



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, MAY 23, 2022
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
Bill Schur (Position 7)
Pedro Juarez (Position 9)

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

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the April 25, 2022 meeting
- b. Changes submitted by Commissioners

III. Discussions or questions concerning cases on current agenda of the Building Standards Commission

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

IV. Request for future agenda items

- a. Any requests by Commissioners

V. Adjournment

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, MAY 23, 2022
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
Bill Schur (Position 7)
Pedro Juarez (Position 9)

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

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM APRIL 25, 2022

IV. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

VIII. THE COMMISSION WILL BREAK FOR A WORK SESSION AT APPROXIMATELY 12:00 P.M.

IX. NEW CASES RESIDENTIAL

- a. **HS-22-102 (CD 6)** 6925 Penhurst Drive (Primary Structure) aka LOT 13, BLOCK 18, SOUTH RIDGE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-122, PAGE 88, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Alice F. Ross. Lienholder: First Bankers Mortgage Corporation.
- b. **HS-22-103 (CD 9)** 1029 Barclay Avenue (Accessory Structure Only) aka LOT 8, BLOCK 1, OF GARDENS ADDITION TO RIVERSIDE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE EAST 100 FEET CONVEYED TO THE CITY OF FORT WORTH, AS SHOWN IN DEED RECORDED IN VOLUME 8188, PAGE 700, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: JPMorgan Chase Bank, National Association. Lienholder(s): None.
- c. **HS-22-104 (CD 5)** 1807 Dillard Street (Primary Structure) aka The North 45 feet of Lot 2, and the South 5 feet of Lot 1, Block 5, WALTER WILLI ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 1013, page 7, of the Deed Records of Tarrant County, Texas. Owner: Nellie J. Whitehead. Lienholder: CitiBank (South Dakota) N.A.
- d. **HS-22-105 (CD 8)** 3521 East Rosedale Street (Primary Structure and 2 Accessory Structures) aka Lot 7, Block 12, A.S. Hall Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat Recorded in Volume 791, Page 301, Deed Records of Tarrant County, Texas aka HALL, A S ADDITION Block 12 Lot 7 LESS S10'. Owner: Santiago Yas Tocay. Lienholder(s): Jentex Financial, Anson Financial dba AFI Mortgage, and Equity Trust Company.
- e. **HS-22-106 (CD 9)** 101 East Mason Street (Primary Structure and 2 Accessory Structures) aka Block 10, lot 20, Smith, JS Addition to the City of Fort Worth, Tarrant County, Texas and more commonly known as 101 East Mason St, Fort Worth, TX 76115-4229. Owner: Apolonio Tabullo. Lienholder: CACH LLC.
- f. **HS-22-108 (CD 5)** 4232 Pierce Avenue (Accessory Structure Only) aka Lot 18, Block 3, HOMEWOOD ADDITION to the City of Fort Worth, Tarrant County, Texas, also know as 4232 Pierce, Fort Worth, Texas, 76119. Owner(s): German Guerrero Cantu and wife, Luz Maria Guerrero. Lienholder(s): Allen J Cheshier, Curtis Cheshier, and Henrietta Elam.
- g. **HS-22-109 (CD 9)** 1105 Pavillion Street (Primary Structure) aka Being a part of the F.G. Mullikin Survey, Abstract No. 1045, situated in the City of Fort Worth, Tarrant County, Texas, being more particularly described by metes and bounds. Owner: Minnie H. Elizondo. Lienholder(s): None.
- h. **HS-22-110 (CD 8)** 4701 South Riverside Drive (Accessory Structure Only) aka Lot 1, Block 6, Rolling Hills, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-C, page 101, Deed Records of Tarrant County, Texas. Owner(s): Walter J. Evans and wife, Judy Evans. Lienholder(s): None.
- i. **HS-22-111 (CD 8)** 3301 8th Avenue (Primary Structure) aka Lot Twenty-Four (24), in Block Forty-Eight (48), of JOHN C. RYANS SOUTH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 52, Map Records, Tarrant County, Texas. Owner: DFW Devs LLC. Lienholder: Ugo Nduaguba.

X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-22-112 (CD 5)** 2337 Debra Court Drive aka Lot 9, Block 17, Carver Heights, an Addition to the City of Fort Worth, Tarrant County, Texas (according to deed dated June 27, 2006, and recorded as Instrument No. D206193750 in the Official Public records of Tarrant County, Texas) (commonly known as 2337 Debra Court, Fort Worth, Texas 76112 "the Property"). Owner(s): Jesus Raul Martinez and Claudia Garcia. Lienholder: Raza Mian.
- b. **ACP-22-113 (CD 3)** 3509 Cimmaron Trail aka LOT 27, BLOCK 4, WESTERN HILLS, SECTION TWO, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6,

Page 92, Plat Records, Tarrant County, Texas. Owner(s): Richard C. Nelson and wife, Maureen V. Nelson. Lienholder(s): None.

- c. **ACP-22-114 (CD 6)** 4825 Barberry Drive aka SITUATED IN TARRANT COUNTY, TEXAS, BEING LOT THIRTY-LOT (31), BLOCK TWENTY (20), THE MEADOWS, PHASE II, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT RECORDED IN VOLUME 388-173, PAGE 13, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): James A. Allen and wife, Anna M. Allen. Lienholder(s): Personal Mortgage Corporation and Internal Revenue Service-SSB Collection.
- d. **ACP-22-115 (CD 5)** 6933 Fallbrook Court aka Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth in Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas. Owner: Dana L. Meeks. Lienholder: American Airlines Federal Credit Union.
- e. **ACP-22-116 (CD 2)** 2216 Lee Avenue aka Lot 15, Block 161, NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner: Natalia Alvarado Trevino. Lienholder(s): None.
- f. **ACP-22-117 (CD 4)** 4317 Park Creek Circle North aka Park Creek Estate at Summerfields, Block 1, Lot 11 aka Lot 11, Block 1 of Park Creek Estates at Summerfields, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 4105, of the Plat Records, Tarrant County, Texas. Owner: Phuong-Dung Nguyen. Lienholder(s): None.
- g. **ACP-22-118 (CD 3)** 5628 Farnsworth Avenue aka Lots 25 and 26, Block 115 of CHAMBERLAIN ARLINGTON HEIGHTS, 2ND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, accoring to the Map thereof recorded in Volume 63, Page 40 of the Plat Records of Tarrant County, Texas. Owner: Raul Puebla. Lienholder(s): None.
- h. **ACP-22-119 (CD 3)** 5820 Geddes Avenue aka LOTS 29 AND 30, BLOCK 54, CHAMBERLIN ARLINGTON HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 71, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Javier Tovar. Lienholder(s): None.
- i. **ACP-22-120 (CD 7)** 11232 Golden Triangle Circle aka LOT 8, BLOCK 6, PINE TREE ESTATES, NO. 2, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-157, PAGE(S) 8, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS, TOGETHER WITH CORRECTION RECORDED IN VOLUME 7433, PAGE 2190, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. Owner: Hamid Lehri. Lienholder: Discover Bank.

XI. AMENDMENT CASE RESIDENTIAL

- a. **HS-22-36 (CD 8)** 2913 Galvez Avenue (Primary Structure) aka Lot 7, Block 32, RIVERSIDE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 63, Page 67, Plat Records, Tarrant County, Texas. Owner: JGA Holdings, LLC. Lienholder: State of Texas-Comptroller of Public Accounts.

XII. AMENDMENT CASE ADMINITRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-22-82 (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.

XIII. EXECUTIVE SESSION

The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure

under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any case appearing on this agenda.

XIV. ADJOURNMENT

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

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

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Building Standards Commission may be attending remotely in compliance with the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Tuesday, May 10, 2022 at 9:30 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas

MINUTES

BUILDING STANDARDS COMMISSION FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, APRIL 25, 2022 CITY COUNCIL CONFERENCE ROOM 290, CITY HALL 200 TEXAS STREET, FORT WORTH, TEXAS 76102

I. Call to Order: Pre-Meeting started at 9:10 A.M

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
Bill Schur (Position 7)
Pedro Juarez (Position 9)

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

- The following Commissioners were present at 9:00 A.M.: Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Paul Kerpoe (Position 5), Mr. Bill Schur (Position 7), Mr. James Walker (Position 8), and Mr. Pedro Juarez (Position 9).
- Ms. Kimberly Easton (Position 2) notified the City that she would not be in attendance prior to the meeting.
- Mr. Joshua Lindsay (Position 1) and Mr. Michael Unell (Position 6) notified the City they would be late to the meeting.
- **Mr. Michael Unell arrived at 9:09 A.M.**
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Ty Kitchens (Supervisor), Boyd Oomging (Acting Supervisor), Annette Sefcik (Executive Secretary), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the March 28, 2022 meeting**
- b. Changes submitted by Commissioners**

- No discussion pertaining to the March 28, 2022 meeting.
- No changes submitted for the March 28, 2022 Minutes.

III. Discussions or questions concerning cases on current agenda of the Building Standards Commission

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

- Chairman Clark asked about the language to be used regarding the Resolution on the agenda and Assistant City Attorney Christopher Austria replied that it would be a Motion to Adopt the Resolution and explained the contents.

IV. Request for future agenda items

- a. Any requests by Commissioners**

- No requests were submitted.

V. Adjournment

- Mr. Black moved to adjourn Pre-Meeting, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Lindsay and Ms. Easton absent.
- **Pre-Meeting adjourned at 9:14 A.M.**
- **Mr. Joshua Lindsay arrived at 9:26 A.M.**

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, APRIL 25, 2022
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

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

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
Bill Schur (Position 7)
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
James Walker (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. Paul Kerpoe (Position 5), Mr. Michael Unell (Position 6), Mr. Bill Schur (Position 7), Mr. James Walker (Position 8), and Mr. Pedro Juarez (Position 9).
- Ms. Kimberly Easton (Position 2) notified the City that she would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Ty Kitchens (Supervisor), Boyd Oomging (Acting Supervisor), Manny Ramirez and Marc Oler (Seniors Officer), Andrea Alexander (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), Bill Jones (Officer), Alma Molina (Officer), Diana Navarro-Cruz (Officer), Marilyn Turner-Mims (Officer), Annette Sefcik (Executive Secretary), Belinda Burns (Title Investigator), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

II. PLEDGE OF ALLEGIANCE

- Pledge of Allegiance.

III. CONSIDER AND ADOPT A RESOLUTION RATIFYING ALL ACTIONS TAKEN BY THE BUILDING STANDARDS COMMISSION FROM SEPTEMBER 1, 2021 TO FEBRUARY 28, 2022, AS SHOWN IN THE ATTACHED AGENDAS

- Mr. Black moved to adopt the Resolution, second by Mr. Kerpoe. MOTION CARRIED 8-0 with Ms. Easton absent.

IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM MARCH 28, 2022

- Mr. Black moved to accept the March 28, 2022 Minutes, second by Mr. Kerpoe. MOTION CARRIED 8-0 with Ms. Easton absent.

V. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA

- Assistant City Attorney Siang L. Sang presented the Evidence Packet and Resolution to the Executive Secretary Annette Sefcik.

VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)

- Interpreter Judith Scott was sworn in.

VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

- All citizens and staff to give testimony were sworn in.

VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA

- **Withdraw- New Cases Residential:** HS-22-90---5200 Cottey Street; HS-22-91---4228 Littlejohn Avenue; **Administrative Civil Penalty Cases Residential:** ACP-22-93---2301 McKenzie Street; ACP-22-94---2523 NW 25th Street; ACP-22-95---3006 NW Loraine Street; ACP-22-97---5433 Dallas Avenue; ACP-22-99---2729 Vogt Street; ACP-22-100---8014 West Elizabeth Lane.
- Mr. Lindsay moved to grant the City's request to withdraw the 8 cases read into record, second by Mr. Schur. MOTION CARRIED 8-0 with Ms. Easton absent.

