frances L. Spann, PO Box 101491, Fort Worth, TX 76185 (Cert. # 9489009000276167731456);  
Carl Douglas, 5324 Kilpatrick Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276167731463);  
Lienholder: Autovest LLC, PO Box 2247, Southfield, MI 48037 (Cert. # 9489009000276167734426)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_



# BUILDING STANDARDS DIVISION

## Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer R. Salinas Date/Time 11-12-2020/2:30pm

<b>INSPECTION INFORMATION</b>		<b>CATEGORY</b>	
Address <u>5324 Kilpatrick Ave</u>	Number of Stories <u>1</u>	<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <u>67</u> Lot <u>27&amp;28</u>	Case No. <u>20-568157</u> Tax Acct No. <u>00505293</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	STATUS
	MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Open
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing siding/ deteriorated wall sheathing and framing	<input checked="" type="checkbox"/> Vacant
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Several breaches/Rotting framing and damaged gypsum board.	<input type="checkbox"/> Secured
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large holes/breaches/Roof is sinking	<input checked="" type="checkbox"/> Secured (City)
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Tenant Occupied
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged stem wall	<input type="checkbox"/> Owner Occupied
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing windows	<b>STRUCTURE USE</b>
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed electrical wiring	<input checked="" type="checkbox"/> Single Family
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing fixtures not in safe sanitary condition	<input type="checkbox"/> Two Family
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Commercial
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Accessory

**ADDITIONAL OBSERVATIONS**

There are several breaches in the roof and walls. There is rotted and deteriorated wooden material and gypsum board in the interior of the structure. The stem wall on the exterior structure is fractured at the side setback. Roof has sinking areas on both sides of the pitch indicating compromised roof rafters and deck sheathing. The exterior wall is missing siding exposing felt and wall sheathing and wooden framing material. Roof has rotting rafter tails, fascia and soffit missing windows and sills along with trim. There is an uncovered crawl space on the side setback that has a large breach.

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

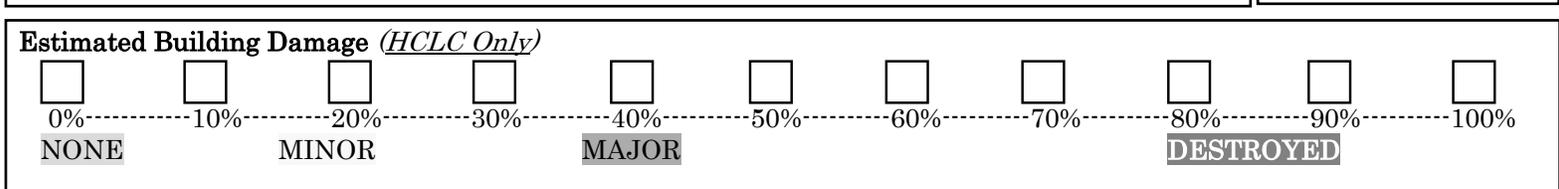
Brick

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. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. 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.
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 proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
8. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
9. 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.
10. 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.
11. 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

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"/>	Unsecured leaning/rotted wood
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed
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 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**

Accessory structure has collapsed roof and unstable walls. The wooden material is rotting due to breach on the roof and on the wall.

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

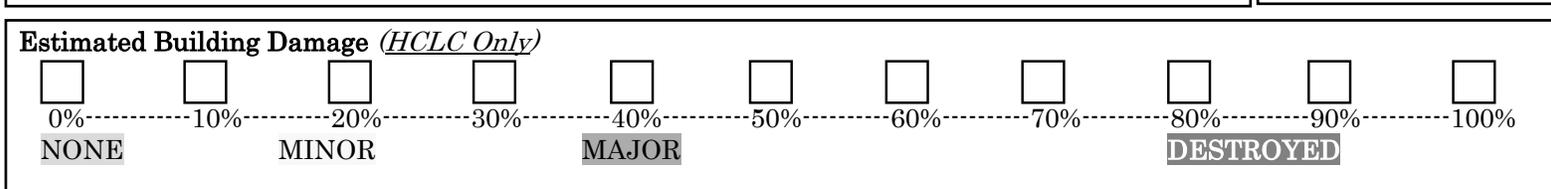
Concrete Brick

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. 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.

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

---

**HS-21-20**                      **Property Address:** 5429 Sun Valley Drive (Accessory Structure Only)

**Category:**                      **Both Structures-CAT I (Substandard and Hazardous)**

**Legal Description:**        All that certain lots of land situated in the City of Fort Worth, Tarrant County, Texas, known and described as Lots 27 and 28 in Block 67 Chamberlin Arlington Heights, Second Filing, an addition to Fort Worth, Texas

**SKEY No.** 03059529    **Reference No(s).** 20-5566346

**Owner(s) per Deed:**        Violet Mae McDonald---D211222586

**Owner(s) per TAD:**        Violet McDonald

**Mailing Address:**         5429 Sun Valley Drive, Fort Worth, TX 76119-6524

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

**Council District No.**        5

**CASE BACKGROUND:**

**WITHDRAW-MOVED TO JANUARY**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**ACP-21-07**                      **Property Address:** 108 Sandy Lane

**Legal Description:**        Being 3.884 acres of land, called 3.78 acres, out of the WILLIAMS MASTERS SURVEY, Abstract No. 1048, Tarrant County, Texas, and being that same tract of land as described in deed from Roy L. Mills and wife, Ethel W. Mills to Billy Don Johnson dated May 14, 1963 and recorded in Volume 3811, Page 74, Deed Records of Tarrant County, Texas

**SKEY No.** 04039238        **Reference No(s).** 19-519847

**Owner(s) per Deed:**        The Rennell Trust--WD D212318210

**Owner(s) per TAD:**        The Rennell Trust

**Mailing Address:**            108 Sandy Lane, Fort Worth, TX 76120-1712

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

**Council District No.**        5

**EVIDENTIARY REPORT:**

This violation was identified on **May 3, 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 **twenty one (21)** 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 **five (5)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **October 30, 2020** and expired on **November 8, 2020**. A notice to appear was mailed and posted on the property on or before **November 18, 2020**. The last inspection was performed on **December 5, 2020**.

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 NO CIVIL PENALTY**. 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 the City staff to enter onto the property and cause the removal of said items and lien all cost associated with the removal against the property. **City staff recommends no civil penalty be issued because the Trustee of The Rennell Trust has recently been removed and the involved parties are currently working to assign a new Trustee. Since Administrative Civil Penalties are assigned to a person and not the property, the Commission has no responsible person in this case to issue the penalty to. The property has been in violation for over eighteen (18) months with accumulation and contains a health hazard of tires and containers that can harbor vectors. Nuisance Abatement has spoken to occupants regarding this violation and some progress has been noted. This address has not had active trash service since 11/15/17.**

**Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **November 8, 2020**                      Date of BSC Meeting: **December 7, 2020**  
Number of days since notice issued: **28**

**\$0 per day x 28 days = \$0**  
(Calculate from day after expiration date to day prior to BSC hearing)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

The Rennell Trust, 108 Sandy Lane, TX 76120-1712 (Cert. # 9489009000276150494993);  
The Rennell Trust, 3115 Woodlane Heights Circle, Colleyville, TX 76034 (Cert. # 9489009000276150495006);  
The Rennell Trust, 502 Regina Court, Euless, TX 76039 (Cert. # 9489009000276150473264);  
Janie Michelle Blanton, 309 Oar Wood Drive, Granbury, TX 76049 (Cert. # 9489009000276150473271);  
Stacy Renne Turner, 309 Oar Wood Drive, Granbury, TX 76049 (Cert. # 9489009000276150473288);  
Catherine H. Goodman, PLLC, 101 Summit Avenue, Suite 400, Fort Worth, TX 76102  
(Cert. # 9489009000276150473295)  
Lienholder: Tax Loans, USA Ltd., 8445 Freeport Parkway, Suite 175, Irving, TX  
75603 (Cert. # 9489009000276150473301);  
Tax Loans, USA Ltd. Attn: Daniel W. Schreimann, 8445 Freeport Parkway, Suite 175,  
Irving, TX 75603 (Cert. # 9489009000276150473318)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**From:** fandmfence5  
**To:** [Sefcik, Pamela Annette](#)  
**Subject:** 108 Sandy Ln Virtual Hearing  
**Date:** Tuesday, November 24, 2020 10:13:59 AM

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**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.

