



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JUNE 27, 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 May 23, 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, JUNE 27, 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 MAY 23, 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-22-122 (CD 2)** 3110 Prairie Avenue (Primary Structure) aka Being Lot Six (6), Block Twenty (20), Worth Hills, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat rec. Vol 309, Page 60, Deed Records, Tarrant County, Texas. Ullis Matias. Lienholder(s): None.
- b. **HS-22-123 (CD 5)** 3401 South Hughes Avenue (Accessory Structure Only) 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.
- c. **HS-22-124 (CD 8)** 1479 East Morphy Street (Primary Structure) aka BEING LOT 15, in BLOCK 17 of LAKEVIEW ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 204, Page 5 of the Plat Records of Tarrant County, Texas. Owner: Julie A. Grant. Lienholder: Deutsche Bank for Long Beach Mortgage Loan c/o JPMorgan Chase Bank.
- d. **HS-22-126 (CD 5)** 4804 Cowan Street (Accessory Structure Only) aka Being the East one half (1/2) of Lot 23, J.L. GASSAWAY ADDITION, an addition to the Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume Deed Records, Tarrant County, Texas; SAVE AND EXCEPT that certain portion of subject conveyed to the City of Fort Worth, by John Arthur Richard, dated 12/28/1970, recorded 4975, Page 153, of the Deed Records of Tarrant County, Texas. Owner: Jeremis Smith Investments, LLC. Lienholder: Ceason Holdongs, LLC c/o Trustee-John D. Davenport.
- e. **HS-22-127 (CD 8)** 1100 East Jessamine Street (Primary Structure) aka Lot 12, Block 33, of SOUTHLAND, a Revision of Blocks 24 to 41, Inclusive of Hyde Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 11, of the Deed/Plat Records of Tarrant County, Texas. Owner: Apolonio Tabullo. Lienholder(s): None.
- f. **HS-22-128 (CD 9)** 4509 Glacier Street (Primary Structure) aka Lot 13, Block 1, SOUTHWAYSIDE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 388-L, Page 89, Deed Records, Tarrant County, Texas. Owner: Cecil Stoker. Lienholder(s): None.
- g. **HS-22-129 (CD 2)** 2614 Chestnut Avenue (Accessory Structure Only) aka Rose Heights First Filing Block 65 Lot 19 aka Lot 19, Block 65, ROSEN HEIGHTS ADDITION, First Filing, an Addition to the city of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 106, Page 56, Plat Records, Tarrant County, Texas. Owner: Ramon Garcia Jr. Lienholder(s): None.
- h. **HS-22-130 (CD 5)** 3517 Pate Drive (Primary Structure) aka Lot 2, Block H, of MIDWEST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-T, Page 50, of the Plat Records of Tarrant County, Texas. Owner: Juanita Taylor. Lienholder: George C. Black Jr.

X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-22-96 (CD 8)** 220 Berkshire Lane aka Lot M, Block 19, HIGHLAND TERRACE ADDITION to the City of Fort Worth, Tarrant County, Texas according to revised plat recorded in Volume 388-4, Page 213, Plat Records, Tarrant County, Texas. Owner(s): John T. Hernandez and wife, Yoemma Hernandez. Lienholder(s): Wells Fargo Bank N.A. and Secretary of Housing and Urban Development.
- b. **ACP-22-132 (CD 5)** 7420 Meadowbrook Drive aka Real property further described as Lot 6, Meadowcrest Addition, an Addition to the City of Fort Worth, Tarrant County, Texas and more commonly known as 7420 Meadowbrook Drive, Fort Worth, TX 76112. Owner(s): Juanita Faye Hill and Eugene Winston Hill. Lienholder(s): None.
- c. **ACP-22-133 (CD 5)** 2940 Louis Street aka Thielman, E.L. Subdivision, Blk 6, Lot 9 & 10; more commonly known as 2940 Louis Street, Fort Worth, TX 76112 aka Lots 9 and 10, Block 6, E.L. THIELMAN SUBDIVISION of Block 18, JENNINGS ADDITION to Handley, now in the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 12, Deed Records of Tarrant County, Texas. Owner(s): Michael Amsbary and wife, Christine Amsbary. Lienholder: Lancaster Crowley Investments, LLC c/o Trustee-Franz J. Loriega.

- d. **ACP-22-134 (CD 5)** 3115 Hunter Street aka Being the North One-Half (N ½) of Lot Fourteen (14), Block Fourteen (14), HYDE JENNINGS SUBDIVISION, City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 106, Pages 78 and 79, of the Deed Records of Tarrant County, Texas. Owner: Brandon Gillmore. Lienholder(s): Shannon Walker Ross and FGMS Holdings LLC c/o Ovation Services.
- e. **ACP-22-135 (CD 5)** 5713 Truman Drive aka 5713 Truman Avenue aka Lot 9A Block O, Carver Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas (commonly known as "5713 Truman Ave., Ft Worth, TX 76112"). Owner: Omar Guendulain. Lienholder: Street Capital Rentals II, LLC c/o Trustee-Michael Ferguson.
- f. **ACP-22-136 (CD 9)** 1120 May Street aka Lot 6, Males Revision of the East One-half (E/2) of Block "B", of FAIRLAWN SUBDIVISION of Block 19, FIELD-WELCH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 106, Page 140, Deed Records of Tarrant County, Texas. Owner(s): Jaime Madrigal and Rosa E. Murillo. Lienholder(s): None.
- g. **ACP-22-137 (CD 2)** 2508 Lee Avenue aka Lots 21 and 22, Block 25, M.G. Ellis Addition to the City of Fort Worth, Tarrant County, Texas commonly known as 2508 Lee Avenue, Fort Worth, Texas. Owner: David Colton Fitzgerald. Lienholder(s): None.
- h. **ACP-22-138 (CD 2)** 2903 Clinton Avenue aka Lot 1, Block 70, M.G. ELLIS ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner(s): James Masters and wife, Pearlie Masters. Lienholder(s): None.
- i. **ACP-22-139 (CD 4)** 6737 Spoonwood Lane aka Lot 8, Block 8, PHASE ONE, SUMMERFIELDS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-111, Page 25, Plat Records, Tarrant County, Texas. Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended, (12 U.S.C. 1701 et .seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531). Owner: Juanita Hernandez. Lienholder(s): Goldman Sachs Mortgage Company and Bank of America N.A. c/o PRLAP Inc.
- j. **ACP-22-140 (CD 8)** 501 East Ramsey Avenue aka LOT 248 AND THE EAST 12 FEET OF LOT 249, IN BLOCK 9, OF HYDE PARK ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN BOOK 63, PAGE 9, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Angelina Gomez. Lienholder(s): None.
- k. **ACP-22-141 (CD 7)** 7706 Sommerville Place Road aka Being a tract or parcel of land, containing 0.80598 of an acre, more or less. Said tract being part of Lots 3 and 4 of Epps Subdivision, an Addition in Tarrant County, according to the map of plat thereof recorded in Volume 1684, Page 73 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds. Owner: 6824 L.P. Lienholder(s): None.

XI. CONTINUED 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 CASES ADMINISTRATIVE CIVIL PENALTY 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 know as 2600 Chestnut Avenue, Fort Worth, Texas. Owner(s): Roy A. Jeter and wife, Nancy Carol Jeter. Lienholder(s): None.

- b. **ACP-22-77 (CD 8)** 2721 Ennis Avenue aka Lot No. Seven (7) in Block No. Eighty Three (83) Riverside Addition to the City of Fort Worth, Tarrant County, Texas; (Formerly Sylvania Addition). Owner(s): Curtis Session Jr., Debra Yvonne Session, and Yolanda Rochelle Session. Lienholder(s): None.
- c. **ACP-22-83 (CD 6)** 2401 Durringer Road aka Lot 1, Block 10, SOUTHWEST HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-10, Page 33, Plat Records, Tarrant County, Texas, and being further described as: 2401 Durringer Drive, Fort Worth, Texas, 76133. Owner: Henry Overides Jr. 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.

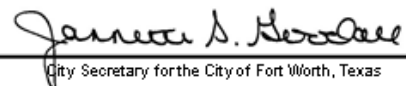
XIV. ADJOURNMENT

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 Wednesday, June 15, 2022 at 3:15 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas



MINUTES

**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: Pre-Meeting started at 9:01A.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) and Mr. Michael Unell (Position 6) both notified the City they 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), Manny Ramirez (Senior Code Officer), 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 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

- No discussion pertaining to the April 25, 2022 Minutes.
- No questions regarding the current agenda.
- Christopher Austria discussed Minutes.
- Update on future voting/computer use in Council Chambers by Commission.
- Mr. Black moved to adjourn Pre-Meeting, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Unell and Ms. Easton absent.
- **Pre-Meeting adjourned at 9:11 A.M.**

**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: REGULAR MEETING STARTED AT 9:31 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. Bill Schur (Position 7), Mr. James Walker (Position 8), and Mr. Pedro Juarez (Position 9).
- Ms. Kimberly Easton (Position 2) and Mr. Michael Unell (Position 6) notified the City they 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), 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

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

- Mr. Black moved to accept the April 25, 2022 Minutes, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

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

- Mr. Black moved to accept the May 23, 2022 Evidence Packet presented by Assistant City Attorney Sian L. Sang, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