IX. THE COMMISSION WILL BREAK FOR A WORK SESSION AT APPROXIMATELY 12:00 P.M.

CHAIRMAN CLARK STATED THE COMMISSION WILL GO IN ORDER ON THE AGENDA AND HEAR CASES THAT HAVE CITIZENS IN ATTENDANCE TO GIVE TESTIMONY FIRST

X. NEW CASES RESIDENTIAL

- a. **HS-22-85 (CD 3)** 5713 Wellesley Avenue (Primary Structure) aka LOTS 7 and 3, BLOCK 50, CHAMBERLIN ARLINGTON HEIGHTS SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in the Deed Records of Tarrant County, Texas. Owner: Oneta E. Wade. Lienholder(s): None. **Douglas Thomas, an heir, and Omeed Hashmeet, an interested party, appeared for this case.**
 - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
 - Douglas Thomas stated he is trying to get Power of Attorney so he can sell the property and asked for 45-60 days.
 - Omeed Hashmeet testified that he is talking with Mr. Thomas and wants to purchase the property, demolish the existing structure, and build a new home on the lot.
 - Assistant City Attorney Siang L. Sang restated staff recommendation.
 - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Easton absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Easton absent.
- b. **HS-22-88 (CD 6)** 10616 Flamewood Drive (Primary Structure) aka Lot 6B, Block 3, SOUTH OAK GROVE ESTATES, SECTION ONE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-178, Page 7, Plat Records, Tarrant County, Texas. Owner: Jennifer M. Silvey-Vandeventer. Lienholder: Tarrant County District Clerk. **No one appeared for this case.**
 - **This case was heard later in the meeting as no citizens appeared to give testimony.**
- c. **HS-22-89 (CD 2)** 2605 Hutchinson Street (Primary Structure) aka 2605 Hutchinson Street, Fort Worth, TX 76106, more particularly described as being Lot 24, in Block 14, of DIAMOND HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388, Page 21, of the Map Records of Tarrant County, Texas. Owner(s): Jose Luis Rodriguez and Sandra Rodriguez. Lienholder(s): Jose Loera and wife, Maria Ontiveros Loera c/o Salvador Espino Esq. **Sandra Rodriguez, an owner, appeared for this case. Ms. Rodriguez participated in the hearing with the assistance of the interpreter.**
 - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
 - Sandra Rodriguez testified that she plans on demolishing the existing structure and wants to rebuild a new house. Ms. Rodriguez asked for 60 days.
 - Assistant City Attorney Siang L. Sang restated staff recommendation.
 - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Easton absent.
 - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 8-0 with Ms. Easton absent.

- d. **HS-22-92 (CD 3)** 8014 West Elizabeth Lane (Primary Structure) aka Being Lot 13, in Block 5, of Broadmoor Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-E, Page 20, of the Plat Records of Tarrant County, Texas. Owner(s): Priscilla C. Martinez and Alfredo C. Salazar. Lienholder(s): First Guaranty Mortgage Corporation. **Matthew Graham, an attorney for the lienholder, and Eddie Morolez, an interested party, appeared for this case.**

- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
- Matthew Graham stated the lienholder is foreclosing on the property and has entered into a contract for sale to Eddie Morolez. Mr. Graham asked for 90 to complete the foreclosure and sale to Mr. Morolez.
- Eddie Morolez testified his intention was to purchase the property and repair the structure.
- Assistant City Attorney Siang L. Sang restated staff recommendation.
- Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Easton absent.
- Mr. Black moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Unell. MOTION CARRIED 7-1 with Mr. Lindsay voting no and Ms. Easton absent.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-22-98 (CD 5)** 3401 South Hughes Avenue aka Lot 4, in Block 16, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 388-T, Page 37, of the Plat Records of Tarrant County, Texas. Owner(s): Jimmy Lee George and wife, Joyce Marie George. Lienholder(s): None. **No one appeared for this case.**

- **This case was heard later in the meeting as no citizens appeared to give testimony.**

BREAK 10:55 A.M.-11:06 A.M.

XII. CONTINUED ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL

- a. **ACP-22-76 (CD 2)** 2600 Chestnut Avenue aka Lot 13, Block 65, ROSEN HEIGHTS ADDITION, First Filing to the City of Fort Worth, Tarrant County, Texas, also known as 2600 Chestnut Avenue, Fort Worth, Texas. Owner(s): Roy A. Jeter and wife, Nancy Carol Jeter. Lienholder(s): None. **Nancy Jeter, an owner, appeared for this case.**

- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner 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.
- Nancy Jeter testified about the clean-up she has been able to get done and stated that her granddaughter is entering on the property without permission and making the mess. Ms. Jeter stated that she is trying to evict her from the property.
- Assistant City Attorney Siang L. Sang stated the City was not opposed to a lower penalty of \$50.00 per day for forty five (45) days for \$2,250.00 but still recommends thirty (30) days to abate the nuisance.
- Mr. Unell moved to assess an Administrative Civil Penalty to the owner of \$50.00 per day for forty five (45) days for a total of \$2,250.00, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Easton absent.
- Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Schur. MOTION CARRIED 8-0 with Ms. Easton absent.

XIII. AMENDMENT CASE RESIDENTIAL

- a. **HS-22-61 (CD 8)** 4903 Wichita Street (Primary Structure and Accessory Structure) aka BEING Lot 12, Block 27, Glen Park Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-0, Page 167, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being Lot 9, Block 28, Glen Park Addition, according to the Plat thereof recorded in Volume 388-V, Page 110

(P.R.T.C.T.) situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 1 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 2: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 2 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 3: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 3 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.). Owner: Gospel Properties, LLC. Lienholder(s): Happy State Bank. **No one appeared for this case.**

- **This case was heard later in the meeting as no citizens appeared to give testimony.**

XIV. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-22-10 (CD 8)** 3744 East 1st Street aka Being a part of the B.E. WALLER SURVEY, Abstract No. 1659, Tract 4B, in the City of Fort Worth, Tarrant County, Texas, described as follows: BEGINNING 80 feet West of the Northeast corner of said survey at a point in the South line of East First Street; THENCE West 100 feet along the South line of East First Street; THENCE South 140 feet; THENCE North 140 feet to the South line of East First Street to the PLACE OF THE BEGINNING. Owner: J. Chandler Sheppard. Lienholder: Tarrant County Bail Bond Board of Tarrant County, TX c/o Tarrant County Sheriff's Department. **Eric Sheppard, an interested party, appeared for this case. Eric Sheppard did not give testimony. The City was unopposed to the amendment request as the nuisance has been abated.**

- Executive Secretary Annette Sefcik read the case background and written amendment request into record.
- Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request to remove the previously assessed Administrative Civil Penalty of \$2,250.00 as the nuisance had been abated.
- Mr. Schur moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$2,250.00, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Easton absent.
- No additional time was requested or granted as the nuisance has been abated.

- b. **ACP-22-44 (CD 9)** 1029 Barclay Avenue aka LOT 8, BLOCK 1, OF GARDENS ADDITION TO RIVERSIDE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE EAST 100 FEET CONVEYED TO THE CITY OF FORT WORTH, AS SHOWN IN DEED RECORDED IN VOLUME 8188, PAGE 700, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: JPMorgan Chase Bank, National Association. Lienholder(s): None. **No one appeared for this case.**

- **This case was heard later in the meeting as no citizens appeared to give testimony.**

CHAIRMAN CLARK STATED THE COMMISSION WILL GO IN ORDER ON THE AGENDA AND NOW HEAR CASES THAT DO NOT HAVE CITIZENS IN ATTENDANCE TO GIVE TESTIMONY

XV. NEW CASE RESIDENTIAL

- a. **HS-22-88 (CD 6)** 10616 Flamewood Drive (Primary Structure) aka Lot 6B, Block 3, SOUTH OAK GROVE ESTATES, SECTION ONE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-178, Page 7, Plat Records, Tarrant County, Texas. Owner: Jennifer M. Silvey-Vandeventer. Lienholder: Tarrant County District Clerk. **No one appeared for this case.**

- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
- Assistant City Attorney Siang L. Sang restated staff recommendation.
- Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 8-0 with Ms. Easton absent.

- Mr. Walker moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 7-1 with Mr. Schur voting no and Ms. Easton absent.

XVI. ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL

- a. **ACP-22-98 (CD 5)** 3401 South Hughes Avenue aka Lot 4, in Block 16, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 388-T, Page 37, of the Plat Records of Tarrant County, Texas. Owner(s): Jimmy Lee George and wife, Joyce Marie George. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation not to assess an Administrative Civil Penalty to the owner at this time, and order the owner to abate the nuisance within thirty (30) days.
 - Assistant City Attorney Siang L. Sang restated staff recommendation.
 - Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Easton absent.
 - Mr. Juarez moved not to assess an Administrative Civil Penalty to the owner, second by Mr. Walker.
 - Mr. Black moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Schur. MOTION FAILED 5-3 with Mr. Lindsay, Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez voting no, Mr. Black, Mr. Kerpoe, and Mr. Schur voting yes, and Ms. Easton absent.
 - Voting returns to the original motion by Mr. Juarez to not assess an Administrative Civil Penalty to the owner, second by Mr. Walker. MOTION CARRIED 5-3 with Mr. Lindsay, Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez voting yes, Mr. Black, Mr. Kerpoe, and Mr. Schur voting no, and Ms. Easton absent.

XVII. AMENDMENT CASE RESIDENTIAL

- a. **HS-22-61 (CD 8)** 4903 Wichita Street (Primary Structure and Accessory Structure) aka BEING Lot 12, Block 27, Glen Park Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-0, Page 167, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being Lot 9, Block 28, Glen Park Addition, according to the Plat thereof recorded in Volume 388-V, Page 110 (P.R.T.C.T.) situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 1 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 2: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 2 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 3: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 3 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.). Owner: Gospel Properties, LLC. Lienholder(s): Happy State Bank. **No one appeared for this case.**
- Executive Secretary Annette Sefcik read the case background and written amendment request into record.
 - Assistant City Attorney Siang L. Sang stated the City was opposed to the amendment request as no one appeared for the case to testify and no progress has been made to repair or demolish the structure.
 - Mr. Lindsay moved to deny the amendment request, second by Mr. Kerpoe. MOTION CARRIED 8-0 with Ms. Easton absent.

XVIII. AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-22-44 (CD 9)** 1029 Barclay Avenue aka LOT 8, BLOCK 1, OF GARDENS ADDITION TO RIVERSIDE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE EAST 100 FEET CONVEYED TO THE CITY OF FORT WORTH, AS SHOWN IN DEED RECORDED IN VOLUME 8188, PAGE 700, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: JPMorgan Chase Bank, National Association. Lienholder(s): None. **No one appeared for this case.**

- Executive Secretary Annette Sefcik read the case background and written amendment request into record.
- Assistant City Attorney Siang L. Sang stated the City was opposed to the amendment request as no one appeared for the case to testify and no progress has been made to abate the nuisance.
- Mr. Schur moved to deny the amendment request, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Easton absent.

XIX. EXECUTIVE SESSION

- No session was conducted.
- All cases have been presented, but Assistant City Attorney Christopher Austria advised that the Commission adjourn for lunch session, resume the meeting, then adjourn the meeting as the lunch session was on the agenda.

LUNCH BREAK 12:09 P.M.-1:05 P.M.