There has been a virtual meeting scheduled for 12/07/2020 @ 9:30 am , we would like to request a continuance based on the following: The said property is in a trust which was being overseen by Michael Morgan which he has been recently removed as trustee due to medical reasons , I am Janie Blanton the daughter of the property owner which is Stanley Hardcastle who just passed away on 11/22/2020 , I Janie have had a colonoscopy scheduled for several months now on the same date as the upcoming hearing, i would respectfully ask if we could have this continued to the January docket, thanks for your time and consideration in this matter

Sent via the Samsung Galaxy S8, an AT&T 5G Evolution capable smartphone

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**ACP-21-21**                      **Property Address:** 2005 North Houston Street

**Legal Description:**        Lot 3, Block 143, NORTH FORT WORTH ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, page 149, Plat Records, Tarrant County, Texas

**SKEY No.** 01918052        **Reference No(s).** 19-531583

**Owner(s) per Deed:**        Luis R. Flores and Matilde C. Flores, and Sergio L. Flores---GWDVL D192018567

**Owner(s) per TAD:**        Sergio L. Flores

**Mailing Address:**            2005 North Houston Street, 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 19, 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 **twenty (20)** 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 not** needed to enter the property. There have been **three (3)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **October 14, 2020** and expired on **October 24, 2020**. A notice to appear was mailed and posted on the property on or before **November 18, 2020**. The last inspection was performed on **December 5, 2020**.

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 the City staff to enter onto the property and cause the removal of said items and lien all cost associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the property has been in violation for over fifteen (15) months with outside storage and accumulation. The property contains a health hazard of items that can harbor vectors. Good communication has been made with Nuisance Abatement regarding this violation and a little progress has been noted. This address has had active trash service since 10/21/2014.**

**Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **October 24, 2020**                      Date of BSC Meeting: **December 7, 2020**  
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:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Luis R. Flores and Matilde C. Flores, and Sergio L. Flores, 2005 North Houston Street, Fort Worth, TX 76164-8147 (Cert. # 9489009000276150473325);  
Sergio L. Flores, 2005 North Houston Street, Fort Worth, TX 76164-8147 (Cert. # 9489009000276150473332);  
Luis R. Flores and Matilde C. Flores Estates, 2005 North Houston Street, Fort Worth, TX 76164-8147 (Cert. # 9489009000276150473349);  
Sylvia Flores Espinosa, 1623 Laura Road, River Oaks, TX 76114-2113 (Cert. # 9489009000276150473356);  
Lienholders: Sears Mortgage Corporation, 1717 St. James Place, Suite 136, Houston, TX 77056 (Cert. # 9489009000276150473363);  
Sears Mortgage Corporation, 222 W. Las Colinas Blvd. #1230, Irving, TX 75039 (Cert. # 9489009000276150482013);  
Sears Mortgage Corporation c/o Jo E. Shaw Jr., 2500 Lake Cook Road, Riverwoods, IL 60015 (Cert. # 948900900027650482020);  
Washington Mutual Home Loans c/o Craig S. Davis, 1201 3<sup>rd</sup> Avenue, Suite 1601, Seattle, WA 98101-3232 (Cert. # 9489009000276150482037);  
JPMorgan Chase Bank c/o CT Corporation System, 1999 Bryan Street, Suite 900, Dallas, TX 75201 (Cert. # 9489009000276167734013);  
Internal Revenue Service, PO Box 145595, Cincinnati, OH 45250-5595 (Cert. # 9489009000276167734020)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**ACP-21-22**                      **Property Address:** 4433 Fairlane Avenue

**Legal Description:**        HOMEWOOD ADDITION, BLOCK 6, LOT 9 AND HOMEWOOD ADDITION, BLOCK 6, LOT 8 aka Block 6, Lot 8, Homewood Addition to the City of Fort Worth, a/k/a 4433 Fairlane Avenue, Fort Worth, Texas 76119 aka Lot 8 and Lot 9, Block 6, Homewood Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 388-A, page 127, Deed Records of Tarrant County, Texas, also known as 4433 and 4317 Fairlane Avenue, Fort Worth, Texas

**SKEY No.** 01359622        **Reference No(s).** 19-536151

**Owner(s) per Deed:**        Nancy Middleton Cooper---QCD D208412712

**Owner(s) per TAD:**        Nancy Middleton Cooper

**Mailing Address:**            4433 Fairlane Avenue, Fort Worth, TX 76119

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

**Council District No.**        5

**EVIDENTIARY REPORT:**

This violation was identified on **October 10, 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 **eighteen (18)** 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 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 **October 14, 2020** and expired on **October 24, 2020**. A notice to appear was mailed and posted on the property on or before **November 18, 2020**. The last inspection was performed on **December 5, 2020**.

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 the City staff to enter onto the property and cause the removal of said items and lien all cost associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the property has been in violation for over thirteen (13) months with accumulation. The property contains a health hazard of tires and containers that can harbor vectors. Nuisance Abatement has spoken to owner and occupants regarding this violation and some progress has been made. This address has had active trash service since 8/16/2012.**

**Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **October 24, 2020**                      Date of BSC Meeting: **December 7, 2020**  
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:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Nancy Middleton Cooper, 4433 Fairlane Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276167731470);  
Kyle Lee Cooper, 4433 Fairlane Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276167731487)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**ACP-21-23**                      **Property Address:** 5574 Richardson Street

**Legal Description:**        Lot 7, Block 7, PARKSIDE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-Twelve, Page 99, Deed Records of Tarrant County, Texas

**SKEY No.** 02135426        **Reference No(s).** 19-536151

**Owner(s) per Deed:**        Peter L. Campbell and wife Barbara Campbell, and, E.W. Jones and wife, Frankie M. Jones  
WDVL D179087771

**Owner(s) per TAD:**        Peter Campbell Etal

**Mailing Address:**         5574 Richardson Street, Fort Worth, TX 76119

**Agenda Category:**        Administrative Civil Penalty    **Code Compliance Officer:** Marc Oler  
Residential

**Council District No.**        5

**EVIDENTIARY REPORT:**

This violation was identified on **September 29, 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 **thirteen (13)** 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 not** needed to enter the property. There have been **five (5)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **October 12, 2020** and expired on **October 22, 2020**. A notice to appear was mailed and posted on the property on or before **November 18, 2020**. The last inspection was performed on **December 5, 2020**.

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 **\$4,500.00**. 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 the City staff to enter onto the property and cause the removal of said items and lien all cost associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the property has been in violation off and on for 2 years. The case was set to come before the BSC in March of 2019 but was withdrawn. Since then, the nuisance has reoccurred, and has now been in violation for the last 3 months (3) months with accumulation. The property contains a health hazard of tires and containers that can harbor vectors. Nuisance Abatement has spoken to occupants regarding this violation and some progress has been noted. This address has had active trash service since 12/23/2019.**

**Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **October 22, 2020**                      Date of BSC Meeting: **December 7, 2020**  
Number of days since notice issued: **45**

**\$100.00 per day x 45 days = \$4,500.00**  
(Calculate from day after expiration date to day prior to BSC hearing)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Peter L. Campbell and wife Barbara Campbell, and, E.W. Jones and wife, Frankie M. Jones, 5574 Richardson Street, Fort Worth, TX 76119 (Cert. # 9489009000276167731494); Peter L. Campbell and Barbara Campbell Estates, and, E.W. Jones Estate and Frankie M. Jones, 5574 Richardson Street, Fort Worth, TX 76119 (Cert. # 9489009000276167731500); Barbara Campbell aka Barbara Jones aka Barbara Jones Vital aka Barbarette Jones Vital, 5901 Short Cake Lane, Joshua, TX 76508 (Cert. # 9489009000276167734051); Barbara Campbell aka Barbara Jones aka Barbara Jones Vital aka Barbarette Jones Vital, 5574 Richardson Street, Fort Worth, TX 76119 (Cert. # 9489009000276167734068); Frankie M. Jones aka Frankie Mallard Jones, 5574 Richardson Street, Fort Worth, TX 76119 (Cert. # 9489009000276167734075); Patricia Campbell, 3833 Radford Road, Fort Worth, TX 76119 (Cert. # 9489009000276167734082); Garland Campbell, 5574 Richardson Street, Fort Worth, TX 76119 (Cert. # 9489009000276167734099); Charles Campbell, 3955 Garrison Avenue, Forest Hill, TX 76119 (Cert. # 9489009000276167734105); Charles Campbell, 5570 Norris Street, Fort Worth, TX 76119-1747 (Cert. # 9489009000276167734112)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**ACP-21-24**                      **Property Address:** 3401 Pioneer Street

**Legal Description:**        LOT 4, BLOCK 14 OF GLEN PARK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-F, PAGE 263, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

**SKEY No.** 01054384        **Reference No(s).** 19-536207

**Owner(s) per Deed:**        Stanley D. Taylor---SWDVL D198142412

**Owner(s) per TAD:**        Stanley D. Taylor

**Mailing Address:**         3401 Pioneer Street, Fort Worth, TX 76119

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

**Council District No.**        8

**EVIDENTIARY REPORT:**

This violation was identified on **October 10, 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 **sixteen (16)** 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 **no** contact, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **October 14, 2020** and expired on **October 24, 2020**. A notice to appear was mailed and posted on the property on or before **November 18, 2020**. The last inspection was performed on **December 5, 2020**.