- **Withdraw- Administrative Civil Penalty Cases Residential:** ACP-22-113---3509 Cimmaron Trail; ACP-22-114---4825 Barberry Drive; ACP-22-119---5820 Geddes Avenue; ACP-22-120---11232 Golden Triangle Circle.
- Mr. Kerpoe moved to grant the City's request to withdraw the 4 cases read into record, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

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. **Alice Ross, the owner, Camiron Smith, an agent for the owner, and Danny Accitero, an interested party, appeared for this case. Ms. Ross did not give testimony.**

- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- 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. **Joyce Nwachokwu, an agent for the owner, appeared for this case.**
- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell 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 7-0 with Ms. Easton and Mr. Unell absent.
- 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. **Belinda Whitehead and Samuel Goss, heirs, appeared for this case.**
- Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Schur. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Black moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Schurl. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- 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. **Vanessa Riso, an heir, appeared for this case.**
- Mr. Schur moved to declare the structures substandard and hazardous, second by Mr. Walker. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Schur moved that the owner be ordered to repair or demolish the structures within thirty (30) days, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- 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. **No one appeared for this case.**
- Mr. Juarez moved to declare the structures substandard and hazardous, second by Mr. Walker. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Juarez moved that the owner be ordered to repair or demolish the structures within thirty (30) days, second by Mr. Walker. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- 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.
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

- Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- 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. **Victoria Martinez, an heir, appeared for this case.**
- Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell 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 8-0 with Ms. Easton absent.
- 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. **No one appeared for this case.**
- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- 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. **Alfredo Goytia of DFW Devs LLC, the owner, appeared for this case.**
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

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. **Claudia Garcia, an owner, appeared for this case. Ms. Garcia participated in the meeting with the assistance of an interpreter.**
- Mr. Kerpoe moved to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty five (45) days for a total of \$9,000.00, second by Mr. Black.
 - Mr. Schur moved for a substitute motion 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. Black. MOTION CARRIED 4-3 with Mr. Lindsay, Mr. Clark, Mr. Schur, and Mr. Juarez voting yes, Mr. Black, Mr. Kerpoe, and Mr. Walker voting not, and Ms. Easton and Mr. Unell absent
 - Mr. Schur moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- b. **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. **Dana Meeks, the owner, appeared for this case.**

- Mr. Juarez 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. Walker. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Walker. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- c. **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. **Martin Herrera, an heir, appeared for this case.**
- 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. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- d. **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. **No one appeared for this case.**
- 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 CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- e. **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. **Raul Puebla, the owner, and Luis Puebla, an interested party, appeared for this case. Raul Puebla participated in the meeting with the assistance of an interpreter.**
- Mr. Schur 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. Walker.
 - Mr. Black moved for a substitute motion to assess an Administrative Civil Penalty to the owner of \$30.00 per day for forty five (45) days for a total of \$1,350.00, second by Mr. Schur. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Schur moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

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.
- Executive Secretary Annette Sefcik read owner's written continuance request into record.
 - Mr. Black moved to grant the continuance request to hear this amendment at the June 27, 2022 Building Standards Commission meeting, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

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. **Barry Mefford, an interested part, appeared for this case. Mr. Mefford left before the case was called and did not give testimony.**

- Mr. Walker moved to deny the amendment request, second by Mr. Juarez. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

XIII. EXECUTIVE SESSION

- No session was conducted.

XIV. ADJOURNMENT

- Mr. Black moved to adjourn the regular meeting, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- **Regular meeting adjourned at 3:53 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

HS-22-122 **Property Address:** 3110 Prairie Avenue (Primary Structure)

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

Legal Description: Being Lot Six (6), Block Twenty (20), Worth Hills, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat rec. Vol 309, Page 60, Deed Records, Tarrant County, Texas

SKEY No. 03669874 **Reference No(s).** 21-597939

Owner(s) per Deed: Ulisis Matias---D220103291

Owner(s) per TAD: Ulisis Matias

Mailing Address: 3500 5th Avenue, Fort Worth, TX 76110

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **October 26, 2021.**
- This case was initiated by: **Officer Campos.**
- Notices: **10/27/2021, 4/15/2022, and 6/17/2022.**
- Active permits on file: **Residential Razing permit PV22-00214 as of June 3, 2022.**
- Structure is **vacant and secure.**
- Inspection was conducted on **June 7, 2022 with permission from the Ulisis Matias, the owner.**
- Current owner's deed was recorded **May 6, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 13, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Shifting foundation
 - Damaged roof decking
 - Breaches throughout the structure allowing the elements to enter
 - Deteriorated and damaged siding
 - Missing roof shingles and fascia boards
 - Missing sheetrock on ceiling
 - Deteriorated framing on windows and doors
 - Exposed electrical wiring
 - Plumbing detached from walls
- 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: JUNE 27, 2022**

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

Ullis Matias, 3500 5th Avenue, Fort Worth, TX 76110 (Cert. # 948900900027631568008);
Ullis Matias aka Ullis Vega Matias, 2206 Washington Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276316085034);
Ullis Matias aka Ullis Vega Matias, 3110 Prairie Avenue, Fort Worth, TX 76106
(Cert. # 9489009000276316085041)

Motion: _____ **Made by:** _____

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Alma Molina**Date/Time **06/21/2022 0830****INSPECTION INFORMATION**Address **3110 Prairie Ave / WORTH HILLS ADDITION** Number of Stories **1**Legal Description: Block **6** Lot **20** Case No. **21-597939** Tax Acct No. **03669874**☐ 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"/>	deteriorated siding,damaged siding, exposed sheathing
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MISSING ROOF SHINGLES, FASCIA BOARDS
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing Sheetrock on ceiling
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing sub floor and joist
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	deteriorated framing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	exposed wiring
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	detached from walls
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.

I observed the structure to have damaged/missing fascia boards. Missing/deteriorated siding. A portion of the structure has exposed sheathing with missing siding. The roof is missing shingles.

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. 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, pipes 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: JUNE 27, 2022**

HS-22-123 **Property Address:** 3401 South Hughes Avenue (Accessory Structure Only)

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

Legal Description: 3401 South Hughes Avenue (Accessory Structure Only) 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

SKEY No. 00779636 **Reference No(s).** 20-574691

Owner(s) per Deed: Jimmy Lee George and wife, Joyce Marie George---D171019111

Owner(s) per TAD: Joyce M Joyce

Mailing Address: 2501 Joanna Court, Arlington, TX 76014

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **October 9, 2020.**
- This case was initiated by: **Officer Jenkins.**
- Fire Date: **October 9, 2020.**
- Notices: **11/24/2020, 12/29/2020, 3/11/21, 04/02/2021, 6/3/2021, 12/3/2021, 4/21/2022.**
- No active permits on file **as of June 16, 2022.**
- Structure is **vacant and secure.**
- Inspection was conducted on **June 6, 2022 with Jimmie George Jr., an heir present.**
- Current owner's deed was recorded **March 1, 1971.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 13, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Charred framing
 - Charred roof decking
 - Charred rafter tails
 - Breaches in the roof
 - Damaged soffit
 - Accumulation of miscellaneous debris on the interior
 - Siding is peeling away from the structure allowing elements, rodents, and vectors to enter 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: JUNE 27, 2022**

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

Jimmy Lee George and wife, Joyce Marie George, 2501 Joanna Court, Arlington, TX 76014
(Cert. # 9489009000276315376539);
Joyce M George, 2501 Joanna Court, Arlington, TX 76014-1727 (Cert. # 9489009000276315376546);
Jimmy Lee George and Joyce M George Estates, 2501 Joanna Court, Arlington, TX 76014-1727
(Cert. # 9489009000286315376553);
Jimmy Lee George and Joyce M George Estates, 3401 South Hughes Avenue, Fort Worth, TX 76119
(Cert. # 9489009000276315376560);
Jimmy Lee George and Joyce M George Estates, 3308 South Hughes Avenue, Fort Worth, TX 76119
(Cert. # 9489009000276315376577);
Roshanda Latrice George, 2501 Joanna Court, Arlington, TX 76014-1727 (Cert. # 9489009000276315376584);
Roshanda Latrice George, 3401 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276315376591);
Mark Anthony George, 3401 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276315376607);
Jimmy Lee George Jr. aka Jimmie Lee George Jr., 3401 South Hughes Avenue, Fort Worth, TX 76119
(Cert. # 9489009000276316085010);
Jimmy Lee George Jr. aka Jimmie Lee George Jr., 3308 South Hughes Avenue, Fort Worth, TX 76119
(Cert. # 9489009000276316085027)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Jenkins, T.**

Date/Time **06/06/2022- 1048 AM**

INSPECTION INFORMATION

Address **3401 S HUGHES AVE - Accessory Structure**

Number of Stories **1**

Legal Description: Block **16** Lot **4** Case No. **20-574691**

Tax Acct No. **00779636**

☐ Exterior Only

☒ Interior & Exterior

CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

MINOR MODERATE SEVERE

COMMENTS

Fire Damage

☐
☐
☒

Charred wood on structure

Exterior Walls

☐
☐
☒

Charred wood on siding

Interior Walls

☐
☐
☒

Charred with smoke & fire damage

Roof

☐
☐
☒

Collapsed in areas with damaged shingles

Ceilings

☐
☐
☒

Collapsed in areas. Allows weatherization and rodents

Foundation

☐
☐
☐

N/A

Floor

☐
☐
☐

Doors/Windows

☐
☐
☐

Electrical

☐
☐
☒

Exposed wiring

Plumbing

☐
☐
☐

Gas

☐
☐
☐

Health Hazards

☒
☐
☒

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)

☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐

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. 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.