- **Mr. Juarez left the meeting at 12:09 P.M.**
- **Lunch Session started at 12:34 P.M.**
- Chairman Clark called the Lunch Session to order.
- Mr. Lindsay asked what the approach is by Code when a perspective new owner purchases a property that has an order and S.uperintendent Oscar Reyes replied that Code will contact the new owner and give them an additional thirty (30) days from the order for to start making progress and will continue to work with the new owner.
- Mr. Unell asked the definition of securing by the City and Assistant Code Director Shannon Elder explained the process.
- Mr. Black asked if a fenced property is considered secured and Ms. Elder confirmed it can be depending on access.
- Mr. Unell asked if a City sees a possible collapse hazard would City repair and Assistant City Attorney Christopher Austria confirmed the city would not repair for securing.
- **Lunch session adjourned at 12:49 P.M.**

XX. ADJOURNMENT

- Mr. Black moved to adjourn the regular meeting, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Juarez absent.
- **Regular meeting adjourned at 1:06 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

HS-22-102 **Property Address:** 6925 Penhurst Drive (Primary Structure)

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

Legal Description: LOT 13, BLOCK 18, SOUTH RIDGE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-122, PAGE 88, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 02880687 **Reference No(s).** 20-580804

Owner(s) per Deed: Alice F. Ross---Volume 11366, Page 988

Owner(s) per TAD: Alice F. Ross

Mailing Address: 6925 Penhurst Drive, Fort Worth, TX 76133-6420

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

Council District No. 6

CASE BACKGROUND:

- Case Originated: **December 17, 2020.**
- This case was initiated by: **Officer Salinas.**
- Fire Date: **December 17, 2020.**
- Notices: **2/2/2021, 1/2/2022, and 3/4/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **May 6, 2022 with the owner, Alice Ross, present.**
- Current owner's deed was recorded **December 1, 1993.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 9, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severe fire damage throughout the structure
 - Rear portion of the roof is missing due to fire damage
 - Charred roof rafters, ceiling joists, and framing
 - Charred roof decking and sheathing
 - Fire damaged electrical system
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Alice F. Ross, 6925 Penhust Drive, Fort Worth, TX 76133-6420 (Cert. # 9489009000276315361962);
Alice F. Ross, 1505 Wren Street, Desoto, TX 75115 (Cert. # 9489009000276315361979);
Sonia L. Ross, 515 2nd Street W, Cedar Falls, IA 50613 (Cert. # 9489009000276315361986);
Lienholder: First Bankers Mortgage Corporation, PO Box 21717, Waco, TX 76702
(Cert. # 9489009000276315361993)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **May 6, 2022**

INSPECTION INFORMATION

Address **6925 Penhurst Dr.** Number of Stories **1**
 Legal Description: Block **18** Lot **13** Case No. **20-580804** Tax Acct No. **02880687**
☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damaged
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/damaged from fire
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Partially missing/fire damaged/rafters charred
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling joists charred
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing/damaged from fire
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage
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

EXTERIOR

- ☐ Frame
☒ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

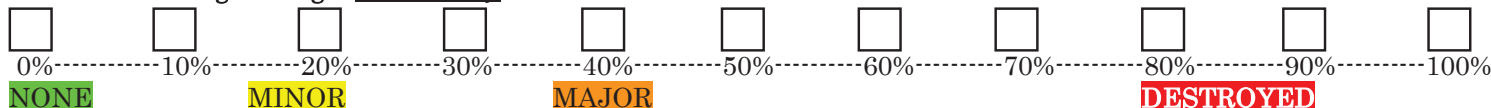
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

HS-22-103 **Property Address:** 1029 Barclay Avenue (Accessory Structure Only)

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

Legal Description: LOT 8, BLOCK 1, OF GARDENS ADDITION TO RIVERSIDE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE EAST 100 FEET CONVEYED TO THE CITY OF FORT WORTH, AS SHOWN IN DEED RECORDED IN VOLUME 8188, PAGE 700, DEED RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 01030434 **Reference No(s).** 18-475262

Owner(s) per Deed: JPMorgan Chase Bank, National Association---D221302183

Owner(s) per TAD: JPMorgan Chase Bank, NA

Mailing Address: 5600 Granite Pkwy, Granite Park VII, Plano, TX 75024

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **August 15, 2019.**
- This case was initiated by: **Officer Jones.**
- Fire Date: **February 11, 2022.**
- Notices: **8/16/2019, 6/23/2020, 11/12/2020, 2/14/2022, 3/18/2022, and 4/1/2022.**
- No active permits on file.
- Structure is **secured by a fence on occupied property.**
- Administrative Search Warrant was served on **May 4, 2022 without the owner present. Several people were on the property, however, they did not identify themselves.**
- Current owner's deed was recorded **October 15, 2021.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 9, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Heavy fire damage
 - Charred floor joists and floor decking
 - Charred ceiling joists with some burned away
 - Charred rafters and roof decking
 - Fire damaged roof with holes present
 - Fire damaged doors and windows
 - Rotted stairs with fire damage to the landing
 - Fire damaged doors and windows
 - Fire damaged plumbing and electrical systems
 - Significant accumulation of debris throughout the structure
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

JPMorgan Chase Bank, National Association, 5600 Granite Pkwy, Granite Park VII, Plano, TX 75024
(Cert. # 9489009000276315361962);
JPMorgan Chase Bank, National Association c/o Mason Martinez, 4 New York Plaza, Floor 22, New York,
NY 10004 (Cert. # 9489009000276315364420);
McCarthy Holthus c/o Joyce Nwachukwu, 1255 W 15th Street #1060, Plano, TX 75075
(Cert. # 9489009000276315364437)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Bill Jones**

Date/Time **May 4, 2022 12:11 PM**

INSPECTION INFORMATION

Address **1029 Barclay Ave aka Garden Addition (Ft Worth)** Number of Stories **2**

Legal Description: Block **1** Lot **8** Case No. **18-475262** Tax Acct No. **01030434**

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavy fire damage
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damaged
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavy fire/smoke damage
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavy fire damage, holes
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavy fire damage
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damaged landing
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant accumulation of debris

STATUS

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

STRUCTURE USE

- ☐ Single Family
☐ Two Family
☐ Commercial
☒ Accessory

FOUNDATION

- ☒ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

- ☒ Frame
☐ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

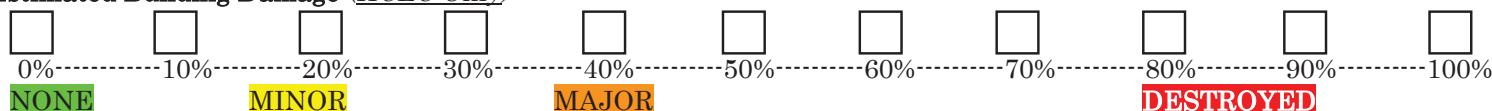
The structure is a two-story wood framed accessory structure. It appears to be a two-car garage with an apartment above. The structure has heavy fire damage. I observed charred floor joists and floor decking. Rafters and roof decking are heavily charred. Ceiling joists are heavily charred with some completely burned away. The roof is fire damaged with some holes burned through. Doors and windows are fire damaged.

PERMITS REQUIRED*

☒ Building ☐ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

The exterior stairs leading to the 2nd story are not level and are partially rotted. The landing at the top of the stairs is fire damaged. Electrical and plumbing systems are fire damaged with burned wires, pipes, and fixtures. There is a significant accumulation of debris in the structure. The lower right part of the structure appears to contain trash and other waste. The waste has drawn an large amount of flies and other insects.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

HS-22-104 **Property Address:** 1807 Dillard Street (Primary Structure)

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

Legal Description: The North 45 feet of Lot 2, and the South 5 feet of Lot 1, Block 5, WALTER WILLI
 ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in
 Vol. 1013, page 7, of the Deed Records of Tarrant County, Texas

SKEY No. 03533379 **Reference No(s).** 21-608018

Owner(s) per Deed: Nellie J. Whitehead---D171070983

Owner(s) per TAD: Nellie Jean Goss

Mailing Address: 1807 Dillard Street, Fort Worth, TX 76105

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **November 13, 2021.**
- This case was initiated by: **Officer Jenkins.**
- Notices: **11/13/2021, 4/14/2022, and 4/20/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **May 10, 2022 without the owner present.**
- Current owner's deed was recorded **June 27, 1972.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 9, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Shifting of the foundation
 - Breaches in the roof allowing elements to enter the structure
 - Water damaged roof decking
 - Missing and damaged siding
 - Collapsed ceiling in several places
 - Scattered combustible debris throughout the structure
 - Large holes in flooring and subfloor
 - Signs of rodent infestation
 - Spongy floor in several areas
 - Strong smell of mildew
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Nellie J. Whitehead, 1807 Dillard Street, Fort Worth, TX 76105 (Cert. # 9489009000276315364444);
Nellie J. Whitehead aka Nellie Jean Goss aka Nellie Jean Joyner Goss, 1807 Dillard Street, Fort Worth,
TX 76105-2924 (Cert. # 9489009000276315364451);
Nellie J. Whitehead aka Nellie Jean Goss aka Nellie Jean Joyner Goss, 400 Birchwood Lane, Fort Worth,
TX 76108 (Cert. # 9489009000276315364468);
Samuel Matthew Goss, 1807 Dillard Street, Fort Worth, TX 76105 (Cert. # 9489009000276315364475);
Samuel Matthew Goss, 400 Birchwood Lane, Fort Worth, TX 76108 (Cert. # 9489009000276315364482);
Belinda Wannette Whitehead, 400 Birchwood Lane, Fort Worth, TX 76108 (Cert. # 9489009000276315364499);
Belinda Wannette Whitehead, 3432 Great Trinity Forest Way, Dallas, TX 75216
(Cert. # 9489009000276315364505);
Kevin Dmone Whitehead, 1994 Westover Lane NW, Kennesaw, GA 30152-4223
(Cert. # 9489009000276315374733);
Lienholder: CitiBank (South Dakota) N.A., 701 East 60th Street N, Sioux Falls, SD 57117
(Cert. # 9489009000276315374740)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Jenkins, T.**

Date/Time **05/11/2022 - 08:22**

INSPECTION INFORMATION

Address **1807 DILLARD ST** Number of Stories **1**
Legal Description: Block **5** Lot **1 S51-N452** Case No. **21-608018** Tax Acct No. **03533379**
☐ 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"/>	Damaged & missing siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Separation from floor
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches allowing elements inside
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed in several areas
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged with damaged beams
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Spongy with holes in sub flooring
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rotten wood on door
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scattered feces along with combustible debris

STATUS

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☐ Poured Concrete
☐ Stem Wall
☒ Pier & Beam

EXTERIOR

- ☒ Frame
☐ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

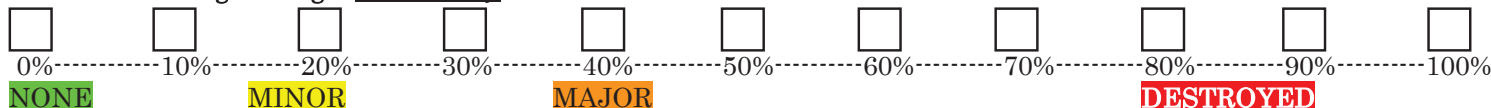
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

HS-22-105 **Property Address:** 3521 East Rosedale St. (Primary Structure & 2 Accessory Structures)

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

Legal Description: Lot 7, Block 12, A.S. Hall Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat Recorded in Volume 791, Page 301, Deed Records of Tarrant County, Texas aka HALL, A S ADDITION Block 12 Lot 7 LESS S10'

SKEY No. 01146114 **Reference No(s).** 22-616399

Owner(s) per Deed: Santiago Yas Tocay---D209013853

Owner(s) per TAD: Vaness Riso

Mailing Address: 3523 East Rosedale Street, Fort Worth, TX 76105

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **March 18, 2022.**
- This case was initiated by: **Officer Molina.**
- Fire Date: **March 17, 2022.**
- Notices: **3/21/2022 and 4/19/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **May 3, 2022 with permission from an heir, Vanessa Riso.**
- Current owner's deed was recorded **January 1, 2009.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 9, 2022.**
- The **Primary Structure** is currently in a substandard and hazardous condition due to:
 - Severe fire damage throughout the structure
 - Majority of the roof is missing due to fire damage
 - Missing walls
 - Charred ceiling joists
 - Missing doors and door frames
 - Windows with broken glass shards
 - Missing electrical and plumbing systems
 - Fire damaged siding
 - Heavy smoke damage to the interior framing and sheetrock
 - Floors covered with combustible debris
- The **Metal Shed (Accessory Structure #1)** is currently in a substandard and hazardous condition due to:
 - Severe fire damage
 - Missing roof
 - Partially collapsed metal walls
 - Floors covered with combustible debris
- The **Wood Shed (Accessory Structure #2)** is currently in a substandard and hazardous condition due to:
 - Severe fire and smoke damage throughout the structure
 - Missing portion of the side wall
 - Charred framing
 - Charred roof decking
- 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 reports.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Santiago Yas Tocay, 3523 East Rosedale Street, Fort Worth, TX 76105 (Cert. # 9489009000276315374757);
Santiago Yas Tocay Estate, 3523 East Rosedale Street, Fort Worth, TX 76105 (Cert. # 9489009000276315376010);
Santiago Yas Tocay Estate, 3521 East Rosedale Street, Fort Worth, TX 76105 (Cert. # 9489009000276315376126);
Vanessa Riso, 2727 Avenue J, Fort Worth, TX 76105 (Cert. # 9489009000276315376133);
Vanessa Riso, 2728 Avenue J, Fort Worth, TX 76105 (Cert. # 9489009000276315376140);
Vanessa Riso, 3521 East Rosedale Street, Fort Worth, TX 76105 (Cert. # 9489009000276315376157);
Lienholders: Jentex Financial, Inc., 226 Bailey #104, Fort Worth, TX 76107 (Cert. # 9489009000276315376164);
Anson Financial Inc. dba AFI Mortgage, 1452 Hughes Road, Suite 200, Grapevine, TX 76051
(Cert. # 9489009000276315376171);
Anson Financial Inc. dba AFI Mortgage, 62 Main Street, Suite 300, Colleyville, TX 76034
(Cert. # 9489009000276315376188);
Anson Financial Inc. dba AFI Mortgage c/o Trustee-J. Michael Ferguson, 1452 Hughes Road,
Suite 200, Grapevine, TX 76051 (Cert. # 9489009000276315376195);
Equity Trust Company, Custodian Joe J. Lesok., 226 Bailey #104, Fort Worth, TX 76107
(Cert. # 9489009000276315376478);
Equity Trust Company, c/o Trustee-Craig C. Lesok., 400 East Weatherford Street, Fort Worth, TX 76102
(Cert. # 9489009000276315376485)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A.Molina**