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 the City staff to enter onto the property and cause the removal of said items and lien all cost associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the property has been in violation for over thirteen (13) months with accumulation. The property contains a health hazard of tires and containers that can harbor vectors. Nuisance Abatement has not spoken to owner or occupants regarding this violation and no progress has been made. Though contact has been attempted, the owners have not responded. This address has had active trash service since 12/10/2015.**

**Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **October 24, 2020**                      Date of BSC Meeting: **December 7, 2020**  
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:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Stanley D. Taylor, 3401 Pioneer Street, Fort Worth, TX 76119 (Cert. # 9489009000276167734235);  
Lienholders: Specialized Loan Servicing LLC, 8742 Lucent Blvd. Suite 300, Highlands Ranch,  
CO 80129 (Cert. # 9489009000276167734242);  
Specialized Loan Servicing LLC, 8900 Amberglen Blvd., Austin, TX 78729 (Cert. # 9489009000276167734259);  
Specialized Loan Servicing LLC, 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328  
(Cert. # 9489009000276167734266);  
Specialized Loan Servicing LLC c/o Loan Modification Solutions, 3220 El Camino, Irvine, CA  
92602 (Cert. # 9489009000276167734273);  
State Farm Mutual Automobile Insurance Company, 8900 Amberglen Blvd., Austin, TX  
78729 (Cert. # 9489009000276167734280)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**ACP-21-26**                      **Property Address:** 4920 Lovell Avenue

**Legal Description:**        Lots 28, 29, and the East 6' of Lot 27, Block 151, Chamberlain Arlington Heights Addition, 1<sup>st</sup> Filing, to the City of Fort Worth, Tarrant County, Texas

**SKEY No.** 00489077        **Reference No(s).** 18-500182

**Owner(s) per Deed:**        Lucia Teresa Cuellar---D208385994

**Owner(s) per TAD:**        Lucia Teresa Cuellar

**Mailing Address:**         4920 Lovell Avenue, Fort Worth, TX 76107-5329

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

**Council District No.**        9

**EVIDENTIARY REPORT:**

This violation was identified on **November 2, 2018**. 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 **no** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **twenty six (26)** 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 not** 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 **October 14, 2020** and expired on **October 24, 2020**. A notice to appear was mailed and posted on the property on or before **November 18, 2020**. The last inspection was performed on **December 5, 2020**.

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 the City staff to enter onto the property and cause the removal of said items and lien all cost associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the property has been in violation for almost twenty five (25) months with outside storage and accumulation and was transferred to Nuisance Abatement in April of 2019. The property contains a health hazard of items that can harbor vectors. Good communication has been made with Nuisance Abatement regarding this violation but no progress has been noted. This address has had active trash service since July 15, 1969.**

**Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **October 24, 2020**                      Date of BSC Meeting: **December 7, 2020**  
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:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Lucia Teresa Cuellar, 4920 Lovell Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276167734327);  
Teresa Cuellar, 4920 Lovell Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276167734327)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**ACP-21-27**                      **Property Address:** 1013 NE 16<sup>th</sup> Street

**Legal Description:**        The west forty six feet of Lot No. Eleven and all of Lot Twelve, in Block Three, Riverside Gardens addition to the City of Ft. Worth, Tarrant County, Texas

**SKEY No.** 02475030        **Reference No(s).** 18-492734

**Owner(s) per Deed:**        Freddie Lee Cooks---WDVL Volume 6115, Page 290

**Owner(s) per TAD:**        Freddie Lee Cooks Estate

**Mailing Address:**         1013 NE 16<sup>th</sup> Street, Fort Worth, TX 76107

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

**Council District No.**        9

**EVIDENTIARY REPORT:**

This violation was identified on **June 27, 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 **no** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **twenty five (25)** 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 not** needed to enter the property. There have been **eleven (11)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **October 14, 2020** and expired on **October 24, 2020**. A notice to appear was mailed and posted on the property on or before **November 18, 2020**. The last inspection was performed on **December 5, 2020**.

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 **\$12,900.00**. 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 the City staff to enter onto the property and cause the removal of said items and lien all cost associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the property has been in violation for over seventeen (17) months with outside storage and accumulation. The property contains a health hazard of items that can harbor vectors. This property has been before the Building Standards Commission on 2 previous occasions (see summary attached). In addition, the Code Department has cleaned the property on 2 previous occasions with the latest being May 22, 2019. Good communication has been made with Nuisance Abatement regarding this violation but no progress has been noted. The address has not had active trash service since 10/23/2015.**

**Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **October 24, 2020**                      Date of BSC Meeting: **December 7, 2020**  
Number of days since notice issued: **43**

**\$300.00 per day x 43 days = \$12,900.00**  
(Calculate from day after expiration date to day prior to BSC hearing)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Lucia Teresa Cuellar, 4920 Lovell Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276167734327);  
Teresa Cuellar, 4920 Lovell Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276167734327)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**1013 NE 16<sup>th</sup> STREET**

**February 27, 2017**—This case was presented to the Building Standards Commission. The Commission assessed an Administrative Civil Penalty in the amount of \$100.00 per day for 69 days for a total of \$6,900.00 and ordered the owner to abate the nuisance within 30 days. Owner/heirs appeared at the hearing. An heir filed an amendment.

**June 26, 2017**—This case was scheduled for the heir to make an amendment request to the February 27, 2017 Building Standards Commission order. No one appeared at the hearing. The Commission denied the amendment request.

**December 3, 2018**—This case was presented to the Building Standards Commission. The Commission issued an Administrative Civil Penalty in the amount of \$200.00 per day for 83 days for a total of \$16,600.00 and ordered the owner to abate the nuisance on the property within 30 days. Owner/heirs appeared at the hearing. An heir filed an amendment.

**February 25, 2019**—This case scheduled for the heir to make an amendment request to the December 3, 2018 Building Standards Commission order. No one appeared at the hearing. The Commission denied the amendment request.

***The City has cleaned the property on 2 occasions and liens have been assessed. All Administrative Civil Penalty balances remain unpaid.***

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**ACP-20-46**                      **Property Address:** 9317 Parkview Drive

**Legal Description:**        Lots 4 and 5, Block 11, of SOUTH SEMINARY ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-I, Page 33, of the Plat Records of Tarrant County, Texas

**SKEY No.** 02887665        **Reference No(s).** 18-478407

**Owner(s) per Deed:**        Daniel L. Johnston and Laura L. Johnston---WD D197194105

**Owner(s) per TAD:**        Daniel L. Johnston and Laura Johnston

**Mailing Address:**         PO Box 567, Crowley, TX 76036

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

**Council District No.**        8

**EVIDENTIARY REPORT:**

This violation was identified on **April 3, 2018**. 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 **some** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **thirty six (36)** inspections by multiple officers since the inception of this case. **Seven (7)** citations were issued prior to the case being sent to Nuisance Abatement. Several inspections of the property have been completed. An administrative search warrant **was not** needed. There have been **nineteen (19)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **October 14, 2019** and expired on **October 24, 2020**. A notice to appear for today's hearing was mailed and posted on the property or before **November 18, 2020**. The last inspection was performed on **December 5, 2020**.

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 NO CIVIL PENALTY**. 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 the City staff to enter onto the property and cause the removal of said items and lien all cost associated with the removal against the property. **This address, with the same owners, tenants, and violations, was scheduled to come before the Building Standards Commission in April of 2019. Enough progress was made in the clean-up of the property prior to that meeting to withdraw the case from the agenda, but not to close out the case. Since then, more accumulation occurred and this was set to be presented December 16, 2019 BSC hearing. The case was continued to the March 23, 2020 BSC hearing due to ownership issues and pending sale and eviction processes, but the hearing was cancelled due to health concerns surrounding the Covid-19 pandemic. City staff recommends no civil penalty be issued because the owner is working through the courts to have the occupants evicted. This property has been in violation for thirty two (32) months with accumulation and contains a health hazard of tires and containers that can harbor vectors. This address has had active trash service since 3/9/2020.**

**Civil Penalty Calculation:**

**Nuisance Abatement Notice Expiration:** **October 24, 2019**  
**Number of days since notice issued:** **43**

**Date of BSC Meeting:** **December 7, 2020**

**\$0 per day x 43 days = \$0**  
(Calculate from day after expiration date to day prior to BSC hearing)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Daniel L. Johnston and Laura L. Johnston, PO Box 557, Crowley, TX 76036 (Cert. # 9489009000276167734037);  
Daniel L. Johnston and Laura L. Johnston, 7510 Nine Mile Bridge Road, Fort Worth, TX 76135-9274  
(Cert. # 9489009000276167734044)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**From:** Daniel Johnston  
**To:** [Sefcik, Pamela Annette](#); [Daniel Johnston](#); [laurajo77@gmail.com](mailto:laurajo77@gmail.com)  
**Subject:** REF#18-478407 9317 PARKVIEW  
**Date:** Monday, November 30, 2020 8:10:48 PM

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**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 Day Ms. Sefcik,

I am Daniel Johnston along with my Wife Laura Johnston, are the current owners of the house and property located at 9317 Parkview in the South Seminary Addition.