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

April 26, 2021

Jimmy Lee George and wife, Joyce Marie George
(Cert. # 9489009000276064483342)
3401 South Hughes Avenue
Fort Worth, TX 76119

RE: 3401 South Hughes Avenue (Primary Structure) aka Lot 4, Block 16, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Book 388-T, Page 37, of the Plat Records of Tarrant County, Texas, HS-21-93, Reference #20-574691, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **April 26, 2021** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structure within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the order is May 26, 2021.**
- 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 May 26, 2021.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: Jimmy Lee George Estate, and Joyce Marie George, 3401 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276064483359); Joyce M. George, 3401 South Hughes Avenue, Fort Worth, TX 76119-2096 (Cert. # 9489009000276064483366); Roshanda Latrice George, 1220 Nicole Street, Apt. 1914, Fort Worth, TX 76120 (Cert. # 9489009000276064483373); Mark Anthony George, 3401 South Hughes Avenue, Fort Worth, TX 76119-2096 (Cert. # 9489009000276064483380); Jimmy Lee George, Jr. 3401 South Hughes Avenue, Fort Worth, TX 76119-2096 (Cert. # 9489009000276064483397)

Enclosures: BSC Order

Order Cover Letter (Repair/demolish)

CODE COMPLIANCE DEPARTMENT

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

Substandard/Hazardous

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-21-93**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a virtual public hearing on **April 26, 2021** regarding the structure present on **Lot 4, Block 16, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Book 388-T, Page 37, of the Plat Records of Tarrant County, Texas**, and more commonly known as **3401 South Hughes Avenue (Primary Structure) ("Affected Property") in Fort Worth, Texas**; and

WHEREAS the Tarrant County Deed Records indicate that **Jimmy Lee George and wife, Joyce Marie George** are the recorded owners ("Owners") of the Affected Property; and

WHEREAS notice of the public hearing was mailed to the Owners **seventeen (17)** 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 Owners did not show by preponderance of the evidence that the work could not reasonably be completed within **thirty (30)** days; and

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners repair or demolish the structure and remove the debris described as **Lot 4, Block 16, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Book 388-T, Page 37, of the Plat Records of Tarrant County, Texas**, and more commonly known as **3401 South Hughes Avenue (Primary Structure) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **thirty (30)** days of the effective date of this Order. Owners must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owners have until May 26, 2021 to comply with this Order.**

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

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structure, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **May 26, 2021**. After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

Substandard/Hazardous

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

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

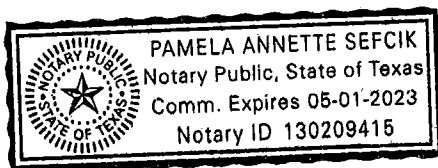
SIGNED this the 4th day of May, 2021.



Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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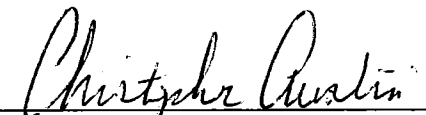
This instrument was acknowledged before me on this the 4th day of May, 2021 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.




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

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

April 25, 2022

Certified/Return Receipt Requested

Jimmy Lee George and wife, Joyce Marie George
(Cert. # 9489009000286315376027)
2501 Joanna Court
Arlington, TX 76014

RE: 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, ACP-22-98, Reference #20-574691, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **April 25, 2022** for the property referenced herein. The Commission ordered that you:

- Not be assessed an Administrative Civil Penalty at this time.
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is May 25, 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 May 25, 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: Joyce M George, 2501 Joanna Court, Arlington, TX 76014-1727 (Cert. # 9489009000276315376034); Jimmy Lee George and Joyce M George Estates, 2501 Joanna Court, Arlington, TX 76014-1727 (Cert. # 9489009000286316376041); Jimmy Lee George and Joyce M George Estates, 3401 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276315376058); Jimmy Lee George and Joyce M George Estates, 3308 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276315376065); Roshanda Latrice George, 2501 Joanna Court, Arlington, TX 76014-1727 (Cert. # 9489009000276315376072); Roshanda Latrice George, 3401 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276315376089); Mark Anthony George, 3401 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276315376096); Jimmy Lee George Jr. aka Jimmie Lee George Jr., 3401 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276315376102); Jimmy Lee George Jr. aka Jimmie Lee George Jr., 3308 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276315376119)

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-22-98**

On **April 25, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **3401 South Hughes Avenue, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Jimmy Lee George and wife, Joyce Marie George** 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, not assessed an Administrative Civil Penalty at this time.

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 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**, and located on property more commonly known as **3401 South Hughes Avenue, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until May 25, 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 **May 25, 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 owned plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

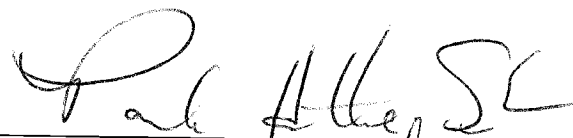
SIGNED this the 3rd day of May, 2022.


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

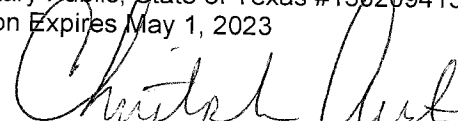
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This instrument was acknowledged before me on this the 3rd day of May, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

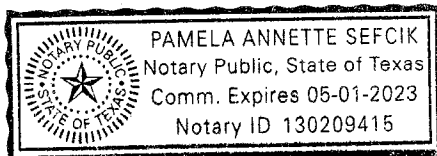

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

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


Approved by Legal/as to form and legality


Approved by Code



**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

HS-22-124 **Property Address:** 1479 East Morphy Street (Primary Structure)

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

Legal Description: BEING LOT 15, in BLOCK 17 of LAKEVIEW ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 204, Page 5 of the Plat Records of Tarrant County, Texas

SKEY No. 01561967 **Reference No(s).** 22-616468

Owner(s) per Deed: Julie A. Grant, LLC---D206254203

Owner(s) per TAD: Julie A. Grant

Mailing Address: 1149 Irwin Drive, Hurst, TX 76053

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **March 8, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **3/18/2022 and 4/14/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **June 8, 2022 with written permission from Julie Grant, the owner.**
- Current owner's deed was recorded **August 16, 2006.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 13, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - The roof has collapsed in the back of the structure
 - The structure has deteriorated roof rafters, roof decking, and shingles
 - Damaged, collapsed ceiling due to water damage
 - Front porch support posts have shifted
 - Floors have signs of water damage
 - Floors are uneven due to shifting in the foundation
- 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: JUNE 27, 2022**

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

Julie A. Grant, 1149 Irwin Drive, Hurst, TX 76053 (Cert. # 9489009000276316085058);
Julie A. Grant, 1479 East Morphy Street, Fort Worth, TX 76104 (Cert. # 9489009000276316085065);
Lienholder: Deutsche Bank National Trust Company for Long Beach Mortgage Loan Trust, 700 Kansas Lane, MC
8000, Monroe, LA 71203 (Cert. # 9489009000276316085072);
Deutsche Bank National Trust Company for Long Beach Mortgage Loan Trust c/o JPMorgan Chase Bank, 780
Kansas Lane, Suite A, Monroe, LA 71203 (Cert. # 9489009000276316085089);
Deutsche Bank National Trust Company for Long Beach Mortgage Loan Trust c/o JPMorgan Chase Bank,
PO Box 8000, Monroe, LA 71203 (Cert. # 9489009000276316085096)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer: M. Turner-Mims Date/Time: 6/9/2022

INSPECTION INFORMATION

Address: 1479 E MORPHY ST Number of Stories: 1
Legal Description: Block 17 Lot 15 Case No. 22-616468 Tax Acct No. 01561987
☐ 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"/>	Rotten and missing boards with breaches
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing/ deteriorated walls w/ exposed studs
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed roof w/ missing rafters, decking/shingles
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed ceiling w/ missing ceiling joist
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appears inadequate due to collapsed roof
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Soft and deteriorated sub floors
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Broken glass with deteriorated framing
Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing and hanging electrical wiring
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing plumbing
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

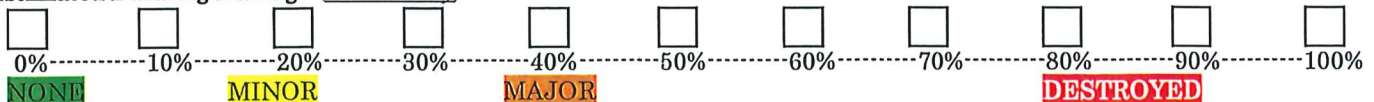
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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: JUNE 27, 2022**

HS-22-126 **Property Address:** 4804 Cowan Street (Accessory Structure Only)

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

Legal Description: Being the East one half (1/2) of Lot 23, J.L. GASSAWAY ADDITION, an addition to the Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume Deed Records, Tarrant County, Texas; SAVE AND EXCEPT that certain portion of subject conveyed to the City of Fort Worth, by John Arthur Richard, dated 12/28/1970, recorded 4975, Page 153, of the Deed Records of Tarrant County, Texas