Date/Time **5-10-2022 1230 hrs**

INSPECTION INFORMATION

Address **3521 E Rosedale St- Primary strstructure** Number of Stories **1**
 Legal Description: Block **12** Lot **7** Case No. **22-616399** Tax Acct No. **01146114**
☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	severe fire damaged
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred framing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, large breaches
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	cover in combustible material
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	severe fire damage
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	broken, damage
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floors cover in combustible material

STATUS

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☐ Poured Concrete
☐ Stem Wall
☒ Pier & Beam

EXTERIOR

- ☒ Frame
☐ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

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

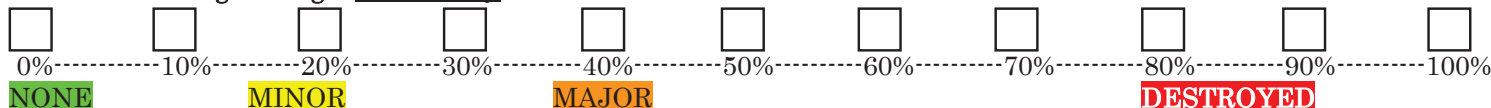
Severe fire damage- repair or demolish strcuture.

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

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CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A.Molina**Date/Time **5-10-2022 1230 hrs****INSPECTION INFORMATION**Address **3521 E Rosedale St- Accessory # 1- metal**

Number of Stories

1

Legal Description: Block

12

Lot

7

Case No.

22-616399

Tax Acct No.

01146114☐ Exterior Only☒ Interior & Exterior**CATEGORY**☒ I - Hazardous☐ II - Sub (Major)☐ III - Sub (Minor)**OBSERVED DEFICIENCIES**

MINOR

MODERATE

SEVERE

COMMENTS

Fire Damage

☐☐☒

partially collapsed

Exterior Walls

☐☐☒

Damaged metal walls

Interior Walls

☐☐☒

Damaged metal walls

Roof

☐☐☒

partially missing

Ceilings

☐☐☐

Foundation

☐☐☒

leaning

Floor

☐☐☒

cover in combustible material

Doors/Windows

☐☐☒

Damaged

Electrical

☐☐☐

Plumbing

☐☐☐

Gas

☐☐☐

Health Hazards

☐☐☐**STATUS**☐ Open☒ Vacant☒ Secured☐ Secured (City)☐ Tenant Occupied☐ Owner Occupied**STRUCTURE USE**☐ Single Family☐ Two Family☐ Commercial☒ Accessory**FOUNDATION**☒ Poured Concrete☐ Stem Wall☐ Pier & Beam**EXTERIOR**☐ Frame☐ Brick☐ Stone☐ Concrete☐ Concrete Brick☒ Metal**ADDITIONAL OBSERVATIONS**

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

Severe fire damage- repair or demolish structure.

PERMITS REQUIRED*☒ Building☐ Mechanical☐ Plumbing☐ Electrical

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

Estimated Building Damage (HCLC Only)☐☐☐☐☐☐☐☐☐☐☐

0%-----10%-----20%-----30%-----40%-----50%-----60%-----70%-----80%-----90%-----100%

NONE**MINOR****MAJOR****DESTROYED****CODE COMPLIANCE DEPARTMENT**

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

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BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A.Molina**

Date/Time **5-10-2022 1230 hrs**

INSPECTION INFORMATION

Address **3521 E Rosedale St- Accessory # 2- wood shed** Number of Stories **1**
 Legal Description: Block **12** Lot **7** Case No. **22-616399** Tax Acct No. **01146114**
☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	severe
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing-burnt
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	charred
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire damaged
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	cover in combustible waste
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floors cover in combustible waste

STATUS

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

STRUCTURE USE

- ☐ Single Family
☐ Two Family
☐ Commercial
☒ Accessory

FOUNDATION

- ☒ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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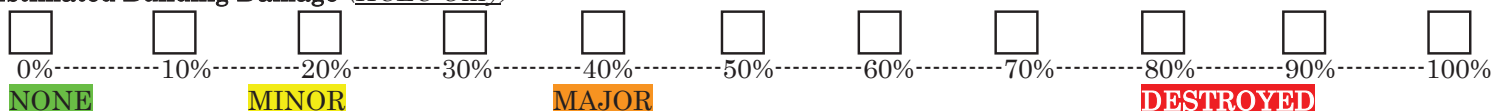
Severe fire damage- repair or demolish structure.

PERMITS REQUIRED*

- ☒ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

HS-22-106 **Property Address:** 101 East Mason Street (Primary Structure & 2 Accessory Structures)

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

Legal Description: Block 10, lot 20, Smith, JS Addition to the City of Fort Worth, Tarrant County, Texas and more commonly known as 101 East Mason St, Fort Worth, TX 76115-4229

SKEY No. 02779110 **Reference No(s).** 21-606973

Owner(s) per Deed: Apolonio Tabullo---D211209532

Owner(s) per TAD: Apolonio Tabullo

Mailing Address: 101 East Mason Street, Fort Worth, TX 76110-6339

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **January 31, 2022.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **January 30, 2022.**
- Notices: **3/17/2022.**
- No active permits on file
- Structures are **vacant and secure.**
- Administrative Search Warrant was served on **May 10, 2022 without the owner present.**
- Current owner's deed was recorded **August 30, 2011.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 9, 2022.**
- The **Primary Structure** is currently in a substandard and hazardous condition due to:
 - Fire and smoke damaged throughout the structure
 - Missing and damaged bricks on exterior walls
 - Portions of the ceiling are charred and sagging
 - Interior walls are charred and damaged
 - Breaches in the roof and walls
 - Floors have holes and are weak and buckled
 - Fire damaged electrical outlets and exposed electrical wiring
 - Exterior brick is separating from the front wall
- The **Smaller Accessory** is currently in a substandard and hazardous condition due to:
 - The structure is unstable due to improper framing
 - Interior framing is twisted and warped
 - Different types of insufficient bracing are being used to support the roof
- The **Garage Accessory** is currently in a substandard and hazardous condition due to:
 - Fire damage boards and rafters
 - Breaches in the walls
 - Portion of roof fire damaged
 - Damaged and missing siding
- 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 reports.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Apolonio Tabullo, 101 East Mason Street, Fort Worth, TX 76110-6339 (Cert. # 9489009000276315376492);
Apolonio Tabullo, 2413 Clinton Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276315376508);
Apolonio Tabullo, 1516 Hamsted Street, Fort Worth, TX 76115 (Cert. # 9489009000276315376515);
Lienholder: CACH LLC, 4340 Monaco Street, 3rd Floor, Denver, CO 80237 (Cert. # 9489009000276315376522)

Motion: _____ **Made by:** _____

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **May 10, 2022**

INSPECTION INFORMATION

Address **101 E Mason St. (Primary Structure)**

Number of Stories

1

Legal Description: Block **10** Lot **20** Case No. **21-606973**

Tax Acct No. **02779110**

☐ Exterior Only

☒ Interior & Exterior

CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

MINOR MODERATE SEVERE

COMMENTS

Fire Damage

☐☒☐

Charred wood on porch awning

Exterior Walls

☐☒☐

Missing/damaged bricks/split brick wall

Interior Walls

☐☐☒

Charred walls/ceiling fire damage/breaches

Roof

☐☒☐

Breaches in roof

Ceilings

☐☐☒

Fire damaged/charred/sagging

Foundation

☐☐☐

Floor

☐☐☒

Holes and weak

Doors/Windows

☐☐☐

Electrical

☐☐☒

Fire damaged/exposed wiring

Plumbing

☐☐☐

Gas

☐☐☐

Health Hazards

☐☐☐

STATUS

☐ Open

☒ Vacant

☒ Secured

☐ Secured (City)

☐ Tenant Occupied

☐ Owner Occupied

STRUCTURE USE

☒ Single Family

☐ Two Family

☐ Commercial

☐ Accessory

FOUNDATION

☒ Poured Concrete

☐ Stem Wall

☐ Pier & Beam

EXTERIOR

☐ Frame

☒ Brick

☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

☒ Building

☐ Mechanical

☐ Plumbing

☒ Electrical

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

Estimated Building Damage (HCLC Only)

☐☐☐☐☐☐☐☐☐☐☐

0%-----10%-----20%-----30%-----40%-----50%-----60%-----70%-----80%-----90%-----100%

NONE

MINOR

MAJOR

DESTROYED

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
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. 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.
9. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
10. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **May 10, 2022**

INSPECTION INFORMATION

Address **101 E Mason St. (Small Accessory)**

Number of Stories **1**

Legal Description: Block **10** Lot **20** Case No. **21-606973** Tax Acct No. **02779110**

☐ 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"/>	Boards are not stable/breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boards/beams collapsing/bungee cord/loose boards
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

EXTERIOR

☐ Frame

☐ Brick

☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

ADDITIONAL OBSERVATIONS

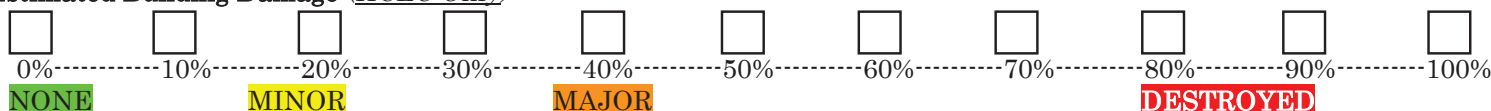
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☐ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **May 10, 2022**

INSPECTION INFORMATION

Address **101 E Mason St. (Large Accessory)**

Number of Stories **1**

Legal Description: Block **10** Lot **20** Case No. **21-606973** Tax Acct No. **02779110**

☐ 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damage
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Breaches in the siding/missing and damaged siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage, charred sheathing/framing
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire damage/tarps
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior door large cracks/missing/damaged windows
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

EXTERIOR

☐ Frame

☐ Brick

☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

ADDITIONAL OBSERVATIONS

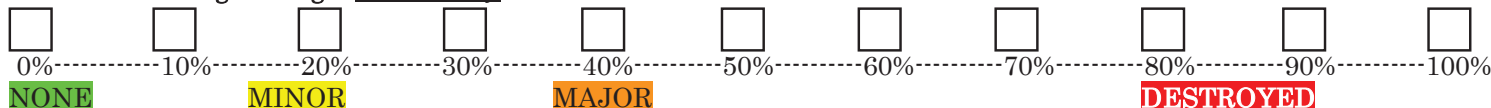
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☐ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

HS-22-108 **Property Address:** 4232 Pierce Avenue (Accessory Structure Only)

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

Legal Description: Lot 18, Block 3, HOMEWOOD ADDITION to the City of Fort Worth, Tarrant County, Texas, also know as 4232 Pierce, Fort Worth, Texas, 76119

SKEY No. 01358995 **Reference No(s).** 21608462

Owner(s) per Deed: German Guerrero Cantu and wife, Luz Maria Guerrero---D188542294

Owner(s) per TAD: German Guerrero Cantu and Luz Maria Cantu

Mailing Address: 4232 Pierce Avenue, Fort Worth, TX 76119

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **November 22, 2021.**
- This case was initiated by: **Officer Jenkins.**
- Notices: **12/22/2021, 2/1/2022, 3/2/2022, and 4/19/2022.**
- No active permits on file as of **May 10, 2022.**
- Structure is **vacant and secure.**
- Inspection was conducted on **May 9, 2022 with the owner's daughter, Brenda Guerrero, present.**
- Current owner's deed was recorded **June 24, 1988.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 9, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Water damaged roof decking with breaches
 - Interior framing is water damaged
 - Structure is out of plumb
 - Siding pulling away from structure
 - Accumulation of combustible material on the interior of the structure
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