Some time ago, a year or longer, I attended a hearing where I gave testimony regarding the status of this property.

This property at that time was under **CONTRACT FOR DEED** dated August 20, 2013. I presented court documents, (Filing for Eviction for non-payment **JP8-2108-01542** 04/26/2018, Judgment on 05/14/2018, **Writ of Possession, JP08-E00093509** Filed 05/23/2018 **SERVED** 05/24/2018)

At the time of attempting to execute the Writ, the Constable was presented a **Notice of Bankruptcy Case Filing** 18-44934; after which the Constable instructed us he could not move forward with the Writ.

On 10/23/2018 the court dismissed the Chapter 13 18-44934-ELM

Not sure of the exact date I received the notice of Dismissing the Chapter 13, 18-44934-ELM, but after receiving notice, I visited the JP 8 office and requested to serve the Writ and evict those living at 9317 Parkview. Within a day or so of my request, the Constable called to inform me that Mr. and Ms. Santos had re-filed for Chapter 13 Case 19-44978 and was unable to move forward with serving the Writ.

We are in favor of doing what is legal to reclaim this property and abate the code violations.

Thank you for you time and assistance  
Daniel Johnston

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**HS-20-109**                      **Property Address:** 9617 Lea Shore Street (Primary Structure)

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

**Legal Description:**        Lot 4, Block 11, of the landing, Phase 1, an addition in Tarrant County, Texas, out of the A.C.H. & B. and the S.M. Gann and the J.N. Reed Surveys, according to Plat in Book 388-108, pages 7 and 8, Plat Records of Tarrant County, Texas

**SKEY No.** 03110479    **Reference No(s).** 20-553090

**Owner(s) per Deed:**        Alfred E. Foster and Jerry L. Foster, as Trustees for The Alfred E. Foster and Jerry L. Foster Revocable Living Trust---GWD D210082305

**Owner(s) per TAD:**        Alfred E. Foster Estate, and Jerry L. Foster

**Mailing Address:**            9617 Lea Shore Street, Fort Worth, TX 76179

**Agenda Category:**        Amendment – Residential    **Code Compliance Officer:** Bill Jones

**Council District No:**        7

**CASE BACKGROUND:**

- Case Originated: **May 26, 2020.**
- This case was initiated by a citizen.
- Notices: **5/25/2020, 7/31/2020.**
- Permits on file. **(PB20-16627 Incomplete remodel), (PB20-16899, Residential remodel - plans review)**
- Structure is vacant and secure.
- The owner was not in attendance at the **September 28, 2020** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owner had until **October 28, 2020** to comply with the Order.
- A new owner requested an amendment on **October 15, 2020.**
- The new owner requested an additional **ninety (90) days** to complete the repairs/demolish.
- A notice to appear at today's hearing was posted and mailed on or before **November 18, 2020.**
- **Progress has been made** - The interior has been gutted. All the mold and water damaged material and accumulation has been removed. The interior contains the framing and electrical/plumbing that is not damaged.

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

---

**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Alfred E. Foster and Jerry L. Foster, as Trustees for The Alfred E. Foster and Jerry L. Foster Revocable Living Trust, 9617 Lea Shore Street, Fort Worth, TX 76179 (Cert. # 9489009000276167731029);  
Alfred E. Foster and Jerry L. Foster, as Trustees for The Alfred E. Foster and Jerry L. Foster Revocable Living Trust, 164 Serrano Court, Weatherford, TX 76087-6045 (Cert. # 9489009000276167731029);  
Jerry Foster aka Jerry Gibson aka Jerry Lorece Foster, 164 Serrano Court, Weatherford, TX 76087 (Cert. # 9489009000276167731036);  
Glen Gibson, 164 Serrano Court, Weatherford, TX 76087 (Cert. # 9489009000276167731043);  
Gary Gibson, 2518 Colleen Drive, Arlington, TX 76016 (Cert. # 9489009000276167731050);  
Garrett Gibson, 3003 Upper Denton Road, Weatherford, TX 76085 (Cert. # 9489009000276167731067);  
Breckenridge Property Fund 2016, LLC, 2320 Potosi Street #130, Las Vegas, NV 89146 (Cert. # 9489009000276167731074);  
Breckenridge Property Fund 2016, LLC Attn: Casey Nelson, 2320 Potosi Street #130, Las Vegas, NV 89146 (Cert. # 9489009000276167731081);  
Wedgewood Title Attn: Britney Rank, 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278 (Cert. # 9489009000276167731098);  
Lienholders: Seattle Bank c/o Reverse Mortgage Solutions, 14405 Walters Road, Suite 200, Houston, TX 77014 (Cert. # 9489009000276167731104);  
Reverse Mortgage Solutions c/o Mackie, Wolfe, Zientz & Mann, PC, 14160 North Dallas Pkwy., Suite 900, Dallas, TX 75254 (Cert. # 9489009000276167731111);  
Secretary of Housing and Urban Development, 451 SW 7<sup>th</sup> Street, Washington, DC 20410 (Cert. # 9489009000276167731128);  
Secretary of Housing and Urban Development c/o Financial Freedom Senior Funding Corporation, 500 North Ridge Road, Suite 500, Atlanta, GA 30350 (Cert. # 9489009000276167731135)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_



FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

Date: 10/15/2020 BSC Case No. 20-553090

Date of Order: 9/28/2020 Final Day to Comply with Order: 10/28/2020

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

Address of Property: 9617 Lea Shore St. Fort Worth, TX 76179

Owner / Lienholder / Mortgagee Name: Breckenridge Property Fund 2016, LLC

Owner / Lienholder / Mortgagee Phone Number: ( 702 ) 305-9157

Owner / Lienholder / Mortgagee Mailing Address: 2320 Potosi St. #130 Las Vegas, NV 89146

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

Justification for Request: Breckenridge just acquired the property at a foreclosure sale on 10/6/20. We only received our recorded deed on 10/15/20. Our demolition permit should be issued 10/16/20. (See add. page, attached hereto) *PJZ*

*Casey J. Nelson*  
Signature

10/15/20  
Date

Casey J. Nelson, Esq. - As associate general counsel for  
Printed Name Breckenridge Property Fund 2016, LLC

2320 Potosi St. #130, Las Vegas, NV 89146  
Address (including City/State/Zip)

702-305-9157  
Telephone Number

caseynelson@wedgewood-inc.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*

FOR OFFICE USE ONLY  
RECEIVED BY: *[Signature]*  
RECEIVED DATE: 10/15/2020

Owners, lienholders or duly authorized representatives having power of attorney must provide photo identification when filing this amendment. If there is a power of attorney, a copy of that is required when filing this amendment.

**Justification for Request (continued)**

**Breckenridge anticipates beginning demolition and remediation of the most hazardous conditions, i.e., the water damaged and mold-infested areas, immediately starting Monday, October 19, 2020.**

**However, due to the current condition that the property is in and the degree to which Breckenridge will have to gut the property, Breckenridge will require approximately 90 additional days in order to fully rehab the property and repair all items set forth in the structure inspections report.**

**Breckenridge is an experienced real estate investment and rehabilitation company run by professionals with decades of experience in rehabbing distressed properties. We respectfully request this additional time so that we can acquire all of the necessary permits, line up contractors, and make the property "like new" again.**

PJ-2

**FORECLOSURE SALE DEED**

(With attached Affidavit and Notice of Foreclosure Sale for recording as one document)

Deed of Trust Date: May 25, 2007

Grantor(s): JERRY G. FOSTER AND ALFRED E. FOSTER

Original Mortgagee: COLONIAL SAVINGS, F.A.

Current Mortgagee: Seattle Bank

Recording Information: Recorded 06/04/2007 in Document D207191127 of the real property records of Tarrant County, Texas.