SKEY No. 01034987 **Reference No(s).** 22-612137

Owner(s) per Deed: Jeremis Smith Investments, LLC---D222057893

Owner(s) per TAD: Jeremis Smith Investments, LLC

Mailing Address: 1701 Flemming Drive, Fort Worth, TX 76112

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **February 8, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **2/2/2022, 3/11/2022, and 4/29/2022.**
- No active permits on file **as of June 16, 2022.**
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **June 14 2022 with Mr. Patterson, the tenant present.**
- Current owner's deed was recorded **March 4, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 13, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Sagging roof
 - The structure is out of plumb
 - The siding has split at the center of the wall
 - Temporary support system used to support the roof
 - Broken and damaged ceiling joists
 - Breaches in siding allowing vectors, rodents, and the elements to enter 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: JUNE 27, 2022**

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

Jeremis Smith Investments LLC, 1701 Flemming Drive, Fort Worth, TX 76112 (Cert. # 948900900027631608771);
Jeremis Smith Investment LLC c/o Jeremis Smith, 1701 Flemming Drive, Fort Worth, TX 76112
(Cert. # 9489009000276316108788);
Jeremis Smith Investment LLC c/o Jeremis Smith, 2128 Nottingham Blvd, Fort Worth, TX 76112
(Cert. # 9489009000276316108795);
Jeremis Smith Investment LLC c/o Jeremis Smith, 739 Oakwood Trail, Fort Worth, TX 76112
(Cert. # 9489009000276316108801);
Jeremis Smith Investment LLC c/o Jeremis Smith, 5105 NE 74th Ct, Vancouver, WA 98682
(Cert. # 9489009000276316108818);
Jeremis Smith Investment LLC c/o Jeremis Smith, 3149 Well Springs Drive, Hurst, TX 76053
(Cert. # 9489009000276316108825);
Jeremis Smith Investment LLC c/o Jeremis Smith, 4804 Cowan Street, Fort Worth, TX 76105
(Cert. # 9489009000276316108832);
Jeremis Smith Investment LLC c/o Jeremis Smith, 3560 Chicora Ct, Apt 336, Fort Worth, TX 76116
(Cert. # 9489009000276316108849);
Monique R. Walker and Ardness D. Whatley, 4804 Cowan Street, Fort Worth, TX 76105
(Cert. # 9489009000276316108856);
Lienholder: Ceasons Holdings, LLC c/o Trustee-John D. Davenport, 6023 Timber Creek, Dallas, TX 75248
(Cert. # 9489009000276316108863);
Ceasons Holdings, LLC c/o Trustee-John D. Davenport, 6608 Gentle Knoll, Dallas, TX 75248
(Cert. # 9489009000276316108870)

Motion: _____ **Made by:** _____

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Jenkins, T.

Date/Time 06/21/2022 - 07:48

INSPECTION INFORMATION

Address 4804 COWAN ST

Number of Stories 1

Legal Description: Block N/A Lot Lot 23 E 1/2 L Case No. 22-612137 Tax Acct No. 01034987

☐ 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"/>	Breaches with peeling siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunken and improperly supported
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Partially collapsed
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weakened due to shifting of structure
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	improper fit, eaten away
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"/>	Vector / Wasp infestation

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

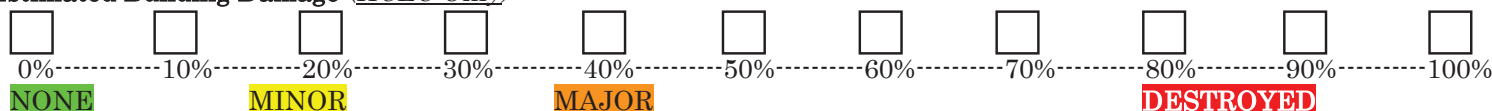
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PERMITS REQUIRED*

☒ 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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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: JUNE 27, 2022**

HS-22-127 **Property Address:** 1100 East Jessamine Street (Primary Structure)

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

Legal Description: Lot 12, Block 33, of SOUTHLAND, a Revision of Blocks 24 to 41, Inclusive of Hyde Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 11, of the Deed/Plat Records of Tarrant County, Texas

SKEY No. 02856727 **Reference No(s).** 20-552662

Owner(s) per Deed: Golden Vase Enterprise, LLC---D220329796

Owner(s) per TAD: Golden Vase Enterprise, LLC

Mailing Address: 5029 Trail Lake Circle, Plano, TX 75093

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **December 11, 2020.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **6/14/2021, 8/24/2021, and 4/22/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **June 8, 2022 without the owner present.**
- Current owner's deed was recorded **December 15, 2020.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 13, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Exposed and damaged framing due to missing siding
 - The floors have missing floor joists and subfloors
 - Damaged ceiling due to water damage
 - Interior wooden wall planks are water damaged
 - Exterior walls are deteriorated with breaches
 - The roof has deteriorated decking with missing shingles
- 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: JUNE 27, 2022**

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

Golden Vase Enterprise, LLC, 5029 Trail Lake Circle, Plano, TX 75093 (Cert. # 948900900027631608887);
Golden Vase Enterprise, LLC c/o Agent-Julie Zhang, 5029 Trail Lake Circle, Plano, TX 75093
(Cert. # 9489009000276316108894);
Golden Vase Enterprise, LLC c/o Agent-Julie Zhang, 2828 West Parker Road, Suite 202A, Plano, TX 75075
(Cert. # 9489009000276316108900);
Golden Vase Enterprise, LLC c/o Member-Janet Zhang, 4677 Lucient Circle, Plano, TX 75024
(Cert. # 9489009000276316108917)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **M. Turner-Mims**

Date/Time **6/8/2022**

INSPECTION INFORMATION

Address **1100 E JESSAMINE ST**

Number of Stories **2**

Legal Description: Block **33** Lot **12** Case No. **20-552662** Tax Acct No. **02856727**

☐ 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"/>	Missing/ deteriorated boards with breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/deteriorated studs and corner posts
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sagging, missing/deteriorated decking/ shingles
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing / deteriorated ceiling joist
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing sub floors, headers and floor joists
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated headers and broken glass
Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☐ Poured Concrete
☐ Stem Wall
☒ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

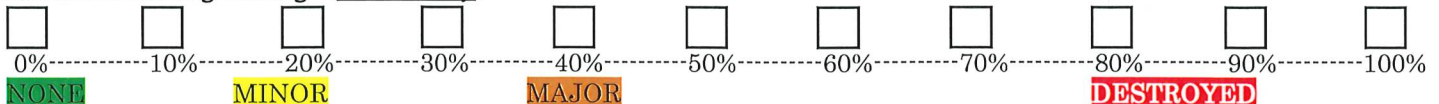
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

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: JUNE 27, 2022**

HS-22-128 **Property Address:** 4509 Glacier Street (Primary Structure)

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

Legal Description: Lot 13, Block 1, SOUTHWAYSIDE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 388-L, Page 89, Deed Records, Tarrant County, Texas

SKEY No. 02904241 **Reference No(s).** 22-614085

Owner(s) per Deed: Cecil Stoker---D176057559

Owner(s) per TAD: Wanda T. Stoker

Mailing Address: 4509 Glacier Street, Fort Worth, TX 76110

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

Council District No. 9

CASE BACKGROUND:

WITHDRAW---NEW OWNER

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

HS-22-129 **Property Address:** 2614 Chestnut Avenue (Accessory Structure Only)

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

Legal Description: Rose Heights First Filing Block 65 Lot 19 aka Lot 19, Block 65, ROSEN HEIGHTS
 ADDITION, First Filing, an Addition to the city of Fort Worth, Tarrant County, Texas,
 according to Plat recorded in Volume 106, Page 56, Plat Records, Tarrant County, Texas

SKEY No. 02533685 **Reference No(s).** 21-592188

Owner(s) per Deed: Ramon Garcia Jr.---D221256556

Owner(s) per TAD: Ramon Garcia Jr.

Mailing Address: 2614 Chestnut Avenue, Fort Worth, TX 76164

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

Council District No. 2

CASE BACKGROUND:

WITHDRAW---REPAIRED BY OWNER

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

HS-22-130 **Property Address:** 3517 Pate Drive (Primary Structure)

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

Legal Description: Lot 2, Block H, of MIDWEST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-T, Page 50, of the Plat Records of Tarrant County, Texas

SKEY No. 01776053 **Reference No(s).** 18-494470

Owner(s) per Deed: Juanita Taylor---D204078636

Owner(s) per TAD: Juanita Taylor

Mailing Address: 3517 Pate Drive, Fort Worth, TX 76119-8000

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **October 30, 2020.**
- This case was initiated by: **Officer Jenkins.**
- Fire Date: **October 30, 2020.**
- Notices: **12/14/2020, 1/26/2021, 3/1/2021, 9/1/2021, 1/18/2022.**
- No active permits on file **as of June 16, 2022.**
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **June 8, 2022 without the owner present.**
- Current owner's deed was recorded **March 16, 2004.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 13, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Charred framing
 - Sections of the ceiling have collapsed
 - Charred roof rafters
 - Charred and detached ceiling joists
 - Breaches in siding
 - Evidence of rodent infestation
 - Interior has accumulation of furniture, discarded household items, and combustible materials
- 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: JUNE 27, 2022**

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

Juanita Taylor, 3517 Pate Drive, Fort Worth, TX 76119-8000 (Cert. # 9489009000276316108948);
Juanita Gail Adams aka Juanita Taylor Adams aka Juanita Gail Taylor, 2208 Coleman, Fort Worth,
TX 76105 (Cert. # 9489009000276316108955);
Lienholder: George C. Black Jr., P.C. Profit Sharing and Trust, PO Box 801247, Dallas, TX 75380-1247
(Cert. # 9489009000276316108962)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Jenkins, T.**