German Guerrero Cantu and wife, Luz Maria Guerrero, 4232 Pierce Avenue, Fort Worth, TX 76119
(Cert. # 9489009000276315376614);
German Cantu and Luz Maria Cantu, 4232 Pierce Avenue, Fort Worth, TX 76119-4012
(Cert. # 9489009000276315376621);
German Guerrero Cantu aka German Guerrero and Luz Maria Cantu aka Luz Marie Guerrero, 305 Neill Avenue,
Everman, TX 76140 (Cert. # 9489009000276315376638);
German Guerrero Cantu aka German Guerrero and Luz Maria Cantu aka Luz Marie Guerrero, 4109 Sandage
Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276315376645);
German Guerrero Cantu aka German Guerrero and Luz Maria Cantu aka Luz Marie Guerrero, 404 Clairemont
Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276315376652);
German Guerrero Cantu aka German Guerrero and Luz Maria Cantu aka Luz Marie Guerrero, 11920 Bexley Drive,
Burleson, TX 76028 (Cert. # 9489009000276315376669);
Lienholders: Allen J. Cheshier, 4505 Bradley Lane, Arlington, TX 76017 (Cert. # 9489009000276315376676);
Curtis Allen Cheshier, 4505 Bradley Lane, Arlington, TX 76017 (Cert. # 9489009000276315376683);
Curtis Allen Cheshier c/o Kenneth C. Kautz, 3610 Smith Barry Road, Arlington, TX 76013
(Cert. # 9489009000276315376690);
Henrietta Elam, PO Box 605, Boswell, OK 74727 (Cert. # 9489009000276315376706)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Jenkins, T.**

Date/Time **05/09/2022 - 1:00 PM**

INSPECTION INFORMATION

Address **4232 PIERCE AVE** Number of Stories **1**
 Legal Description: Block **3** Lot **18** Case No. **21-608462** Tax Acct No. **01358995**
☐ 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 type="checkbox"/>	Out of plum / leaning / Siding pulling away from structure
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches / deteriorated shingles
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches
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 checked="" type="checkbox"/>	Broken glass / Breach in door
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

EXTERIOR

- ☒ Frame
☐ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

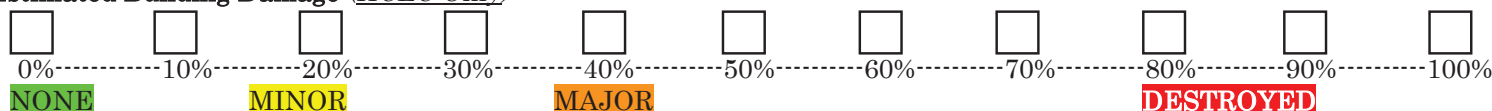
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

HS-22-109 **Property Address:** 1105 Pavillion Street (Primary Structure)

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

Legal Description: Being a part of the F.G. Mullikin Survey, Abstract No. 1045, situated in the City of Fort Worth, Tarrant County, Texas, being more particularly described by metes and bounds

SKEY No. 01828517 **Reference No(s).** 21-606376

Owner(s) per Deed: Minnie H. Elizondo---D181039772

Owner(s) per TAD: Minne H. Elizondo Estate

Mailing Address: 1105 Pavillion Street, Fort W0orth, TX 76102

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **October 23, 2021.**
- This case was initiated by: **Officer Molina.**
- Notices: **10/25/2021 and 4/19/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **May 3, 2022 with heirs, Victoria Martinez and Edward Elizond0, present.**
- Current owner's deed was recorded **June 26, 1981.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 9, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Deteriorated roof with rotted decking
 - Deteriorated wall framing
 - Deteriorated window framing
 - Deteriorated flooring with holes
 - Missing and damaged plumbing
 - Water damaged walls and flooring
 - Missing sheetrock with large breaches
 - Exposed wiring and missing electrical meter
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022

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

Minnie H. Elizondo, 1105 Pavillion Street, Fort Worth, TX 76102 (Cert. # 9489009000276315376713);
Minnie H. Elizondo Estate, 1105 Pavillion Street, Fort Worth, TX 76102 (Cert. # 9489009000276315376720);
Minnie H. Elizondo c/o Victoria Martinez, 2224 Loving Avenue, Fort Worth, TX 76164
(Cert. # 9489009000276315376737);
Minnie H. Elizondo Estate for Richard H. Garcia, 117 East Drew Street, Fort Worth, TX 76110
(Cert. # 9489009000276315376744);
Minnie H. Elizondo Estate for Antonio Elizondo Jr., 1105 Pavillion Street, Fort Worth, TX 76102
(Cert. # 9489009000276315376751);
Minnie H. Elizondo Estate for Edward Elizondo, 1818 Lipscomb Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276315376768);
Minnie H. Elizondo Estate for Ramona Lucille Menchaca, 5301 Topper Drive, North Richland Hills,
TX 76180 (Cert. # 9489009000276315376775);
Minnie H. Elizondo Estate for Betty Elizondo Moreno, 2895 E Charleston Blvd, Apt 104, Las Vegas,
NV 89104 (Cert. # 9489009000276315376782);
Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate, 117 East Drew Street, Fort Worth, TX 76110
(Cert. # 9489009000276315376799);
Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate c/o Angela S. Herrera, 6121 Avery Drive,
Apt. 5211, Fort Worth, TX 76132 (Cert. # 9489009000276315376805);
Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate c/o Guadalupe Garcia Estate, 117 East Drew
Street, Fort Worth, TX 76110 (Cert. # 9489009000276315376812);
Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate c/o Guadalupe Garcia Estate Attn: Michael Leyva,
9900 Westpark Drive, Benbrook, TX 76126 (Cert. # 9489009000276315376829);
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate, 554 S. Summit Avenue, Apt 116,
Fort Worth, TX 76104 (Cert. # 9489009000276315376836);
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate, 3600 Angle Avenue, Fort Worth,
TX 76106 (Cert. # 9489009000276315376843);
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Domingo Avila, 5409 Bonnell
Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276315376850);
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Domingo Avila, 1350 South 3rd
Street, Slaton, TX 79366 (Cert. # 9489009000276315376867);
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Ernesto Avila, 1240 W. Shaw
Street, Fort Worth, TX 76110 (Cert. # 9489009000276315376874);
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Ernesto Avila, 2512 Purselley
Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276315376881);
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Ernesto Avila, 2333 Glencrest
Drive, Fort Worth, TX 76119 (Cert. # 9489009000276315376898);
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Rosalynd Avila aka Rosa Linda
Avila, 3307 North Terry Street, Fort Worth, TX 76106 (Cert. # 9489009000276315376904);
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Rosalynd Avila aka Rosa Linda
Avila, 2424 NW 22nd Street, Fort Worth, TX 76106 (Cert. # 9489009000276315376911);
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Rosalynd Avila aka Rosa Linda
Avila, 3500 Avenue D, Fort Worth, TX 76105 (Cert. # 9489009000276315376928)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A.Molina**

Date/Time **05/10/2022 1200hrs**

INSPECTION INFORMATION

Address **1105 Pavillion St** Number of Stories **1**
Legal Description: Block **1** Lot **21J4** Case No. **21-606376** Tax Acct No. **01828517**
☐ 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Holes, rotted, deteriorated
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing sheetrock, large breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing damaged shingles
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	collapsed with breaches, rotted, missing
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	damaged, portion missing, lacks proper support
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	broken joints, large holes, covered in combustible debris
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	exposed wiring, missing meter, disconnected
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ripped from walls, missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☐ Poured Concrete
☐ Stem Wall
☒ Pier & Beam

EXTERIOR

- ☒ Frame
☐ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

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

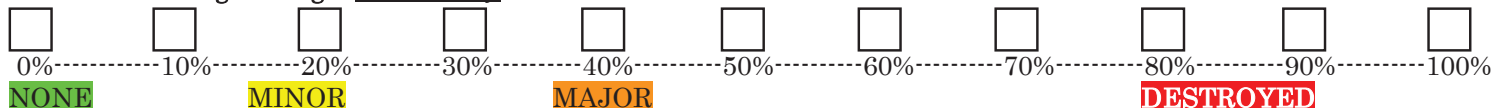
As I walked onto porch area floor, the floor sags and feels deteriorated. The interior has holes on floor thought the structure, missing walls-sheetrock, missing windows, holes on ceiling in some areas you can see outside light coming in. There is a large chain gong from one wall to floor- for support. The kitchen is completely deteriorated with broken cabinets and windows, missing ceiling and floor covered in rotted building material. The entire house has a musty-wet smell. The exterior has rotted window frames and fascia boards. The roof is covered with a black tarp.

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

HS-22-110 **Property Address:** 4701 South Riverside Drive (Accessory Structure Only)

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

Legal Description: Lot 1, Block 6, Rolling Hills, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-C, page 101, Deed Records of Tarrant County, Texas

SKEY No. 02492172 **Reference No(s).** 22-613736

Owner(s) per Deed: Walter J. Evans and wife, Judy Evans---D175554878

Owner(s) per TAD: Judy Evans

Mailing Address: 4701 South Riverside Drive, Fort Worth, TX 76119

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **February 9, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **2/9/2022 and 4/28/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **May 12, 2022 with the owner's son, Gary Evans, present.**
- Current owner's deed was recorded **November 4, 1975.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 9, 2022.**
- The structure is currently in a substandard and hazardous condition due to:
 - Foundation has inadequate support due to leaning and deteriorated corner posts
 - The floors have missing floor joists, subfloors, and header joists
 - Roof has damaged metal roof with breaches
 - Exterior walls have missing siding with breaches
- There are other conditions that add to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Walter J Evans and wife, Judy Evans, 4701 South Riverside Drive, Fort Worth, TX 76119
(Cert. # 9489009000276315376935);
Walter J. Evans Estate, 4701 South Riverside Drive, Fort Worth, TX 76119 (Cert. # 9489009000276315376942);
Judy Evans aka Peggy Judy Evans, 4701 South Riverside Drive, Fort Worth, TX 76119-5522
(Cert. # 9489009000276315376959);
Toby Evans aka Gary Evans aka Joe Evans aka Toby Joe Russell Evans, 4701 South Riverside Drive,
Fort Worth, TX 76119-5522 (Cert. # 9489009000276315376966);
Toby Evans aka Gary Evans aka Joe Evans aka Toby Joe Russell Evans, 1423 Hemphill Street, Fort Worth,
TX 76104 (Cert. # 9489009000276315376973)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **M. Turner-Mims**

Date/Time **5/12/2022**

INSPECTION INFORMATION

Address **4701 S RIVERSIDE DR**

Number of Stories **1**

Legal Description: Block **6** Lot **1** Case No. **22-613736**

Tax Acct No. **02492172**

☐ Exterior Only

☒ Interior & Exterior

CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

MINOR MODERATE SEVERE

COMMENTS

Fire Damage

☐
☐
☐

Exterior Walls

☐
☐
☒

Interior Walls

☐
☐
☒

Roof

☐
☐
☒

Ceilings

☐
☐
☒

Foundation

☐
☐
☒

Floor

☐
☐
☒

Doors/Windows

☐
☐
☒

Electrical

☐
☒
☐

Plumbing

☐
☐
☐

Gas

☐
☐
☐

Health Hazards

☐
☐
☐

Missing/deteriorated sheathing,siding w/ breaches

Missing sheetrock deteriorated studs w/breaches

Missing and mangles metal w/ breaches

Missing sheetrock, exposed ceiling joist

Inadequate support due to leaning corner posts

Missing floor joist, subfloors, joist headers

Deteriorated door borders/ unfilt

Inoperable outlets with hanging wirings

STATUS

☐ Open

☒ Vacant

☒ Secured

☐ Secured (City)

☐ Tenant Occupied

☐ Owner Occupied

STRUCTURE USE

☐ Single Family

☐ Two Family

☐ Commercial

☒ Accessory

FOUNDATION

☐ Poured Concrete

☐ Stem Wall

☐ Pier & Beam

EXTERIOR

☒ Frame

☐ Brick

☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

☒ Building

☐ Mechanical

☐ Plumbing

☐ Electrical

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

Estimated Building Damage (HCLC Only)

☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐

0%-----10%-----20%-----30%-----40%-----50%-----60%-----70%-----80%-----90%-----100%

NONE

MINOR

MAJOR

DESTROYED

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
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.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

HS-22-111 **Property Address:** 3301 8th Avenue (Primary Structure)

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

Legal Description: Lot Twenty-Four (24), in Block Forty-Eight (48), of JOHN C. RYANS SOUTH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 52, Map Records, Tarrant County, Texas

SKEY No. 02605589 **Reference No(s).** 21-607941

Owner(s) per Deed: DFW Devs LLC---D222004784

Owner(s) per TAD: DFW Devs LLC

Mailing Address: 2625 Frazier Avenue, Fort Worth, TX 76110

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **November 12, 2021.**
- This case was initiated by: **Officer Jenkins.**
- Fire Date: **November 12, 2021.**
- Notices: **11/12/2021, 12/21/2021, and 4/19/2022.**
- No active permits on file
- Structure is **vacant and secure.**
- Inspection was conducted on **May 9, 2022 with the agent for DFW Devs LLC, Alfredo Goytia, present.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 9, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severe fire damage throughout the structure
 - Most of the roof is missing and other portions are collapsing
 - Charred ceiling joists and studs
 - Missing and damaged walls
 - Floors are buckled
 - Fire damaged doors and windows
 - Fire damaged electrical system
 - Structure is open to the elements
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

DFW Devs LLC, 2625 Frazier Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276315376980);
DFW Devs LLC c/o Agent-Alfredo Goytia, 2625 Frazier Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276315376997);
DFW Devs LLC c/o Agent-Alfredo Goytia, 3108 8th Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276315377000);
DFW Devs LLC c/o Agent-Alfredo Goytia, 424 Cumberland Court, Arlington, TX 76014
(Cert. # 9489009000276316084518);
DFW Devs LLC c/o Agent-Alfredo Goytia, 4104 Alava Drive, Fort Worth, TX 76110, Fort Worth, TX
76133 (Cert. # 9489009000276316084525);
DFW Devs LLC, 3108 8th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276316084532);
Lienholder: Ugo Nduaguba c/o Trustee-Martin A. Garcia, 3203 Mulberry Hill Drive, Coppell, TX 75019
(Cert. # 9489009000276316084549);
Ugo Nduaguba c/o Trustee-Martin A. Garcia, 3108 West 6th Street, Suite 202, Fort Worth, TX 76107
(Cert. # 9489009000276316084556)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **May 9, 2022**

INSPECTION INFORMATION

Address **3301 8th Ave.**

Number of Stories **1**

Legal Description: Block **48** Lot **24** Case No. **21-607941** Tax Acct No. **02605589**

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

MINOR MODERATE SEVERE

COMMENTS

Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Structure fire damaged
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke and some fire damage
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/damaged from fire damage
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing from fire damage/ceiling joist/rafters charred
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/damaged from fire
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buckled and damaged from fire/debris
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Broken glass and damaged windows/door from fire
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing from fire damage
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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

STRUCTURE USE

- ☐ Single Family
☒ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☒ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

- ☐ Frame
☒ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

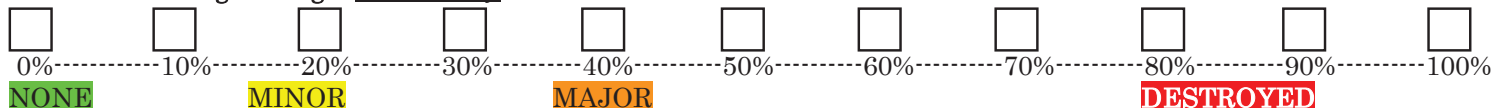
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
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 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.
6. 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.
7. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
8. Exterior doors 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.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

ACP-22-112 **Property Address:** 2337 Debra Court Drive

Legal Description: Lot 9, Block 17, Carver Heights, an Addition to the City of Fort Worth, Tarrant County, Texas (according to deed dated June 27, 2006, and recorded as Instrument No. D206193750 in the Official Public records of Tarrant County, Texas) (commonly known as 2337 Debra Court, Fort Worth, Texas 76112 "the Property")

SKEY No. 00443344 **Reference No(s).** 21-597193

Owner(s) per Deed: Jesus Raul Martinez and Claudia Garcia---D217109345

Owner(s) per TAD: Jesus R. Martinez and Claudia Garcia

Mailing Address: 2337 Debra Court Drive, Fort Worth, TX 76112

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Diana I Navarro Cruz
Residential

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **July 2, 2021**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **seventeen (17)** inspections by multiple officers since the inception of this case. **Two (2)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **ten (10)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 28, 2022** and expired on **April 7, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **May 9, 2022**. The last inspection was performed on **May 19, 2022**.

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 **\$9,000.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that this property, with the same owner, has been previously cleaned by City crews on multiple occasions. Some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 28, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since October 24, 2016.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 7, 2022**

Date of BSC Meeting: **May 23, 2022**

Number of days since NAO expired: **45**

\$200.00 per day x 45 days = \$9,000.00

(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Jesus Raul Martinez and Claudia Garcia, 2337 Debra Court Drive, Fort Worth, TX 76112
(Cert. # 9489009000276316084563);
Jesus Raul Martinez and Claudia Garcia aka Claudia Garcia Aguilar, 2337 Debra Court, Fort Worth,
TX 76112 (Cert. # 9489009000276316084570);
Miguel Zavala, 2337 Debra Court, Fort Worth, TX 76112 (Cert. # 9489009000276316084587);
Lienholder: Raza Mian c/o Annette Loyd Vanicek, 1949 Shorewood, Grapevine, TX 76051
(Cert. #9489009000276316084594);
Raza Mian c/o Annette Loyd Vanicek, 4528 W. Vickery Blvd., Suite 202, Fort Worth, TX, 76107
(Cert. #9489009000276316084600)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

ACP-22-113 **Property Address:** 3509 Cimmaron Trail

Legal Description: LOT 27, BLOCK 4, WESTERN HILLS, SECTION TWO, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 92, Plat Records, Tarrant County, Texas

SKEY No. 03424308 **Reference No(s).** 20-568859

Owner(s) per Deed: Richard C. Nelson and wife, Maureen V. Nelson---D187557173

Owner(s) per TAD: Maureen V. Nelson

Mailing Address: 3509 Cimmaron Trail, Fort Worth, TX 76116

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Diana I Navarro Cruz
Residential

Council District No. 3

EVIDENTIARY REPORT:

This violation was identified on **August 21, 2020**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. 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. **No (0)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **ten (10)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 28, 2022** and expired on **April 7, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **May 9, 2022**. The last inspection was performed on **May 19, 2022**.

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 City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 28, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since October 5, 2018.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 7, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **May 23, 2022**

\$100.00 per day x 45 days = \$4,500.00

(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Richard C. Nelson and wife, Maureen V. Nelson, 3509 Cimmaron Trail, Fort Worth, TX 76116
(Cert. # 9489009000276316084754);
Richard Charles Nelson Estate, 3509 Cimmaron Trail, Fort Worth, TX 76116 (Cert. #9489009000276316084761);
Maureen V. Nelson aka Maureen Viola Nelson, 3509 Cimmaron Trail, Fort Worth, TX 76116-6823
(Cert. #9489009000276316084778);
David Charles Nelson, 16100 Hollyhill Court, Justin, TX 76247 (Cert. #9489009000276316084785)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

ACP-22-114 **Property Address:** 4825 Barberry Drive

Legal Description: SITUATED IN TARRANT COUNTY, TEXAS, BEING LOT THIRTY-LOT (31), BLOCK TWENTY (20), THE MEADOWS, PHASE II, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT RECORDED IN VOLUME 388-173, PAGE 13, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 05410487 **Reference No(s).** 21-604237

Owner(s) per Deed: James A. Allen and wife, Anna M. Allen---D186557917

Owner(s) per TAD: James A. Allen and Anna M. Allen

Mailing Address: 4825 Berberry Drive, Fort Worth, TX 76133-7933

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Diana I Navarro Cruz
Residential

Council District No. 6

EVIDENTIARY REPORT:

WITHDRAW-OWNER ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

ACP-22-115 **Property Address:** 6933 Fallbrook Court

Legal Description: Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth in Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas

SKEY No. 02671611 **Reference No(s).** 21-610453

Owner(s) per Deed: Dana L. Meeks---D188584520

Owner(s) per TAD: Dana L. Meeks

Mailing Address: 6933 Fallbrook Court, Fort Worth, TX 76120-1302

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Diana I Navarro Cruz
Residential

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **December 18, 2021**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **nine (9)** inspections by multiple officers since the inception of this case. **No (0)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **eight (8)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 28, 2022** and expired on **April 7, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **May 09, 2022**. The last inspection was performed on **May 19, 2022**.

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 City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 28, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since November 11, 1988.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 7, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **May 23, 2022**

\$100.00 per day x 45 days = \$4,500.00

(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Dana L. Meeks, 6922 Fallbrook Court, Fort Worth, TX 76120-1302

(Cert. # 9489009000276316084679);

Lienholder: American Airlines Federal Credit Union c/o Sean Gaven, PO Box 619001, MD 2100

DFW Airport, Dallas, TX 75261 (Cert. #9489009000276316084686)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

ACP-22-116 **Property Address:** 2216 Lee Avenue

Legal Description: Lot 15, Block 161, NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas

SKEY No. 01921665 & 42618295 **Reference No(s).** 20-570182

Owner(s) per Deed: Natalia Alvarado Trevino---D193207683

Owner(s) per TAD: Martin Herrera, Teresa Herrera (both 50% undivided interest)

Mailing Address: 2222 Lee Avenue, Fort Worth, TX 76164

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

Council District No. 2

EVIDENTIARY REPORT:

This violation was identified on **September 4, 2020**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **twenty four (24)** 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 (10)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 28, 2022** and expired on **April 7, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **May 9, 2022**. The last inspection was performed on **May 20, 2022**.

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 City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 28, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since March 22, 2013.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 7, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **May 23, 2022**

\$100.00 per day x 45 days = \$4,500.00

(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Natalia Alvarado Trevino, 2222 Lee Avenue, Fort Worth, TX 76164
(Cert. # 9489009000276316084860);
Natalia Alvarado Trevino, 2216 Lee Avenue, Fort Worth, TX 76164 (Cert #9489009000276316084877);
Natalia Alvarado Trevino Estate, 2222 Lee Avenue, Fort Worth, TX 76164 (Cert #9489009000276316084884);
Natalia Alvarado Trevino Estate, 2216 Lee Avenue, Fort Worth, TX 76164 (Cert #9489009000276316084891);
Teresa Herrera, 2104 Loving Avenue, Fort Worth, TX 76164 (Cert #9489009000276316084907);
Teresa Herrera, 2216 Lee Avenue, Fort Worth, TX 76164 (Cert #9489009000276316084914);
Martin Herrera, 2216 Lee Avenue, Fort Worth, TX 76164 (Cert #9489009000276316084921);
Martha Arratia Estate, 2203 Market Avenue, Fort Worth, TX 76164 (Cert #9489009000276316084938);
Martha Arratia Estate c/o Manuel I. Arratia, 2203 Market Avenue, Fort Worth, TX 76164
(Cert #9489009000276316084945);
Anna Alvarado Todd, 2202 Market Avenue, Fort Worth, TX 76164 (Cert #9489009000276316084952);
Gloria Martinez aka Gloria Delgadillo Martinez, 4320 Hardy Street, Fort Worth, TX 76106
(Cert #9489009000276316084969);
Ruben Delgadillo Estate, 845 W. Red Bud Drive, Hurst, TX 76053 (Cert #9489009000276316084976);
Ruben Delgadillo Estate, 6464 Old Mill Circle, Fort Worth, TX 76148 (Cert #9489009000276316084983);
Ruben Delgadillo Estate c/o Dolores Z. Delgadillo, 845 W. Red Bud Drive, Hurst, TX 76053
(Cert #9489009000276316084990);
Ruben Delgadillo Estate c/o Dolores Z. Delgadillo, 6464 Old Mill Circle, Fort Worth, TX 76148
(Cert #9489009000276316085003)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

ACP-22-117 **Property Address:** 4317 Park Creek Circle North

Legal Description: Park Creek Estate at Summerfields, Block 1, Lot 11 aka Lot 11, Block 1 of Park Creek Estates at Summerfields, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 4105, of the Plat Records, Tarrant County, Texas

SKEY No. 07152353 **Reference No(s).** 21-603328

Owner(s) per Deed: Phuong-Dung Nguyen---D221087618

Owner(s) per TAD: Phuong-Dung Nguyen

Mailing Address: 4317 Park Creek Circle North, Fort Worth, TX 76137-4500

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

Council District No. 4

EVIDENTIARY REPORT:

This violation was identified on **September 14, 2021**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. 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 **two (2)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 28, 2022** and expired on **April 7, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **May 9, 2022**. The last inspection was performed on **May 20 2021**.