Property Legal Description: SEE EXHIBIT A

Date of Sale: 10/06/2020

Time of Sale: 10:42 am

Place of Sale: WEST SIDE OF THE BUILDING OF THE TARRANT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Buyer: BRECKENRIDGE PROPERTY FUND 2016,LLC  
Buyer's Mailing Address: 2015 MANHATTAN BEACH BLVD SUITE 100  
REDONDO BEACH, CA 90278

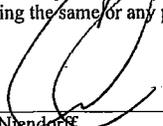
Amount of Sale: \$173,100.00

By Deed of Trust, Grantor conveyed to ROBERT K. FOWER BROWN, FOWLER & ALSUP, as Trustee, certain property for the purpose of securing and enforcing payment of the indebtedness and obligations therein described, including but not limited to the Note and all renewals and extensions of the note. AVT TITLE SERVICES, LLC was appointed Substitute Trustees per the terms of the Deed of Trust and Texas Property Code Sections 51.0075 and 51.0076 and was requested to enforce the trust Seattle Bank, the current mortgagee of the Deed of Trust, who requested AVT TITLE SERVICES, LLC, as Substitute Trustee, to enforce the trust of the Deed of Trust.

Pursuant to the requirements of the Deed of Trust and the laws of the state of Texas, Seattle Bank obtained an Order from the 67th District Court of Tarrant County on 08/05/2020 under Cause No. 067-317500-20. A copy of the Order is attached hereto. Thereafter, written notice of the time, place, date, and terms of the public foreclosure sale of the Property was posted at the courthouse of Tarrant County, Texas, the county in which the Property is situated, and a copy of the notice was also filed with the county clerk of Tarrant County, Texas, each notice having been posted and filed for at least twenty-one days preceding the date of the foreclosure sale. Written notice of the time, date, place, and terms of the foreclosure sale was served on behalf of the current Mortgagee by certified mail on each debtor who, according to the records of the current Mortgagee, is obligated to pay any of the indebtedness and obligations. The certified-mail notices were timely sent by depositing the notices in the United States mail, postage prepaid in proper amount, and addressed to each debtor at the debtor's last known address as shown by the records of the current Mortgagee at least twenty-one days preceding the date of the foreclosure. Written notice of default and of the opportunity to cure the default to avoid acceleration of the maturity of the note was served on behalf of the current Mortgagee by certified mail on each debtor who, according to the records of the current Mortgagee, is obligated to pay any of the indebtedness and obligations. The certified-mail notices were timely sent by depositing the notices in the United States mail, postage prepaid in proper amount, and addressed to each debtor at the debtor's last known address as shown by the records of the current Mortgagee at least thirty days preceding the date of the acceleration of the maturity of the note and the posting of the mortgaged Property for foreclosure.

In consideration of the premises and of the bid and payment of the amount of \$173,100.00, the highest bid by Buyer, I, as Substitute Trustee, by virtue of the authority conferred on me in the Deed of Trust, have GRANTED, SOLD, and CONVEYED all of the Property to Buyer and Buyer's heirs and assigns, to have and to hold the Property, together with the rights, privileges, and appurtenances thereto belonging unto Buyer and Buyer's heirs and assigns forever. I, as the Substitute Trustee, do hereby bind Grantor and Grantor's heirs and assigns to WARRANT and FOREVER DEFEND the Property to Buyer and Buyer's heirs and assigns forever, against the claim or claims of all persons claiming the same or any part thereof.

Executed on 15th day of October, 2020.

  
Name: Carl Niendorff  
Authorized agent for AVT TITLE SERVICES, LLC

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

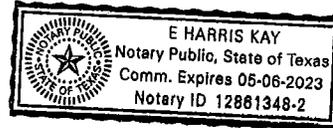
BEFORE ME, the undersigned authority, on this day personally appeared Carl Niendorff, as authorized agent for the Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 15<sup>th</sup> day of October, 2020.

  
Notary Public, State of Texas

xxxxx189720-000073-126-1  
HECM FHA

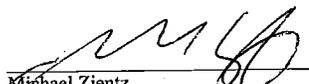
AFTER RECORDATION RETURN TO:  
Mackie Wolf Zientz & Mann, P.C.  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, Texas 75254



AFFIDAVIT

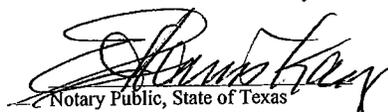
BEFORE ME, the undersigned on this day personally appeared Michael Zientz and after being duly sworn, deposed and states under oath, as follows:

1. I am over the age of eighteen (18), have not been convicted of a crime of moral turpitude and have personal knowledge of the facts contained in this affidavit.
2. All notices required pursuant to the terms of the Deed of Trust and Texas Property Code Section 51.002(b) and (d) were provided to the debtors.
3. In accordance with Texas Property Code Section 51.002, the Notice of Sale was posted at least twenty-one (21) days prior to the date of sale at the proper location designated by the County Commissioner's Court. Additionally, a copy of the Notice of Sale was filed at least twenty-one (21) days prior to the date of sale in the office of the County Clerk of the county in which the sale occurred.
4. At this time of the Foreclosure Sale and twelve (12) months prior to the sale, the debtors were not in the armed services of the United States of America.
5. At the time of the Foreclosure Sale the debtor, ALFRED E. FOSTER, was deceased on or about 12/9/2013; and the debtor, JERRY G. FOSTER, was alive, was not protected by any stay under the United States Bankruptcy Code and were not involved in any divorce proceedings where a receiver had been appointed.

  
Michael Zientz

STATE OF TEXAS §  
COUNTY OF Allen §

SUBSCRIBED AND SWORN TO before me by Michael Zientz on this 15<sup>th</sup> day of October, 2020.

  
Notary Public, State of Texas

MWZ#: 20-000073-126-1  
Property Address: 9617 LEA SHORE STREET, FORT WORTH, TX 76179

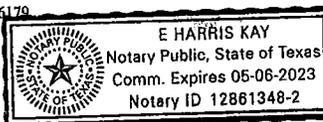


EXHIBIT A

LOT 4, BLOCK 11, THE LANDING PHASE 1, AN ADDITION TO TARRANT COUNTY, TEXAS, OUT OF THE A.C.H. & B. AND THE S. M. GANN AND THE J. N. REED SURVEYS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-108, PAGES 7 AND 8, PLAT RECORDS, TARRANT COUNTY, TEXAS.

067-317500-20

CAUSE NO. 067-317500-20

FILED  
TARRANT COUNTY  
8/5/2020 1:41 PM  
THOMAS A. WILDER  
DISTRICT CLERK

IN RE: ORDER FOR FORECLOSURE § IN THE DISTRICT COURT OF  
 CONCERNING 9617 LEA SHORE STREET §  
 FORT WORTH, TX 76179 UNDER TEX. R. CIV. §  
 PROC. 736 §  
 §  
 PETITIONER: §  
 SEATTLE BANK §  
 §  
 RESPONDENT(S): §  
 JERRY G. FOSTER AND ALFRED E. FOSTER § 67th JUDICIAL DISTRICT\_\_

**DEFAULT ORDER**

1. On this date the Court considered Petitioner's Motion for Default Order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

JERRY G. FOSTER 9617 LEA SHORE STREET FORT WORTH, TX 76179	ALFRED E. FOSTER 9617 LEA SHORE STREET FORT WORTH, TX 76179
JERRY G. FOSTER 164 SERRANO CT WEATHERFORD, TX 76087	ALFRED E. FOSTER 164 SERRANO CT WEATHERFORD, TX 76087

Each respondent was properly served with the citation, but none filed a response within the time required by law.

The return of service for each Respondent has been on file with the court for at least ten days.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 9617 LEA SHORE STREET, FORT WORTH, TX 76179 with the following legal description:

**LOT 4, BLOCK 11, THE LANDING PHASE 1, AN ADDITION TO TARRANT COUNTY, TEXAS, OUT OF THE A.C.H. & B. AND THE S. M. GANN AND THE J. N. REED SURVEYS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-108, PAGES 7 AND 8, PLAT RECORDS, TARRANT COUNTY, TEXAS.**

4. The lien sought to be foreclosed is indexed or recorded at Document D207191127 and recorded in the



EMAILED & MAILED  
Aug 05 2020

real property records of Tarrant County, Texas.

5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement sought to be foreclosed.
8. This Order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 5th day of August, 2020.

  
JUDGE PRESIDING

**Approved and Entry Requested:**



MACKIE WOLF ZIENTZ & MANN, P.C.

Lori Liane Long

Attorney, State Bar No. 24072443

llong@mwzmlaw.com

\*Chelsea Schneider

Attorney, State Bar No. 24079820

cschneider@mwzmlaw.com

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

(214) 635-2650 (Phone)

(214) 635-2686 (Fax)

**From:** Emma E. Smith  
**To:** "cschnelder@mwzmlaw.com"  
**Subject:** 067-317500-20 Default Order  
**Date:** Wednesday, August 5, 2020 3:41:00 PM  
**Attachments:** 317500 Default Order.pdf

---

Good afternoon,

Please see the attached order signed by the court, and call or email with any questions.