Date/Time **06/08/2022 - 10:48**

INSPECTION INFORMATION

Address **3517 Pate Drive - Primary Structure**

Number of Stories **1**

Legal Description: Block **H** Lot **2** Case No. **18-494470** Tax Acct No. **01776053**

☐ 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"/>	Smoke damage
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breach / Charred rafters
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged / Breach
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken glass 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"/>	Scattered 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

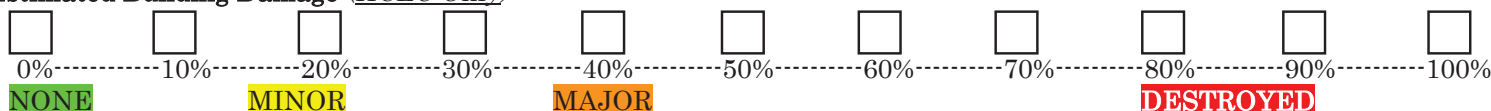
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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.
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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.
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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: JUNE 27, 2022**

ACP-22-96 **Property Address:** 220 Berkshire Road

Legal Description: Lot M, Block 19, HIGHLAND TERRACE ADDITION to the City of Fort Worth, Tarrant County, Texas according to revised plat recorded in Volume 388-4, Page 213, Plat Records, Tarrant County, Texas

SKEY No. 01257056 **Reference No(s).** 21-587135

Owner(s) per Deed: John T. Hernandez and wife, Yoemma Hernandez---D172020541

Owner(s) per TAD: Mark Hernandez, Michael Hernandez, and Matthew Hernandez

Mailing Address: 220 Berkshire Lane, Fort Worth, TX 76164

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **March 10, 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 **twenty two (22)** 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 **twenty (20)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **May 2, 2022** and expired on **May 12, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **June 13, 2022**. The last inspection was performed on **June 23, 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 **\$2,700.00**. 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 measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 2, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since June 2, 2022.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **May 12, 2022**

Date of BSC Meeting: **June 27, 2022**

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

\$60.00 per day x 45 days = \$2,700.00

(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: JUNE 27, 2022**

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

John T. Hernandez and wife, Yoemma Hernandez, 220 Berkshire Lane, Fort Worth, TX 76164
(Cert. # 9489009000276316086291);
John T. Hernandez and Yoemma Hernandez Estates, 220 Berkshire Lane, Fort Worth, TX 76134
(Cert. # 9489009000276316086307);
John T. Hernandez and Yoemma Hernandez Estates, 804 Lake Vista Drive, Forest, VA 24551
(Cert. # 9489009000276316086314);
Mark Hernandez, Michael Hernandez, and Matthew Hernandez, 804 Lake Vista Drive, Forest, VA 24551
(Cert. # 9489009000276316086321);
Mark Hernandez, 804 Lake Vista Drive, Forest, VA 24551 (Cert. # 9489009000276316086338);
Michael Hernandez, 687 Western Trail, Keller, TX 76248 (Cert. # 9489009000276316086345);
Matthew Hernandez, 220 Berkshire Lane, Fort Worth, TX 76134 (Cert. # 9489009000276316086352);
Martin Hernandez Estate c/o Lesia Hernandez Fisher aka Lesia Gwynn Snell-Hernandez, 509 Appletree Court,
Saginaw, TX 76179 (Cert. # 9489009000276316086369);
Morning Glory Investment Group, Inc., 513 Ridgewood Street, Lake Dallas, TX 75065
(Cert. # 9489009000276316086376);
Lienholders: Wells Fargo Bank, N.A., PO Box 17339, Baltimore, MD 21297 (Cert. # 9489009000276316086383);
Wells Fargo Bank, N.A. c/o Trustee-Robert Fowler, PO Box, Baltimore, MD 21299
(Cert. # 9489009000276316086390);
Wells Fargo Bank, N.A., 1000 Blue Gentian Road, Eagan, MN 55121 (Cert. # 9489009000276316086406);
Wells Fargo Bank, N.A., 3480 Stateview Blvd., Fort Mill, SC 29715 (Cert. # 9489009000276316086413);
Wells Fargo Bank, N.A. c/o Nationstar Mortgage LLC, 4000 Horizon Way, Irving, TX 75063
(Cert. # 9489009000276316086420);
Secretary of Housing and Urban Development, 451 SW 7th Street, Washington, DC 20410
(Cert. # 9489009000276316086437);
Secretary of Housing and Urban Development c/o Trustee-Robert K Fowler, 451 SW 7th Street, Washington,
DC 20410 (Cert. # 9489009000276316086444);
Secretary of Housing and Urban Development, 1000 Blue Gentian Road, Eagan, MN 55121
(Cert. # 9489009000276316086451);
Secretary of Housing and Urban Development c/o Wells Fargo Bank, N.A., 3480 Stateview Blvd., Fort Mill,
SC 29715 (Cert. # 9489009000276316086468)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-132 **Property Address:** 7420 Meadowbrook Drive

Legal Description: Real property further described as Lot 6, Meadowcrest Addition, an Addition to the City of Fort Worth, Tarrant County, Texas and more commonly known as 7420 Meadowbrook Drive, Fort Worth, TX 76112

SKEY No. 01707477 **Reference No(s).** 21-605257

Owner(s) per Deed: Juanita Faye Hill and Eugene Winston Hill---D197174531

Owner(s) per TAD: Eugene W. Hill and Juanita F. Hill

Mailing Address: 7420 Meadowbrook Drive, Fort Worth, TX 76112

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

Council District No. 5

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-133 **Property Address:** 2940 Louis Street

Legal Description: Thielman, E.L. Subdivision, Blk 6, Lot 9 & 10; more commonly known as 2940 Louis Street, Fort Worth, TX 76112 aka Lots 9 and 10, Block 6, E.L. THIELMAN SUBDIVISION of Block 18, JENNINGS ADDITION to Handley, now in the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 12, Deed Records of Tarrant County, Texas

SKEY No. 03125157 **Reference No(s).** 20-572184

Owner(s) per Deed: Michael Amsbary and wife, Christine Amsbary---D210128188

Owner(s) per TAD: Michael Amsbary and Christine Amsbary

Mailing Address: 2940 Louis Street, 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 **October 29, 2020**. 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 **thirty (30)** inspections by multiple officers since the inception of this case. **Four (4)** 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 **twelve (12)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **May 2, 2022** and expired on **May 12, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **June 13, 2022**. The last inspection was performed on **June 23, 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 **\$3,150.00**. 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 measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 2, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since October 20, 2015.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **May 12, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **June 27, 2022**

\$70.00 per day x 45 days = \$3,150.00

(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: JUNE 27, 2022**

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

Michael Amsbary and wife, Christine Amsbary, 2940 Louis Street, Fort Worth, TX 76112 (Cert. # 9489009000276316084327);
Michael Amsbary Estate, 2940 Louis Street, Fort Worth, TX 76112 (Cert. # 9489009000276316084334);
Christine Amsbary aka Christine Elizabeth Harrison aka Christine Burton aka Christine Amsbary-Burton, 2940 Louis Street, Fort Worth, TX 76112 (Cert. # 9489009000276316084341);
Christine Amsbary aka Christine Elizabeth Harrison aka Christine Burton aka Christine Amsbary-Burton, 3819 West 5th Street, Fort Worth, TX 76107 (Cert. # 9489009000276316084358);
Christine Amsbary aka Christine Elizabeth Harrison aka Christine Burton aka Christine Amsbary-Burton, 1025 Wade Hampton Street, Fort Worth, TX 76126 (Cert. # 9489009000276316084365);
Lienholder: Lancaster Crowley Investments, LLC c/o Trustee-Franz J. Loriega, 3128 Handley Drive, Fort Worth, TX 76112 (Cert. # 9489009000276316084372);
Lancaster Crowley Investments, LLC c/o Trustee-Franz J. Loriega, 6517 Brentwood Stair Road, Fort Worth, TX 76112 (Cert. # 9489009000276316084389)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-134 **Property Address:** 3115 Hunter Street

Legal Description: Being the North One-Half (N ½) of Lot Fourteen (14), Block Fourteen (14), HYDE JENNINGS SUBDIVISION, City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 106, Pages 78 and 79, of the Deed Records of Tarrant County, Texas

SKEY No. 01404318 **Reference No(s).** 21-210795

Owner(s) per Deed: Brandon Gillmore---D217214871

Owner(s) per TAD: Brandon Gillmore

Mailing Address: 3115 Hunter Street, 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 **December 27, 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** needed to enter the property. There have been **five (5)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **May 2, 2022** and expired on **May 12, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **June 13, 2022**. The last inspection was performed on **June 23, 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, was presented at Building Standards Commission on June 25, 2018. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 2, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since March 29, 2022.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **May 12, 2022**

Date of BSC Meeting: **June 27, 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: JUNE 27, 2022**

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

Brandon Gillmore, 3115 Hunter Street, Fort Worth, TX 76112 (Cert. # 948900900027631608979);
Brandon Gillmore, 7909 Ella Young Drive, Fort Worth, TX 76135 (Cert. # 9489009000276316108986);
Lienholders: Kaiyan Chen, 10275 Mountain Laurel Lane, Frisco, TX 75033 (Cert. # 9489009000276316108993);
Shannon Walker Ross, 2113 Greta Lane, Fort Worth, TX 76120 (Cert. # 9489009000276316109006);
FGMS Holdings LLC c/o Ovation Services, 8401 Datapoint Drive, Suite 1000, San Antonio, TX 78229 (Cert. # 9489009000276316084013)

Motion: _____ **Made by:** _____

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



ORDER OF THE COMMISSION

Certified/Return Receipt Requested

June 25, 2018

Brandon Gillmore aka Brandon C. Gillmore aka Brandon Chase Gillmore
(Cert. # 9489 0090 0027 6016 8557 77)
1410 Nichols Street
Ennis, TX 75119

RE: 3115 Hunter Street aka Being the North One-Half (N ½) of Lot Fourteen (14), Block Fourteen (14), HYDE JENNINGS SUBDIVISION, City of Fort Worth, Tarrant County, Texas, according to map or plat thereof recorded in Volume 106, Pages 78 and 79, of the Deed Records of Tarrant County, Texas, ACP-18-187, Reference #17-458338, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **June 25, 2018** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for Eighty Six (86) days for a total of \$4,300.00.**
- 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 July 25, 2018.**
- **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 in writing 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 July 25, 2018.** 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) 392-7300 to schedule a final inspection.