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

Staff recommendation: Assess a civil penalty of **\$4,500.00**. 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 City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 28, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since 7/31/2019.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 7, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **May 23, 2022**

\$100.00 per day x 45 days = \$4,500.00

(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Phuong-Dung Nguyen, 4317 Park Creek Circle North, Fort Worth, TX 76137-4500

(Cert. # 9489009000276316084693);

Phuong-Dung Nguyen, 7120 Park Creek Circle West, Fort Worth, TX 76137 (Cert. #9489009000276316084709)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

ACP-22-118 **Property Address:** 5628 Farnsworth Avenue

Legal Description: Lots 25 and 26, Block 115 of CHAMBERLAIN ARLINGTON HEIGHTS, 2ND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, accoring to the Map thereof recorded in Volume 63, Page 40 of the Plat Records of Tarrant County, Texas

SKEY No. 00513652 **Reference No(s).** 21-594469

Owner(s) per Deed: Raul Puebla---D202192004

Owner(s) per TAD: Raul Puebla

Mailing Address: 5628 Farnsworth Avenue, Fort Worth, TX 76107-7006

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

Council District No. 3

EVIDENTIARY REPORT:

This violation was identified on **June 7, 2021**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **nine (9)** inspections by multiple officers since the inception of this case. **No (0)** 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 additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 28, 2022** and expired on **April 7, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **May 9, 2022**. The last inspection was performed on **May 20, 2022**.

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 City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 28, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since 7/18/2002.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 7, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **May 23, 2022**

\$100.00 per day x 45 days = \$4,500.00

(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Raul Puebla, 5628 Farnsworth Avenue, Fort Worth, TX 76107-7006

(Cert. # 9489009000276316084617);

Luis Puebla aka Luis Puebla Rodriguez, 5628 Farnsworth Avenue, Fort Worth, TX 76107

(Cert. #9489009000276316084624)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

ACP-22-119 **Property Address:** 5820 Geddes Avenue

Legal Description: LOTS 29 AND 30, BLOCK 54, CHAMBERLIN ARLINGTON HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 71, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 00470007 **Reference No(s).** 21-601264

Owner(s) per Deed: Javier Tovar---D213102066

Owner(s) per TAD: Javier Tovar

Mailing Address: 5425 Diaz Avenue, Fort Worth, TX 76107-5905

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

Council District No. 3

EVIDENTIARY REPORT:

This violation was identified on **August 18, 2021**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **twelve (12)** inspections by multiple officers since the inception of this case. **No (0)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **six (6)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 28, 2022** and expired on **April 7, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **May 9, 2022**. The last inspection was performed on **May 20, 2022**.

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 City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 28, 2022. The property contains a health hazard of items that can harbor vectors. This address has had an active trash service since November 20, 2018.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 7, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **May 23, 2022**

\$100.00 per day x 45 days = \$4,500.00

(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Javier Tovar, 5425 Diaz Avenue, Fort Worth, TX 76107-5905 (Cert. # 9489009000276316084631);
Javier Tovar, 5820 Geddes Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276316084648);
Javier Tovar, 7212 Kermit Avenue, Fort Worth, TX 76116-9433 (Cert. # 9489009000276316084655);
Javier Tovar, 5314 Calloway Street, Fort Worth, TX 76114 (Cert. #9489009000276316084662)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

ACP-22-120 **Property Address:** 11232 Golden Triangle Circle

Legal Description: LOT 8, BLOCK 6, PINE TREE ESTATES, NO. 2, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-157, PAGE(S) 8, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS, TOGETHER WITH CORRECTION RECORDED IN VOLUME 7433, PAGE 2190, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 05100313 **Reference No(s).** 22-612669

Owner(s) per Deed: Hamid Lehri---D216261897

Owner(s) per TAD: Hamid Lehri

Mailing Address: 11236 Golden Triangle Circle, Fort Worth, TX 76244

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

Council District No. 7

EVIDENTIARY REPORT:

This violation was identified on **February 11, 2022**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **eight (8)** 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 **six (6)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 31, 2022** and expired on **April 10, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **May 9, 2022**. The last inspection was performed on **May 20, 2022**.

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 **\$4,200.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that there has been measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 31, 2022. The property contains a health hazard of items that can harbor vectors. This address has never had trash service.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 10, 2022**

Date of BSC Meeting: **May 23, 2022**

Number of days since NAO expired: **42**

\$100.00 per day x 42 days = \$4,200.00

(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Hamid Lehri, 11236 Golden Triangle Circle, Fort Worth, TX 76244 (Cert. # 9489009000276316084716);

Hamid Lehri aka Hamid Hussain Lehri, 11236 Golden Triangle Circle, Fort Worth, TX 76244

(Cert. # 9489009000276316084723);

Hamid Lehri aka Hamid Hussain Lehri, 8441 Prairie Fire Drive, Fort Worth, TX 76131

(Cert. # 9489009000276316084730);

Lienholder: Discover Bank, 6500 New Albany Road E, New Albany, OH 43054 (Cert. #9489009000276316084747)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

HS-22-36 **Property Address:** 2913 Galvez Avenue (Primary Structure)

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

Legal Description: Lot 7, Block 32, RIVERSIDE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 63, Page 67, Plat Records, Tarrant County, Texas

SKEY No. 0246899 **Reference No(s).** 20-581119

Owner(s) per Deed: JGA Holdings, LLC-SWD D221079358

Owner(s) per TAD: JGA Holdings, LLC

Mailing Address: 6750 Locke Avenue, Fort Worth, TX 76116

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **December 23, 2020.**
- This case was initiated by: **Officer Jones.**
- Fire Date: **December 22, 2020.**
- Notices: **12/23/2020, 1/13/2021, 5/14/2021, 6/24/2021, 9/2/2021, and 11/11/2021.**
- **Electrical and Residential Remodel permits are active.**
- Structure is **vacant and secure.**
- The owner was present at the **January 24, 2022** hearing when the Commission ordered **ninety (90) days** to repair or demolish the structure.
- The owner had until **April 24, 2022** to comply with the Order.
- The owner requested an amendment on **March 3, 2022.**
- The owner requested in writing an additional **ninety (90) days** to complete the repairs or demolish the structure.
- A notice to appear at today's hearing was posted and mailed on **May 9, 2022.**
- **At this time, there has been significant progress made. All fire damaged framing has been repaired. The roof structure has been re-built and new roofing installed. In addition, electrical work is currently in process.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

JGA Holdings, LLC, 6750 Locker Avenue, Floor 3, Fort Worth, TX 76116 (Cert. # 9489009000276315361894);
JGA Holdings, LLC, 3501 Williams Road, Fort Worth, TX 76116, (Cert. # 9489009000276315361900);
JGA Holdings, LLC c/o Agent-Jason Amon, 1244 College Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276315361917);
JGA Holdings, LLC c/o Agent-Jason Amon, 1404 S. Adams Street, Fort Worth, TX 76104
(Cert. # 9489009000276315361924);
JGA Holdings, LLC c/o President/Director-Julie Abrams, 120 Jason Drive, Valrico, FL 33594
(Cert. # 9489009000276315361931);
JGA Holdings, LLC c/o President/Director-Julie Abrams, 3501 Williams Road, Fort Worth, TX 76119
(Cert. # 9489009000276315361948);
Lienholder: State of Texas-Comptroller of Public Accounts, 111 E. 7th Street, Austin, TX 78774
(Cert. # 9489009000276315361955)

Motion: _____ **Made by:** _____

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

From: [Julia Martinez](#)
To: [Sefcik, Pamela Annette](#)
Subject: 2913 Galvez Ave., FTW TX 76111- HS-22-36 Ref #20-581119 amendment case residential - Continuance
Date: Friday, May 13, 2022 3:46:55 PM
Attachments: [Costco20220513_15141301.pdf](#)

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

Hi Ms. Sefcik,

Please find attached a travel itinerary for a trip that my daughter, granddaughter, and myself have been anxiously awaiting to go on.

I received notice that the May meeting is on the 23rd and our trip is from the 21st-26th.

I humbly request a continuance for the extension amendment that I submitted on the above referenced property for the June hearing.

Any and all consideration in this matter will be greatly appreciated.

RESPECTFULLY,

Julienne Martinez-Abrams
JGA Holdings, LLC
3501 Williams Rd.
Fort Worth, TX 76116
817-946-4996 cell
817-560-2272 office
817-560-8108 fax
julianewhorizons@yahoo.com

Booking Date: **February 08, 2022**Costco Membership #: **111865954844**Member Name: **KANDICE MINNICK**Departure Date: **May 21, 2022**Return Date: **May 26, 2022**Costco Travel Confirmation Number: **C395847945****Need help?**Before your trip: **1-866-921-7925** M-F 7:00am - 7:00pm PT | Sat & Sun 8:00am - 5:00pm PTDuring and after your trip: **1 + 1 + 866 317 4711** M-F 7:00am - 7:00pm PT | Sat & Sun 8:00am - 5:00pm PT**Travel Advisory****8/25/21 - 12/31/23: COVID-19 Update**

Due to COVID-19, your destination(s) may implement additional travel restrictions, pre-entry requirements and in-destination protocols. For the most current information and before finalizing your travel plans, refer to the local government and tourism websites, airline requirements and national public health guidelines. In addition, there may be limitations relating to lodging, flights, ground transportation and activities. Certain services and amenities may be reduced or unavailable as a result of changing circumstances. All policies are subject to change and are outside the control of Costco Travel.

7/29/21 - 12/31/23: High Sargassum Advisory

It is expected that sargassum levels will be higher than usual. Sargassum is a free-floating seaweed that is especially prolific in the Caribbean Sea and Gulf of Mexico. While beneficial to ocean life, these large free-floating seaweed mats often wash up on beaches. The amount of seaweed on the beaches fluctuates based on the time of year and ocean currents. While resorts do their best to maintain the beaches for their guests, you may experience some inconvenience during your stay.

7/30/20 - 12/31/23: COVID-19 Entry Requirements for Dominican Republic

Entry requirements to Dominican Republic and on island restrictions are subject to change, please refer to <https://www.godominicanrepublic.com/newsroom/coronavirus/> for the latest information. All policies are subject to change and are outside of the control of Costco Travel.

1/12/21 - 12/31/23: USA COVID-19 Notification for International Travelers and Travel Advisory

Air travelers are required to present a negative COVID-19 test result to the airline prior to boarding international flights bound for or connecting through the United States. On 12/6/21 travel requirements to enter the United States have changed. For the most current information, refer to CDC guidelines. <https://www.cdc.gov/coronavirus/2019-ncov/travelers/testing-international-air-trav>

[elers.html](#) For additional travel information on your destination, please visit the official Web site for the U.S. Department of State at <https://travel.state.gov/content/travel.html> All policies are subject to change and are outside the control of Costco Travel.