Thank you,

*Emma Smith*

67<sup>th</sup> Administrative Court Clerk  
Tarrant County District Clerk  
100 N Calhoun St, 2<sup>nd</sup> Floor  
Fort Worth, TX 76196  
(817)884-1569  
[eesmith@tarrantcounty.com](mailto:eesmith@tarrantcounty.com)



FILED

AUG 20 2020

COUNTY CLERK TARRANT CO., TEXAS  
BY: DEPUTY

**NOTICE OF FORECLOSURE SALE**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 4, BLOCK 11, THE LANDING PHASE I, AN ADDITION TO TARRANT COUNTY, TEXAS, OUT OF THE A.C.H. & B. AND THE S. M. GANN AND THE J. N. REED SURVEYS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-108, PAGES 7 AND 8, PLAT RECORDS, TARRANT COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/25/2007 and recorded in Document D207191127 real property records of Tarrant County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 10/06/2020

Time: 10:00 AM

Place: Tarrant County, Texas at the following location: WEST SIDE OF THE BUILDING OF THE TARRANT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by JERRY G. FOSTER AND ALFRED E. FOSTER, provides that it secures the payment of the indebtedness in the original principal amount of \$181,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o REVERSE MORTGAGE SOLUTIONS, INC., 14403 Wallers Road, Suite 200, Houston, TX 77034 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Seattle Bank obtained a Order from the 67th District Court of Tarrant County on 08/03/2020 under Cause No. 067-317500-20. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, L.L.C. located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGOR OR MORTGAGE SERVICER.

THIS FORECLOSURE SALE IS BEING CONDUCTED UNDER THE EXCEPTION REFERENCED IN GOVERNOR ABBOTT'S EXECUTIVE ORDER GA-28(1)(A)

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Kaller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Kori Lane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

Certificate of Posting

I am, Brandon Wolf whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, I declare under penalty of perjury that on 08/20/2020 I filed this Notice of Foreclosure Sale at the office of the Tarrant County Clerk and caused it to be posted at the location directed by the Tarrant County Commissioners Court.



**ORDER OF THE BUILDING STANDARDS COMMISSION**

*Certified/Return Receipt Requested*

September 28, 2020

Alfred E. Foster and Jerry L. Foster, as Trustees for  
The Alfred E. Foster and Jerry L. Foster Revocable Living Trust  
(Cert. # 9489009000276037088178)  
9617 Lea Shore Street  
Fort Worth, TX 76179

RE: 9617 Lea Shore Street (Primary Structure) aka Lot 4, Block 11, of the landing, Phase 1, an addition in Tarrant County, Texas, out of the A.C.H. & B. and the S.M. Gann and the J.N. Reed Surveys, according to Plat in Book 388-108, pages 7 and 8, Plat Records of Tarrant County, Texas, HS-20-109, Reference #20-533090, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 28, 2020** for the property referenced herein. ***The Commission voted to deny the Continuance Request and ordered that you:***

- Repair or demolish the structure within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is October 28, 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 **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 October 28, 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 repair or demolition of the structure is complete you **must** contact the Code Compliance Department at (817) 879-4230 to schedule a final inspection.

CC: Alfred E. Foster and Jerry L. Foster, as Trustees for The Alfred E. Foster and Jerry L. Foster Revocable Living Trust, 164 Serrano Court, Weatherford, TX 76087-6045 (Cert. # 9489009000276037088185); Jerry Foster aka Jerry Gibson aka Jerry Lorece Foster, 164 Serrano Court, Weatherford, TX 76087 (Cert. # 9489009000276037088192); Glen Gibson, 164 Serrano Court, Weatherford, TX 76087 (Cert. # 9489009000276037088208); Gary Gibson, 2518 Colleen Drive, Arlington, TX 76016 (Cert. # 9489009000276037088215); Garrett Gibson, 3003 Upper Denton Road, Weatherford, TX 76085 (Cert. # 9489009000276037088222)  
Lienholders: Seattle Bank c/o Reverse Mortgage Solutions, 14405 Walters Road, Suite 200, Houston, TX 77014 (Cert. # 9489009000276037088239); Reverse Mortgage Solutions c/o Mackie, Wolfe, Zientz & Mann, PC, 14160 North Dallas Pkwy., Suite 900, Dallas, TX 75254 (Cert. # 9489009000276037088246); Secretary of Housing and Urban Development, 451 SW 7<sup>th</sup> Street, Washington, DC 20410 (Cert. # 9489009000276037088253); Secretary of Housing and Urban Development c/o Financial Freedom Senior Funding Corporation, 500 North Ridge Road, Suite 500, Atlanta, GA 30350 (Cert. # 9489009000276037088260)

Enclosures: BSC Order

Order Cover Letter (Repair/demolish)

**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  
CAUSE NO. HS-20-109**

**WHEREAS** the City of Fort Worth Building Standards Commission ("Commission") held a virtual hearing on **September 28, 2020** regarding the structure present on **Lot 4, Block 11, of the landing, Phase 1, an addition in Tarrant County, Texas, out of the A.C.H. & B. and the S.M. Gann and the J.N. Reed Surveys, according to Plat in Book 388-108, pages 7 and 8, Plat Records of Tarrant County, Texas** and more commonly known as **9617 Lea Shore Street (Primary Structure) ("Affected Property") in Fort Worth, Texas**; and

**WHEREAS** the Tarrant County Deed Records indicate that **Alred E. Foster and Jerry L. Foster, as Trustees for the Alfred E. Foster and Jerry L. Foster Revocable Living Trust** 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 voted to **deny the request for a Continuance**; 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 structure on the Affected Property is 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 structure on the Affected Property is 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 **thirty (30)** 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 structure and remove the debris described as **Lot 4, Block 11, of the landing, Phase 1, an addition in Tarrant County, Texas, out of the A.C.H. & B. and the S.M. Gann and the J.N. Reed Surveys, according to Plat in Book 388-108, pages 7 and 8, Plat Records of Tarrant County, Texas** and more commonly known as **9617 Lea Shore Street (Primary Structure) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **thirty (30)** 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 October 28, 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 structure, 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 **October 28, 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.

**IF THE STRUCTURE ON THE AFFECTED PROPERTY IS 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 STRUCTURE, 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 and/or the property for payment of any unpaid liens.

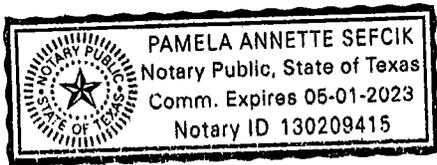
**FAILURE TO COMPLY WITH THIS ORDER** may result in the scheduling and conducting a of a Civil Penalty hearing in order to determine the amount of penalty to be paid. The Code of the City of Fort Worth, Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," limits the amount of Civil 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.

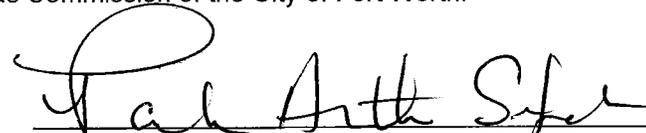
SIGNED this the 5<sup>th</sup> day of October, 2020.

  
\_\_\_\_\_  
Jared Sloane, Chairman  
Building Standards Commission

STATE OF TEXAS §  
COUNTY OF TARRANT §

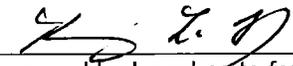
This instrument was acknowledged before me on this the 5<sup>th</sup> day of October, 2020 by Jared Sloane, Chairman of the Building Standards Commission of the City of Fort Worth.

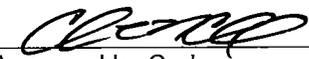


  
\_\_\_\_\_  
Pamela Annette Sefcik, Notary Public, State of Texas #130209415  
My Commission Expires May 1, 2023

**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



MARY LOUISE NICHOLSON  
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CITY OF FORT WORTH  
CODE COMPLIANCE  
818 MISSOURI AVE  
FT WORTH, TX 76104

Submitter: CITY OF FORT WORTH/CODE  
COMPLIANCE

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 10/6/2020 2:15 PM

Instrument #: D220256873

ORD

4

PGS

\$27.00

By: \_\_\_\_\_

*Mary Louise Nicholson*

D220256873

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

---

**ACP-20-59**                      **Property Address:** 4412 Kings Circle North

**Legal Description:**        Lot 9, Block 4, KINGS OAKS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-14, Page 48, Plat Records of Tarrant County, Texas

**SKEY No.** 01505858        **Reference No(s).** 19-537634

**Owner(s) per Deed:**        John Allan Conley---SWD D211256272

**Owner(s) per TAD:**        John Allan Conley

**Mailing Address:**         4412 Kings Circle North, Fort Worth, TX 76111

**Agenda Category:**        Amendment Administrative                      **Code Compliance Officer:** Marc Oler  
Civil Penalty Residential

**Council District No.**        4

**EVIDENTIARY REPORT:**

This violation was identified on **November 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 **no** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **seven (7)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. Several inspections of the property have been completed. An administrative search warrant **was** needed. There have been **multiple** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **December 18, 2019** and expired on **December 28, 2019**. A notice to appear was mailed and posted on the property or before **November 18, 2020**. The last inspection was performed on **December 5, 2020**.