CC: Brandon Gillmore aka Brandon C. Gillmore aka Brandon Chase Gillmore, 2629 May Street, Apt.A, Fort Worth, TX 76110 (Cert. # 9489 0090 0027 6016 8557 84); Brandon Gillmore aka Brandon C. Gillmore aka Brandon Chase Gillmore, 3115 Hunter Street, Fort Worth, TX 76112 (Cert. # 9489 0090 0027 6014 8557 91)

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-7300 ♦ FAX 817-392-2249

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-18-187**

On **June 25, 2018** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Being the North One-Half (N ½) of Lot Fourteen (14), Block Fourteen (14), HYDE JENNINGS SUBDIVISION, City of Fort Worth, Tarrant County, Texas, according to map or plat thereof recorded in Volume 106, Pages 78 and 79, of the Deed Records of Tarrant County, Texas, and located on property more commonly known as 3115 Hunter Street, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Brandon Gillmore aka Brandon C. Gillmore aka Brandon Chase Gillmore** is the record owner ("Owner") of the Affected Property;
- (2). The Owner of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;
- (3). At the hearing, the Commission found that the Affected Property had illegal accumulations of the following:
 - a. **used, broken, inoperable, or discarded household furnishings, appliances, (ice chests, tarps, items under tarps, chemical bottles, buckets, laundry baskets, blankets, items under blankets, plastic crates, TVs, exercises equipment); and**
 - b. **used, broken, or discarded building materials (scrap wood, plywood, and fence panels); and**
 - c. **any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors such as (trash bags, loose trash, junk, and debris)**
- (4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth ("City"), Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items";
- (5). The Owner of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items"; and
- (6). The Owner of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owner of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Fifty Dollars (\$50.00) per day for a total of Four Thousand Three Hundred Dollars (\$4,300.00)** for failure to remove the accumulation in the **Eighty Six (86) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described **Being the North One-Half (N ½) of Lot Fourteen (14), Block Fourteen (14), HYDE JENNINGS SUBDIVISION, City of Fort Worth, Tarrant County, Texas, according to map or plat thereof recorded in Volume 106, Pages 78 and 79, of the Deed Records of Tarrant County, Texas, and located on property more commonly known as 3115 Hunter 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 Owner of the Property, therefore, has until July 25, 2018 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. You must file your request in writing and submit the request to the Code Compliance Department, 818 Missouri Avenue, Fort Worth, Texas 76104. Code Compliance must receive any request for an Amendment before the close of business on **July 25, 2018**. 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 the address listed above.

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

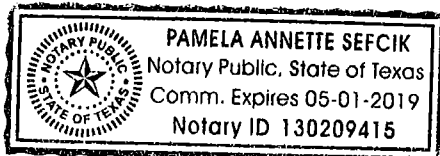
SIGNED this the 27th day of June, 2018.

Michael C. Ward
Michael Ward, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 27th day of June, 2018 by Michael Ward, 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, 2019

AFTER RECORDING RETURN TO:

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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code



MARY LOUISE GARCIA
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

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

Submitter: CITY OF FORT WORTH/CODE
COMPLIANCE

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

Filed For Registration: 7/6/2018 2:25 PM

Instrument #: D218148537

OPR

4

PGS

\$24.00

By: _____

Mary Louise Garcia

D218148537

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-135 **Property Address:** 5713 Truman Drive

Legal Description: 5713 Truman Avenue aka Lot 9A Block O, Carver Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas (commonly known as "5713 Truman Ave., Ft Worth, TX 76112")

SKEY No. 04387816 **Reference No(s).** 20-581476

Owner(s) per Deed: Omar Guendulain---D215146668

Owner(s) per TAD: Omar Guendulain

Mailing Address: 5713 Truman Avenue, 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 **December 30, 2020**. 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 **twenty-one (21)** 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 **eleven (11)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **May 2, 2022** and expired on **May 12, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **June 13, 2022**. The last inspection was performed on **June 23, 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, was presented at Building Standards Commission on July 22, 2019. Some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 2, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since March 29, 2021.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **May 12, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **June 27, 2022**

\$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: JUNE 27, 2022**

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

Omar Guendulain, 5713 Truman Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276316084020);
Omar Geundalain, 155 Brendle Road, Franklin, NC 28734 (Cert. # 9489009000276316084037);
Omar Geundalain, 82 Brendle Road, Franklin, NC 28734 (Cert. # 9489009000276316084044);
Omar Geundalain, 2472 Bridge Creek Road, Tiger, GA 30573 (Cert. # 9489009000276316084051);
Lienholder: Street Capital Rentals II, LLC c/o Trustee-Michael Ferguson, 5712 Colleyville Blvd, Suite 200,
Colleyville, TX 76034 (Cert. # 9489009000276227190278);
Street Capital Rentals II, LLC c/o Trustee-Michael Ferguson, 1210 Hall Johnson Road, TX 76034
(Cert. # 9489009000276227190285)

Motion: _____ **Made by:** _____

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



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

July 22, 2019

Omar Guendulain aka Omar Gendulan aka
Omar Guenduian
(Cert. # 9489009000276065448081)
155 Brendle Road
Franklin, NC 28734

RE: 5713 Truman Drive aka Lot 9A Block O, Carver Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas. (commonly know as "5713 Truman Ave., Fort Worth, TX 76112"), ACP-19-167, Reference #18-485878, ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **July 22, 2019** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$150.00 per day for Thirty Eight (38) days for a total of \$5,700.00.**
- 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 August 21, 2019.**
- **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 August 21, 2019.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you **must** contact the Code Compliance Department at (817) 999-8270 to schedule a final inspection.

CC: Omar Guendulain aka Omar Gendulan aka Omar Guenduian, 2472 Bridge Creek Road, Tiger, GA 30576 (Cert. # 9489009000276065448388); Omar Guendulain aka Omar Gendulan aka Omar Guenduian, 76 Blossom View Lane, Franklin, NC 28734 (Cert # 9489009000276065448395); Omar Guendulain aka Omar Gendulan aka Omar Guenduian, 5713 Truman Drive, Fort Worth, TX 76112 (Cert # 9489009000276065448401)
Lienholder: Street Capital Rentals II, LLC., 5712 Colleyville Blvd., Suite 200, Colleyville, TX 76034 (Cert. # 9489009000276065448418)

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-19-167**

On **July 22, 2019** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 9A Block O, Carver Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas. (commonly know as "5713 Truman Ave., Fort Worth, TX 76112")**, and located on property more commonly known as **5713 Truman Drive, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Omar Guendulain aka Omar Gendulan aka Omar Guendian** is the record owner ("Owner") of the Affected Property;
- (2). The Owner of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;
- (3). At the hearing, the Commission found that the Affected Property had illegal accumulations of the following:
 - a. **used, broken, inoperable, or discarded household furnishings, appliances, fixtures, household items, clothing, buckets, plastic storage bins, coolers, gas cans, traffic cones, toys, boxes, tanks, exercise equipment, and containers holding water; and**
 - b. **used, broken, inoperable, or discarded building materials (doors, scrap wood, scrap metal, metal frames, wood boards, and panels); and**
 - c. **used, broken, inoperable, or discarded, automotive parts or equipment (tires); and**
 - d. **any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris)**
- (4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth ("City"), Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items";
- (5). The Owner of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items"; and
- (6). The Owner of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owner of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative civil penalty of **One Hundred Fifty Dollars (\$150.00) per day for a total of Five Thousand Seven Hundred Dollars (\$5,700.00)** for failure to remove the accumulation in the **Thirty Eight days (38) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described **Lot 9A Block O, Carver Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas. (commonly know as "5713 Truman Ave., Fort Worth, TX 76112")**, and located on property more commonly known as **5713 Truman Drive, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until August 21, 2019 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 **August 21, 2019**. 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 the address listed above.

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

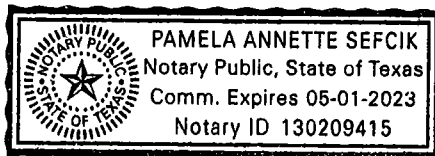
SIGNED this the 24th day of July, 2019.