Dominican Republic: Hyatt Ziva Cap Cana Package

Includes: ✈ Flights 🏨 Hotel 🚗 Transfers

Traveler Information

Number of Travelers: 3

Lead Traveler

Full Name

Ms. KANDICE L. MINNICK

Age at Time of Travel

42

Gender

Female

Traveler 2

Full Name

Mrs. JULIENNE G. ABRAMS

Age at Time of Travel

62

Gender

Female

Traveler 3

Full Name

Ms. KODI M. LAMB

Age at Time of Travel

18

Gender

Female

Flights

Flight Confirmation Number: **JIIJFL**

Depart: Sat, May 21, 2022

Total Travel Time:

4h 31m

AA 1816

Dallas/Ft Worth (DFW) to Punta Cana (PUJ)

4h

**American Airlines**

Boeing 777-200

[View Baggage Fees](#)

8:35am - 2:06pm

Economy (N) | Seats: **35K, 35J, 35L**

31m

Return: Thu, May 26, 2022

Total Travel Time:

9h 27m



AA 547

American Airlines

Boeing 737-800

[View Baggage Fees](#)

Punta Cana (PUJ) to Charlotte (CLT) 3h

1:32pm - 5:00pm 28m

Economy (N) | Seats: **23C, 24D, 24C**

Layover: 3h 10m



AA 1870

American Airlines

Airbus A321

[View Baggage Fees](#)

Charlotte (CLT) to Dallas/Ft Worth (DFW) 2h

8:10pm - 9:59pm 49m

Economy (N) | Seats: **22E, 22D, 22F****No change fee****\$210 cancellation fee per person**

Transportation

Arrival Transfer

Flight Details:

Arrival to Punta Cana (PUJ)

May 21, 2022 at 02:06 PM, Flight AA 1816**Transfer Details:**

May 21, 2022 - 02:06 PM

Arrival Transfer - From Airport (PUJ) to Hotel by Private Transfer**Contact Details:****Blue Travel Partner Services**

Ph: 809 566 0092 ext. 3270 – 3271

Blvd Turistico del Este Gym 22 Building 2nd floor

Punta Cana Shopping Mall, DR

Departure Transfer

Flight Details:

Depart from Punta Cana (PUJ)

May 26, 2022 at 01:32 PM, Flight AA 547

Transfer Details: May 26, 2022 - 01:32 PM
Departure Transfer - From Hotel to Airport (PUJ) by Private Transfer

Contact Details: **Blue Travel Partner Services**
Ph: 809 566 0092 ext. 3270 – 3271
Blvd Turistico del Este Gym 22 Building 2nd floor
Punta Cana Shopping Mall, DR

See Transfers Terms & Conditions below for details

Hotel

Hotel Confirmation Number: **44761039**



Hyatt Ziva Cap Cana - All-Inclusive

Blvd Zona Hotelara, Playa Juanillo,
Cap Cana, Dominican Republic
Ph: +809-469-7090

5 Night Reservation

Check-In: May 21, 2022

Check-Out: May 26, 2022

Room 1: Junior Suite - Two Queen Beds - All-Inclusive

Best Available Rate One

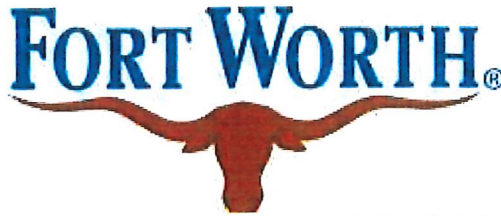
2 Adults, 1 Child

Lead Traveler: Ms. KANDICE L. MINNICK

Included Extras

✓ USD 285 Costco Shop Card [shop](#)

Hotel policies accepted on Feb 08, 2022 11:22 AM PST. See Terms & Conditions below for details.



Amen. Res.

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 3/1/2022 BSC Case No. HS-22-36

Date of Order: JAN. 24, 2022 Final Day to Comply with Order: April 24, 2022

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

Address of Property: 2913 Galvez Ave., Ft. Worth, TX 76111

(Owner) Lienholder / Mortgagee Name: JGA Holdings, LLC

(Owner) Lienholder / Mortgagee Phone Number: (817) 946-4996

(Owner) Lienholder / Mortgagee Mailing Address: 3501 Williams Rd
Ft. Worth, TX 76116

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

Justification for Request: It's a burn job, everything has to be repaired
and there's a shortage of material. Special orders take a lot longer.

[Signature]
Signature

3/1/2022
Date

Julianne Abrams
Printed Name

3501 Williams Rd., FtW, TX 76116
Address (including City/State/Zip)

817-946-4996
Telephone Number

Julianne.horizons@yahoo.com
E-Mail Address

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

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

Verified

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.

FOR OFFICE USE ONLY

RECEIVED BY: 3/3/22

RECEIVED DATE: AKH


MARY LOUISE NICHOLSON
COUNTY CLERK



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

January 24, 2022

JGA Holdings, LLC
(Cert. # 9489009000276227220302)
6750 Locke Avenue, Floor 3
Fort Worth, TX 76116

RE: 2913 Galvez Avenue (Primary Structure) aka Lot 7, Block 32, RIVERSIDE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 63, Page 67, Plat Records, Tarrant County, Texas, HS-22-36, Reference #20-581119, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **January 24, 2022** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structure within **ninety (90) days** of the effective date of the Order.
- **Last day to comply with the order is April 24, 2022.**
- 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 **ninety (90) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on April 24, 2022.** 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) 392-1234 to schedule a final inspection.

CC: JGA Holdings, LLC, 3501 Williams Road, Fort Worth, TX 76116, (Cert. # 9489009000276227220319); JGA Holdings, LLC c/o Agent-Jason Amon, 1244 College Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276227220326); JGA Holdings, LLC c/o Agent-Jason Amon, 1404 S. Adams Street, Fort Worth, TX 76104 (Cert. # 9489009000276227220333); JGA Holdings, LLC c/o President/Director-Julie Abrams, 120 Jason Drive, Valrico, FL 33594 (Cert. # 9489009000276227220340); JGA Holdings, LLC c/o President/Director-Julie Abrams, 3501 Williams Road, Fort Worth, TX 76119 (Cert. # 9489009000276227220357); Lienholder: State of Texas-Comptroller of Public Accounts, 111 E. 7th Street, Austin, TX 78774 (Cert. # 9489009000276227220364)

City of Fort Worth

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-22-36**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **January 24, 2022** regarding the structure present on **Lot 7, Block 32, RIVERSIDE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 63, Page 67, Plat Records, Tarrant County, Texas,** and more commonly known as **2913 Galvez Avenue (Primary Structure)** ("**Affected Property**") in **Fort Worth, Texas**; and

WHEREAS the Tarrant County Deed Records indicate that **JGA Holdings, LLC** is the recorded owner ("**Owner**") of the **Affected Property**; and

WHEREAS notice of the public hearing was mailed to the **Owner** **eighteen (18)** days prior to the date of the hearing; and

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

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

WHEREAS the Commission finds from evidence presented at the public hearing that the 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 **Owner** did not show by preponderance of the evidence that the work could not reasonably be completed within **ninety (90)** days; and

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the **Owner** repair or demolish the structure and remove the debris described as **Lot 7, Block 32, RIVERSIDE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 63, Page 67, Plat Records, Tarrant County, Texas,** and more commonly known as **2913 Galvez Avenue (Primary Structure)** ("**Affected Property**") in **Fort Worth, Texas** in conformance to the codes of the City within **ninety (90)** days of the effective date of this Order. **Owner** 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 Owner has until April 24, 2022 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 **Owner** 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 **April 24, 2022**. 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.

Recording with return

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 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 Owner fails 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 Owner's lawful homestead in which case the Civil Penalty is up to \$10.00 per day per violation.

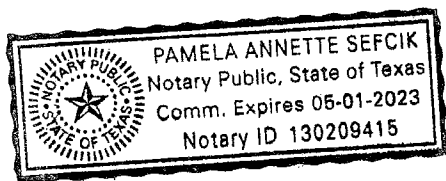
SIGNED this the 1st day of February, 2022.

Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 1st day of February, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



Pamela Annette Sefcik
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

K. L. J.
Approved by Legal as to form and legality

D. M.
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

ACP-22-82 **Property Address:** 6404 Winn Street

Legal Description: 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

SKEY No. 03354857 **Reference No(s).** 21-603242

Owner(s) per Deed: Stephen A. Seate and wife, Cynthia Emily Long Seate ---D195114024

Owner(s) per TAD: Stephen Allen Seate

Mailing Address: 6404 Winn Street, Fort Worth, TX 76133

Agenda Category: Amendment Administrative Civil **Code Compliance Officer:** Diana I Navarro Cruz
Penalty Case Residential

Council District No. 6

CASE BACKGROUND:

- This case was identified on **September 13, 2021** and was **citizen** initiated.
- The owner was present at the **March 28, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$200.00 per day for forty five (45) days for a total of \$9,000.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owners had until **April 27, 2022** to comply with the Order.
- The requested an amendment on **April 26, 2022**.
- The owner requested in writing an additional **thirty (30) days** to abate the nuisance and a reduction or removal of the **\$9,000.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **May 9, 2022**.
- **At this time, no progress has been made to abate the nuisance**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: MAY 23, 2022**

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

Stephen A Seate and wife, Cynthia Emily Long Seate, 6404 Winn Street, Fort Worth, TX 76133
(Cert. # 9489009000276315361856);

Stephen Allen Seate, 6404 Winn Street, Fort Worth, TX 76133-5129 (Cert. # 9489009000276315361863);

Cynthia Emily Long Seate Estate, 6404 Winn Street, Fort Worth, TX 76133 (Cert. # 9489009000276315736870);

Cynthia Emily Long Seate Estate, PO Box 330071, Fort Worth, TX 76163 (Cert. # 9489009000276315361887)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 4/26/2022 BSC Case No. ACP-22-82
Date of Order: 3/28/2022 Final Day to Comply with Order: 4/27/2022
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 6404 Winn St. FW TX 76133
Owner / Lienholder / Mortgagee Name: Stephen Seate
Owner / Lienholder / Mortgagee Phone Number: ()
Owner / Lienholder / Mortgagee Mailing Address: Same as prop.

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days

Justification for Request: removed or reduced for penalty
large items difficult to move, and has a
limited income

Signature Stephen Seate

Date 4/26/2022

Printed Name Stephen Seate

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

XID
Verified

FOR OFFICE USE ONLY
RECEIVED BY: <u>Annette S. [Signature]</u>
RECEIVED DATE: <u>4/26/2022</u>

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.



MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

March 28, 2022

Stephen A. Seate and wife, Cynthia Emily Long Seate
(Cert. # 9489009000276315371879)
6404 Winn Street
Fort Worth, TX 76133

RE: 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, ACP-22-82, Reference #21-603242, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **March 28, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$200.00 per day for forty five (45) days for a total of \$9,000.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is April 27, 2022.**
- **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 April 27, 2022.** 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) 392-1234 to schedule a final inspection.

CC: Stephen Allen Seate, 6404 Winn Street, Fort Worth, TX 76133-5129 (Cert. # 9489009000276315371886);
Cynthia Emily Long Seate Estate, 6404 Winn Street, Fort Worth, TX 76133 (Cert. # 948900900027371893);
Cynthia Emily Long Seate Estate, PO Box 330071, Fort Worth, TX 76163 (Cert. # 9489009000276315371909)

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-22-82**

On **March 28, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **6404 Winn Street, Fort Worth, Texas** ("Affected Property").

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

- (1). **Stephen A. Seate and wife, Cynthia Emily Long Seate** are the record owners ("Owners") of the Affected Property;
- (2). The Owners of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;
- (3). At the hearing, the Commission found that the Affected Property had illegal accumulations of the following:
 - a. used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys, boxes, buckets, plastic tubs, crates, and any other miscellaneous household items; and
 - b. used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); and
 - c. used, broken, inoperable, or discarded, automotive parts or equipment (tires); and
 - d. any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris)
- (4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth ("City"), Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items";
- (5). The Owners of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items"; and
- (6). The Owners of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owners of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners, jointly and severally, be, and are hereby, assessed an Administrative Civil Penalty of **Two Hundred Dollars (\$200.00) per day for a total of Nine Thousand Dollars (\$9,000.00)** for failure to remove the accumulation in the **forty five (45) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **LOT 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**, and located on property more commonly known as **6404 Winn Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until April 27, 2022 to comply with this Order.**

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **April 27, 2022**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IT IS FURTHER ORDERED THAT IF THE OWNERS OF THE AFFECTED PROPERTY DO NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owed plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

SIGNED this the 5th day of April, 2022.

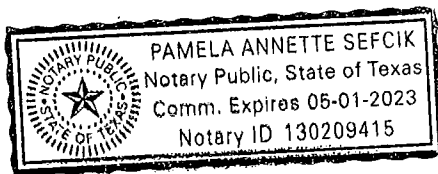
Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 5th day of April, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



Pamela Annette Sefcik

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

AFTER RECORDING RETURN TO:

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

Christine

Approved by Legal as to form and

Deed

Approved by Code