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).**

- The owner was not in attendance at the **January 27, 2020** hearing when the Commission assessed an Administrative Civil Penalty of **\$500.00 per day for twenty nine (29) days for a total of \$14,500.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **February 26, 2020** to comply with the Order.
- The owner requested an amendment on **February 26, 2020**.
- The owner is requesting the reduction/removal of the previously assessed Administrative Civil Penalty.
- This case was to be on the **April 27, 2020** agenda, but that Building Standards Commission meeting was cancelled due to health concerns surrounding the Covid-10 pandemic.
- **No progress has been made and additional accumulation has been observed on the property.**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

---

**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

John Allan Conley, 4412 Kings Circle North, Fort Worth, TX 76111 (Cert. # 9489009000276167731159);  
John Allan Conley, 7419 Cottonwood Creek Road, Fort Worth, TX 76135 (Cert. # 9489009000276167731159);  
John Allan Conley, 1680 Silver Creek Azle Road, Azle, TX 76020 (Cert. # 9489009000276167731166);  
John Allan Conley, 5800 Tenderfoot Trail, Fort Worth, TX 76135 (Cert. # 9489009000276167731173);  
Delora Jane Conley Walls, 1680 Silver Creek Azle Road, Azle, TX 76020 (Cert. # 9489009000276167731180);  
Delora Jane Conley Walls, 5800 Tenderfoot Trail, Fort Worth, TX 76135 (Cert. # 9489009000276167731197);  
Delora Jane Conley Walls, 1221 Vivienne Street, Weatherford, TX 76086 (Cert. # 9489009000276167731203);  
James Grant Conley, 236 Wonder Drive, Springtown, TX 76082 (Cert. # 9489009000276167731210);  
B.E. Conley, Jr., 389 Kite Road, Mineral Wells, TX 76067 (Cert. # 9489009000276167731227);  
B.E. Conley, Jr., PO Box 705, Lockhart, TX 76067 (Cert. # 9489009000276167731234)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_



FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

Date: 2/26/2020 BSC Case No. ACP-20-59  
Date of Order: 1/27/2020 Final Day to Comply with Order: 2/26/2020

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

Address of Property: 4412 Kings Circle North

Owner / Lienholder / Mortgagee Name: John Conley

Owner / Lienholder / Mortgagee Phone Number: (                      )

Owner / Lienholder / Mortgagee Mailing Address: 4412 Kings Circle North  
FW, TX. 76111

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

Justification for Request: Abated the Nuisance - Wants penalty removed  
Abated nuisance, disabled, no funds

John Conley  
Signature

2/26/2020  
Date

John Conley  
Printed Name

4412 King Circle N  
Address (including City/State/Zip)

Telephone Number:                     

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*

FOR OFFICE USE ONLY  
RECEIVED BY: Annette Spel  
RECEIVED DATE: 2/26/2020

Owners, lienholders or duly authorized representatives having legal power of attorney must provide photo identification when filing this amendment. If there is a power of attorney, a copy of that is required when filing this amendment.

## **4412 KINGS CIRCLE NORTH**

**September 26, 2016**-This case was set to come before the Building Standards Commission. Nuisance was abated by the owner and the case was withdrawn.

**June 26, 2017**-This case was presented before the Building Standards Commission. The Commission assessed an Administrative Civil Penalty in the amount of \$100.00 for 48 days for a total of \$4,800.00 and ordered the owner to abate the nuisance within 30 days. No one appeared at the hearing. The owner did not file an amendment with the City of Fort Worth, or an appeal with Tarrant County District Court.

**December 3, 2018**-This case was presented before the Building Standards Commission. The Commission assessed an Administrative Civil Penalty in the amount of \$200.00 for 48 days for a total of \$9,600.00 and ordered the owner to abate the nuisance within 30 days. No one appeared at the hearing. The owner did not file an amendment with the City of Fort Worth, or an appeal with Tarrant County District Court.

**August 26, 2019**-This case was presented before the Building Standards Commission. The Commission assessed an Administrative Civil Penalty in the amount of \$300.00 per day for 27 days for a total of \$8,100.00 and ordered the owner to abate the nuisance within 30 days. The owner did not file an amendment with the City of Fort Worth, or an appeal with Tarrant County District Court.

**January 27, 2020**-This case was presented before the Building Standards Commission. The Commission assessed an Administrative Civil Penalty in the amount of \$500.00 per day for 29 days for a total of \$14,500.00 and ordered the owner to abate the nuisance within 30 days. The owner filed an amendment with the City of Fort Worth and the amendment request was scheduled to be on the April 2020 agenda. The April 2020 Building Standards Commission was cancelled.

***The City has cleaned the property on 3 occasions and liens have been assessed. All Administrative Civil Penalty balances remain unpaid.***

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**ACP-20-111**                      **Property Address:** 808 Park Street

**Legal Description:**        Lot C, Block 121, a revision of Lots 21 and 22, Block 121, NORTH FORT WORTH ADDITION, to the City of Fort Worth, Tarrant County, Texas,, according to plat recorded in Volume 309, page 40, Deed Records of Tarrant County, Texas

**SKEY No.** 01914367    **Reference No(s).** 19-526837

**Owner(s) per Deed:**        Silvestre Soto Montes---WDVL D185597131

**Owner(s) per TAD:**        Silvestre Soto Montes

**Mailing Address:**         808 Park Street, Fort Worth, TX 76118

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

**Council District No.**      2

**EVIDENTIARY REPORT:**

This violation was identified on **June 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 **little** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **eighteen (18)** 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 **four (4)** contacts, with multiple attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **August 19, 2020** and expired on **August 29, 2020**. A notice to appear was mailed and posted on the property on or before **November 18, 2020**. The last inspection was performed on **December 5, 2020**.

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).**

- The owner was not in attendance at the **September 28, 2020** hearing when the Commission assessed an Administrative Civil Penalty of **\$200.00 per day for twenty nine (29) days for a total of \$5,800.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **October 28, 2020** to comply with the Order.
- The owner requested an amendment on **October 26, 2020**.
- The owner is requesting an additional **ninety (90) days** to abate the nuisance and the reduction/removal of the previously assessed Administrative Civil Penalty.
- **Currently, 10% of the nuisance has been abated.**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Silvestre Soto Montes, 808 Park Street, Fort Worth, TX 76164-8829 (Cert. # 9489009000276167731241)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

# FORT WORTH BUILDING STANDARDS COMMISSION REQUEST FOR AMENDMENT

Date: 10/26/2020

BSC Case No. acp-20-111

Date of Order: 09/28/2020

Final Day to Comply with Order: 10/28/2020

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

Address of Property: 808 Park ST Fort Worth TX, 76164

Owner / Lienholder / Mortgagee Name: Silvestre Soto

Owner / Lienholder / Mortgagee Phone Number: (817)323-9628

Owner / Lienholder / Mortgagee Mailing Address: 808 Park St Fort Worth TX, 76164

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

I am requesting an additional 90 days to resolve the issue with the property and penalty removed/reduced

Justification for Request:     I am unable to comply with the request as I am having health issues with my foot. This includes a foot operation on November 12th, this is due to recent complications with my foot as I am diabetic.

Silvestre soto

Signature

10/26/2020

Date

Silvestre Soto

Printed Name

817 323 9628

Telephone Number

808 Park St Fort Worth TX, 76164

Address (including City/State/Zip)

sotosoto2811@gmail.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

*\*IP Verified*

Owners, lienholders or duly authorized representatives having power of attorney must provide photo identification when filing this amendment. If there is a power of attorney, a copy of that is required when filing this amendment.

FOR OFFICE USE ONLY

RECEIVED BY: Annette S.

RECEIVED DATE: 10/26/2020

Revised October 2018

## **808 PARK STREET**

**April 28, 2008**—This case was presented to the Building Standards Commission. The Commission did not assess an Administrative Civil Penalty, they did order the owner to abate the nuisance within 30 days. The owner appeared at the hearing. The owner did not file an amendment with the City of Fort Worth, or an appeal with Tarrant County District Court.

**June 22, 2015**— This case was presented to the Building Standards Commission. The Commission assessed an Administrative Civil Penalty in the amount of \$50.00 per day for 89 days for a total of \$4,450.00 and ordered the owner to abate the nuisance within 60 days. The owner appeared at the hearing. The owner did not file an amendment with the City of Fort Worth, or an appeal with Tarrant County District Court.

**September 28, 2020**—This case was presented to the Building Standards Commission. The Commission issued an Administrative Civil Penalty in the amount of \$200.00 per day for 29 days for a total of \$5,800.00 and ordered the owner to abate the nuisance on the property within 30 days. The owner did not appear at the hearing.