Michael G. Ward
Michael Ward, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 24th day of July, 2019 by Michael Ward, 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

Bill Smith
Approved by Legal as to form and legality

[Signature]
Approved by Code



MARY LOUISE NICHOLSON
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

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

Submitter: CITY OF FORT WORTH/CODE
COMPLIANCE

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

Filed For Registration: 8/1/2019 11:58 AM

Instrument #: D219169691

OPR

4

PGS

\$24.00

By: Mary Louise Nicholson

D219169691

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-136 **Property Address:** 1120 May Street

Legal Description: Lot 6, Males Revision of the East One-half (E/2) of Block "B", of FAIRLAWN SUBDIVISION of Block 19, FIELD-WELCH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 106, Page 140, Deed Records of Tarrant County, Texas

SKEY No. 01621815 **Reference No(s).** 20-574179

Owner(s) per Deed: Jaime Madrigal and Rosa E. Murillo---D172020541

Owner(s) per TAD: Jaime Madrigal

Mailing Address: 1120 May Street, Fort Worth, TX 76104

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

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **October 5, 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 **seventeen (17)** 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 **three (3)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **May 2, 2022** and expired on **May 12, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **June 13, 2022**. The last inspection was performed on **June 24, 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 **\$3,150.00**. 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 measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 2, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since October 24, 2006.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **May 12, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **June 27, 2022**

\$70.00 per day x 45 days = \$3,150.00

(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: JUNE 27, 2022**

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

Jaime Madrigal and Rosa E. Murillo, 1120 May Street, Fort Worth, TX 76104 (Cert. # 9489009000276316084068);
Jaime Madrigal and Rosa E. Murillo, 3762 Townsend Drive, Fort Worth, TX 76110
(Cert. # 9489009000276316084075);
Rosa E. Murillo aka Rosaella Y. Murillo Estate, 1120 May Street, Fort Worth, TX 76104
(Cert. # 9489009000276316084082);
Jaime Madrigal, 1120 May Street, Fort Worth, TX 76104 (Cert. # 9489009000276316084099)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-137 **Property Address:** 2508 Lee Avenue

Legal Description: Lots 21 and 22, Block 25, M.G. Ellis Addition to the City of Fort Worth, Tarrant County, Texas commonly known as 2508 Lee Avenue, Fort Worth, Texas

SKEY No. 00830178 **Reference No(s).** 21-589962

Owner(s) per Deed: David Colton Fitzgerald---D221101222

Owner(s) per TAD: David Colton Fitzgerald

Mailing Address: 2508 Lee Avenue, Fort Worth, TX 76164

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

Council District No. 2

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-138 **Property Address:** 2903 Clinton Avenue

Legal Description: Lot 1, Block 70, M.G. ELLIS ADDITION to the City of Fort Worth, Tarrant County, Texas

SKEY No. 00836591 **Reference No(s).** 20-555075

Owner(s) per Deed: James Masters and wife, Pearlie Masters---D179538410

Owner(s) per TAD: James E. Masters

Mailing Address: 2903 Clinton Avenue, Fort Worth, TX 76106

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

Council District No. 2

EVIDENTIARY REPORT:

This violation was identified on **May 5, 2020**. 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 **twenty eight (28)** 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 **eleven (11)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **May 2, 2022** and expired on **May 12, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **June 13, 2022**. The last inspection was performed on **June 23, 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 **\$3,375.00**. 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 measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 2, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since May 5, 1981.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **May 12, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **June 27, 2022**

\$75.00 per day x 45 days = \$3,375.00

(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: JUNE 27, 2022**

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

James Masters and wife, Pearlie Masters, 2903 Clinton Avenue, Fort Worth, TX 76106
(Cert. # 9489009000276316084150);
James E Masters, 2903 Clinton Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276316084167);
Pearlie Masters Estate, 2903 Clinton Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276316084174)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-139 **Property Address:** 6737 Spoonwood Lane

Legal Description: Lot 8, Block 8, PHASE ONE, SUMMERFIELDS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-111, Page 25, Plat Records, Tarrant County, Texas. Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended, (12 U.S.C. 1701 et .seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531)

SKEY No. 02988984 **Reference No(s).** 21-583099

Owner(s) per Deed: Juanita Hernandez---D207320100

Owner(s) per TAD: Juanita Hernandez

Mailing Address: 6737 Spoonwood Lane, Fort Worth, TX 76137-1734

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

Council District No. 4

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-140 **Property Address:** 501 East Ramsey Avenue

Legal Description: LOT 248 AND THE EAST 12 FEET OF LOT 249, IN BLOCK 9, OF HYDE PARK ADDITION
 TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT
 RECORDED IN BOOK 63, PAGE 9, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 01409107 **Reference No(s).** 21-588561

Owner(s) per Deed: Angelina Gomez---D213163514

Owner(s) per TAD: Angelina Gomez

Mailing Address: 501 East Ramsey Avenue, Fort Worth, TX 76104

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

Council District No. 8

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-141 **Property Address:** 7706 Sommerville Place Road

Legal Description: Being a tract or parcel of land, containing 0.80598 of an acre, more or less. Said tract being part of Lots 3 and 4 of Epps Subdivision, an Addition in Tarrant County, according to the map of plat thereof recorded in Volume 1684, Page 73 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds

SKEY No. 00870919 **Reference No(s).** 21-587135

Owner(s) per Deed: 6824 L.P.---D208165491

Owner(s) per TAD: 6824 L.P.

Mailing Address: 6824 Oak Crest Drive W, Fort Worth, TX 76140-1624

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

Council District No. 7

EVIDENTIARY REPORT:

This violation was identified on **January 6, 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 **nine (9)** inspections by multiple officers since the inception of this case. **Two (2)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **five (5)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **May 2, 2022** and expired on **May 12, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **June 13, 2022**. The last inspection was performed on **June 24, 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 May 2, 2022. The property contains a health hazard of items that can harbor vectors. This property does not have City trash service.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **May 12, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **June 27, 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: JUNE 27, 2022**

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

6824 L.P., 6824 Oak Crest Drive W, Fort Worth, TX 76140-1624 (Cert. # 9489009000276227190506);
6824 L.P. c/o Registered Agent-Tax Specialist Inc., 6824 Oak Crest Drive W, Fort Worth, TX 76140
(Cert. # 9489009000276316084396);
6824 L.P. c/o Registered Agent-Tax Specialist Inc., 814 East Abrams Street, Arlington, TX 76010
(Cert. # 9489009000276316084402);
6824 L.P. c/o Registered Agent-Tax Specialist Inc., 4121 Timberbrook Court, Arlington, TX 76015
(Cert. # 9489009000276316084419);
6824 L.P. c/o Nancy Patterson, 6824 Oak Crest Drive W, Fort Worth, TX 76140
(Cert. # 9489009000276316084426);
6824 L.P. c/o Nancy Patterson, 718 Country Manor Lane, St Louis, MO 63141 (Cert. # 9489009000276316084433);
6824 L.P. c/o Nancy Patterson, 4121 Timberbrook Court, Arlington, TX 76015 (Cert. # 9489009000276316084440);
6824 L.P. c/o Hoppy Leatherman, 6824 Oak Crest Drive W, Fort Worth, TX 76140
(Cert. # 9489009000276316084457);
Lienholders: Tax Ease Funding 2016-1 LLC c/o MTAG Services, 14800 Landmark Blvd,
Suite 400, Dallas, TX 75254 (Cert. # 9489009000276316084464);
Tax Ease Funding 2016-1 LLC c/o Tax Ease Funding, 1401 Quorum Drive, Suite 900, Dallas, TX
75254 (Cert. # 9489009000276316084471);
Bank of the West, 108 West Northwest Highway, Grapevine, TX 76051 (Cert. # 9489009000276316084488);
Bank of the West, 2111 West Airport Freeway, Irving, TX 75022 (Cert. # 9489009000276316084501)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 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: Continued **Code Compliance Officer:** Bill Jones
 Amendment Case
 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.
- This amendment request was originally on the **May 23, 2022** agenda. At that meeting, the owner's written continuance request was read into record and the Building Standards Commission granted the owner's request to continue this case to today's meeting.
- 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 and plumbing work are currently in process.**

Motion: _____ **Made by:** _____

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

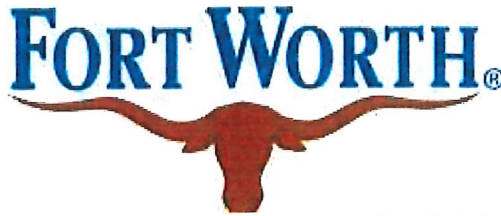
**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

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

JGA Holdings, LLC, 6750 Locker Avenue, Floor 3, Fort Worth, TX 76116 (Cert. # 9489009000276315367681);
JGA Holdings, LLC, 3501 Williams Road, Fort Worth, TX 76116, (Cert. # 9489009000276315367698);
JGA Holdings, LLC c/o Agent-Jason Amon, 1244 College Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276315367704);
JGA Holdings, LLC c/o Agent-Jason Amon, 1404 S. Adams Street, Fort Worth, TX 76104
(Cert. # 9489009000276315367711);
JGA Holdings, LLC c/o President/Director-Julie Abrams, 120 Jason Drive, Valrico, FL 33594
(Cert. # 9489009000276315367728);
JGA Holdings, LLC c/o President/Director-Julie Abrams, 3501 Williams Road, Fort Worth, TX 76119
(Cert. # 9489009000276315367735);
Lienholder: State of Texas-Comptroller of Public Accounts, 111 E. 7th Street, Austin, TX 78774
(Cert. # 9489009000276315367742)

Motion: _____ **Made by:** _____

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



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.