***All Administrative Civil Penalty balances remain unpaid.***

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

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**ACP-20-115**                      **Property Address:** 2313 Grayson Avenue

**Legal Description:**        (2313 (and) 2315 Grayson Ave, Fort Worth, Texas, 76106) LOT 9, BLOCK 7, WESTHAVEN ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, IN TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-34, PAGE 76, PLAT RECORDES, TARRANT COUNTY, TEXAS

**SKEY No.** 003450430 **Reference No(s).** 18-496757

**Owner(s) per Deed:**        Luis Antonio Gonzalez Ramirez---WD D220176682

**Owner(s) per TAD:**        Luis Antonio Gonzalez Ramirez.

**Mailing Address:**         2504 Embry Place, Fort Worth, TX 76111

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

**Council District No.**       2

**EVIDENTIARY REPORT:**

This violation was identified on **September 26, 2018**. 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 **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 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 **August 26, 2020** and expired on **September 5, 2020**. A notice to appear was mailed and posted on the property on or before **September 4, 2020**. The last inspection was performed on **December 5, 2020**.

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).**

- The owner was not in attendance at the **September 28, 2020** hearing when the Commission ordered the owner to abate the nuisance within **thirty (30)** days.
- The owner had until **October 28, 2020** to comply with the Order.
- The owner requested an amendment on **October 27, 2020**.
- The owner is requesting an additional **ninety (90)** days to abate the nuisance.
- **Currently, 85% of the nuisance has been abated.**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
VIRTUAL HEARING DATE: DECEMBER 7, 2020**

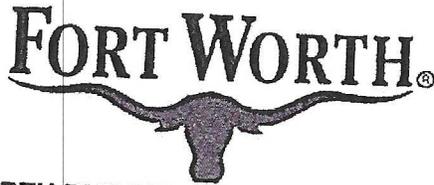
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**NOTICES TO APPEAR FOR THIS HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

Luis Antonio Gonzalez Ramirez, 2504 Embry Place, Fort Worth, TX 76111 (Cert. # 9489009000276167731258);  
Luis Antonio Gonzalez Ramirez, 2315 Grayson Avenue, Fort Worth, Texas 76106  
(Cert. # 9489009000276167731265);  
Luis Antonio Gonzalez Ramirez, 2313 Grayson Avenue, Fort Worth, Texas 76106  
(Cert. # 9489009000276167731272);  
Troy Ray McCain, 2315 Grayson Avenue, Fort Worth, Texas 76106 (Cert. # 9489009000276167731289);  
Troy Ray McCain, 2313 Grayson Avenue, Fort Worth, Texas 76106 (Cert. # 9489009000276167731296);  
Troy Ray McCain, 2317 Grayson Avenue, Fort Worth, Texas 76106 (Cert. # 9489009000276167731302);  
Troy Ray McCain, 2314 Grayson Avenue, Fort Worth, Texas 76106 (Cert. # 9489009000276167731319);  
Troy Ray McCain, 3329 Montague Street, Fort Worth, Texas 76119 (Cert. # 9489009000276167731326)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_



FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

Date: 10-27-2020 BSC Case No. ACP-20-115  
Date of Order: Sep 28, 2020 Final Day to Comply with Order: 10-28-2020

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

Address of Property: 2313 Grayson Ave Fort Worth, TX 76106

Owner / Lienholder / Mortgagee Name: Luis Antonio Gonzalez Ramirez

Owner / Lienholder / Mortgagee Phone Number: (817) 500-7852

Owner / Lienholder / Mortgagee Mailing Address: 2504 Embury Place  
Fort Worth TX 76111

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: \_\_\_\_\_

90 days

Justification for Request: proceeding eviction of tenant once judgment granted will request writ of possession  
10-27-2020

Signature

Luis A. Ramirez

Date

10-27-2020

Printed Name

Luis Antonio Gonzalez Ramirez

2504 Embury Place Fort Worth TX 76111  
Address (including City/State/Zip)

Telephone Number

817-500-7852

Soracia8169@gmail.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

*XIP verified*

FOR OFFICE USE ONLY  
RECEIVED BY: 10/27/2020  
RECEIVED DATE: [Signature]

Owners, lienholders or duly authorized representatives having power of attorney must provide photo identification when filing this amendment. If there is a power of attorney, a copy of that is required when filing this amendment.

Revised October 2018



**ORDER OF THE BUILDING STANDARDS COMMISSION**

*Certified/Return Receipt Requested*

September 28, 2020

Luis Antonio Gonzalez Ramirez  
(Cert. # 9489009000276150457844)  
2504 Embry Place  
Fort Worth, TX 76111

RE: 2313 Grayson Avenue aka (2313 (and) 2315 Grayson Ave, Fort Worth, Texas, 76106) LOT 9, BLOCK 7, WESTHAVEN ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, IN TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-34, PAGE 76, PLAT RECORDS, TARRANT COUNTY, TEXAS, ACP-20-115, Reference #18-496757, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 28, 2020** for the property referenced herein. The Commission ordered that you:

- Not be assessed an Administrative Civil Penalty at this time.
- 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 October 28, 2020.**
- **IF THE OWNER/OCCUPANT DOES 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 Owner.
- 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 October 28, 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 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: Luis Antonio Gonzalez Ramirez, 2315 Grayson Avenue, Fort Worth, Texas 76106 (Cert. # 9489009000276150457851); Luis Antonio Gonzalez Ramirez, 2313 Grayson Avenue, Fort Worth, Texas 76106 (Cert. # 9489009000276150457868); Troy Ray McCain, 2315 Grayson Avenue, Fort Worth, Texas 76106 (Cert. # 9489009000276150457875); Troy Ray McCain, 2313 Grayson Avenue, Fort Worth, Texas 76106 (Cert. # 9489009000276150457882); Troy Ray McCain, 2317 Grayson Avenue, Fort Worth, Texas 76106 (Cert. # 9489009000276150457899); Troy Ray McCain, 2314 Grayson Avenue, Fort Worth, Texas 76106 (Cert. # 9489009000276150457905); Troy Ray McCain, 3329 Montague Street, Fort Worth, Texas 76119 (Cert. # 9489009000276150457912)

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-20-115**

On **September 28, 2020** the City of Fort Worth Building Standards Commission ("Commission") held a virtual hearing regarding the property described as **(2313 (and) 2315 Grayson Ave, Fort Worth, Texas, 76106) LOT 9, BLOCK 7, WESTHAVEN ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, IN TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-34, PAGE 76, PLAT RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **2313 Grayson Avenue, Fort Worth, Texas ("Affected Property")**.

The Commission heard all evidence and arguments in this matter and finds as follows:

- (1). **Luis Antonio Gonzalez Ramirez** is the record owner ("Owner") of the Affected Property;
- (2). The Owner 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 Owner 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 Owner 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 Owner of the Affected Property failed to remove the unlawful accumulations.

**NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS** the Owner 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 **(2313 (and) 2315 Grayson Ave, Fort Worth, Texas, 76106) LOT 9, BLOCK 7, WESTHAVEN ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, IN TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-34, PAGE 76, PLAT RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **2313 Grayson Avenue, 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 Owner of the Property, therefore, has until October 28, 2020 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 **October 28, 2020**. 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 OWNER OF THE AFFECTED PROPERTY DOES 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 OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. 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 Owner. 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 Owner and/or property for payment of unpaid liens.

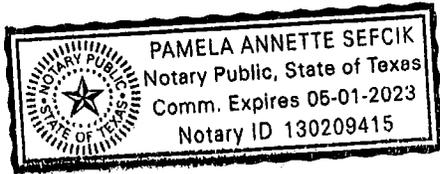
SIGNED this the 5<sup>th</sup> day of October, 2020.

  
\_\_\_\_\_  
Jared Sloane, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

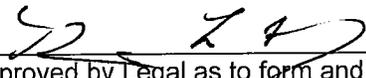
This instrument was acknowledged before me on this the 5<sup>th</sup> day of October, 2020 by Jared Sloane, Chairman of the Building Standards Commission of the City of Fort Worth.

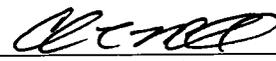


  
\_\_\_\_\_  
Pamela Annette Sefcik, Notary Public, State of Texas #130209415  
My Commission Expires May 1, 2023

**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



MARY LOUISE NICHOLSON  
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CITY OF FORT WORTH  
CODE COMPLIANCE  
818 MISSOURI AVE  
FT WORTH, TX 76104

Submitter: CITY OF FORT WORTH/CODE  
COMPLIANCE

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 10/6/2020 2:15 PM

Instrument #: D220256870

ORD

4

PGS

\$27.00

By: \_\_\_\_\_

*Mary Louise Nicholson*

D220256870

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.