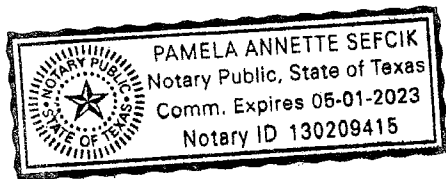
SIGNED this the 1st day of February, 2022.

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: JUNE 27, 2022**

ACP-22-76 **Property Address:** 2600 Chestnut Avenue

Legal Description: 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

SKEY No. 02533626 **Reference No(s).** 21-607325

Owner(s) per Deed: Roy A. Jeter and wife, Nancy Carol Jeter---D187545993

Owner(s) per TAD: Roy A. Jeter and Nancy Jeter

Mailing Address: 2600 Chestnut Avenue, Fort Worth, TX 76164-6954

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

Council District No. 2

CASE BACKGROUND:

- This case was identified on **November 4, 2021** and was **citizen** initiated.
- An owner was present at the **April 25, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$50.00 per day for forty five (45) days for a total of \$2,250.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owners had until **May 25, 2022** to comply with the Order.
- An owner requested an amendment on **April 28, 2022**.
- An owner requested in writing an additional **thirty (30) days** to abate the nuisance. The owner did not address the **\$2,250.00** Administrative Civil Penalty on the written request.
- Notice to appear for today's hearing was mailed and posted on **June 13, 2022**.
- **At this time, 75% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

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

Roy A. Jeter and wife, Nancy Carol Jeter, 2600 Chestnut Avenue, Fort Worth, TX 76164-6954
(Cert. # 9489009000276315367759);
Roy A. Jeter and wife, Nancy Carol Jeter, 2600 NW 21st Street, Apt B, Fort Worth, TX 76106
(Cert. # 9489009000276315367766)

Motion: _____ **Made by:** _____

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

From: [Maddison Bonilla](#)
To: [Sefcik, Pamela Annette](#)
Subject: Court date
Date: Thursday, June 23, 2022 11:14:53 AM

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

I need a new court date for ammement hearing this is for the 27th of june i have a doctor's appointment i have to keep on the same date and my name is nancy jeter at 2600 chestnut ave fort worth tx 76164

FORT WORTH®



Amn ACP. No.

FORT WORTH BUILDING STANDARDS COMMISSION REQUEST FOR AMENDMENT

ACP.22.76

Rec. 4/25/22
Date: 4/25/22

BSC Case No. 948 906 9000 276315374337

Date of Order: 4/25/22

Final Day to Comply with Order: 5/25/22

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

Address of Property: 2600 Chestnut Ave Fort Worth TX

Owner / Lienholder / Mortgagee Name: Nancy Seter *76164*

Owner / Lienholder / Mortgagee Phone Number: ()

Owner / Lienholder / Mortgagee Mailing Address: Same as above

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

30 days

Justification for Request: I am cleaning the yard, but I'm 76 years old, I may need more time

Nancy Seter

Signature: NANCY Seter

Printed Name: 817 2986483

Telephone Number

Date: 4/25/22

Address (including City/State/Zip): 2600 Chestnut Ave

Fort Worth TX *76164*

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:	<i>Ann... [Signature]</i>
RECEIVED DATE:	<u>4/28/22</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
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

April 25, 2022

Certified/Return Receipt Requested

Roy A. Jeter and wife, Nancy Carol Jeter
(Cert. # 9489009000276315376201)
2600 Chestnut Avenue
Fort Worth, TX 76164-6954

RE: 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, ACP-22-76, Reference #21-607325, CONTINUED ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **April 25, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for forty five (45) days for a total of \$2,250.00.**
- 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 May 25, 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 May 25, 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: Roy A. Jeter and wife, Nancy Carol Jeter, 2600 NW 21st Street, Apt B, Fort Worth, TX 76106
(Cert. # 9489009000276315376218)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-76**

On **April 25, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **2600 Chestnut Avenue, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners, jointly and severally, be, and are hereby, assessed an Administrative Civil Penalty of **Fifty Dollars (\$50.00) per day for a total of Two Thousand Two Hundred Dollars (\$2,250.00)** 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 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**, and located on property more commonly known as **2600 Chestnut Avenue, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until May 25, 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 **May 25, 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 3rd day of May, 2022.


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

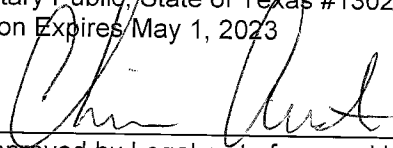
§
§

This instrument was acknowledged before me on this the 3rd day of May, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

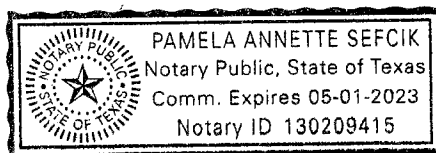

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code



**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-77 **Property Address:** 2721 Ennis Avenue

Legal Description: Lot No. Seven (7) in Block No. Eighty Three (83) Riverside Addition to the City of Fort Worth, Tarrant County, Texas; (Formerly Sylvania Addition)

SKEY No. 02468484 **Reference No(s).** 21-598056

Owner(s) per Deed: Curtis Session Jr., Debra Yvonne Session, and Yolanda Rochelle Session
D185024044, D185024045, D185024046

Owner(s) per TAD: Curtis Session Jr.

Mailing Address: 2317 12th Avenue, Los Angeles, CA 90018-1021

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

Council District No. 8

CASE BACKGROUND:

- This case was identified on **July 14, 2021** and was **officer** initiated.
- The owners were not present at the **March 28, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owners had until **April 27, 2022** to comply with the Order.
- An owner requested an amendment on **April 26, 2022**.
- An owner requested in writing an additional **seventy (70) days** to abate the nuisance and the removal or reduction of the **\$4,500.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **June 13, 2022**.
- **At this time, 75% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

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

Curtis Session Jr., Debra Yvonne Session, and Yolanda Rochelle Session, 2721 Ennis Avenue, Fort Worth, TX 76164-6954 (Cert. # 9489009000276315367773);
Curtis Session Jr., Debra Yvonne Session, and Yolanda Rochelle Session, 2721 Ennis Avenue, Fort Worth, TX 76111 (Cert. # 9489009000276315367780);
Curtis Session Jr. Estate, 2317 12th Avenue, Los Angeles, CA 90018-1021 (Cert. # 9489009000276315367797);
Debra Yvonne Session aka Debra Y. Hernandez, 31 Newberry Lane, Glastonbury, CT 06033 (Cert. # 9489009000276315367803);
Debra Yvonne Session aka Debra Y. Hernandez, 1178 Silas Deane Hwy, Apt 305, Wethersfield, CT 06109 (Cert. # 9489009000276315367810);
Cory Session, 2901 East 4th Street, Fort Worth, TX 76111 (Cert. #94890090002763153767827)

Motion: _____ **Made by:** _____

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



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

Date: 04/26/2022
BSC Case No. ACP-22-77 _____

Date of Order: 03/28/2022
Final Day to Comply with Order: 04/27/2022

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

Address of Property: _____

2721 Ennis Ave.

Owner / Lienholder / Mortgagee Name: Debra Session Hernandez

Owner / Lienholder / Mortgagee Phone Number: (323) 377-7172

Owner / Lienholder / Mortgagee Mailing Address: _____

2317 12th Avenue, Los Angeles, California 90018

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

An additional 70 days are being asked due to problems with the present occupants having to be evicted and repairs being attended to. I am unable to travel from California due to my present health conditions. I have given my cousin Mr. Cory Session power of attorney to represent my interest in said property.

Justification for Request: _____

I am requesting an extension of 70 days and also removal of penalties. Because of my present conditions i.e. health and inability to travel presents me with the need for my cousin Mr. Cory Session to stand in for me. This has truly been a severe hardship for me as well as my family. I would sincerely appreciate your understanding in this situation.

Debra Session Hernandez
Signature

04/26/22
Date

Debra Session. 04/26/2022

Printed Name

2317 12th Ave
Los Angeles, CA. 90018

Address (including City/State/Zip)

Telephone Number _____

E-Mail Address 1(323) 377-7172.

ID VERIFIED

debher@gmail.com

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**

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Sefcik

RECEIVED DATE: 4/26/2022

Revised October 2018



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

March 28, 2022

Curtis Session Jr., Debra Yvonne Session, and
Yolanda Rochelle Session
(Cert. # 9489009000276316092353)
2317 12th Avenue
Los Angeles, CA 90018-1021

RE: 2721 Ennis Avenue aka Lot No. Seven (7) in Block No. Eighty Three (83) Riverside Addition to the City of Fort Worth, Tarrant County, Texas; (Formerly Sylvania Addition), ACP-22-77, Reference #21-598056, 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 **\$100.00 per day for forty five (45) days for a total of \$4,500.00.**
- 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: Curtis Session Jr., Debra Yvonne Session, and Yolanda Rochelle Session, 2721 Ennis Avenue, Fort Worth, TX 76111 (Cert. # 9489009000276316092360); Curtis Session Jr. Estate, 2317 12th Avenue, Los Angeles, CA 90018-1021 (Cert. # 9489009000276316092377); Debra Yvonne Session aka Debra Y. Hernandez, 31 Newberry Lane, Glastonbury, CT 06033 (Cert. # 9489009000276316092384); Debra Yvonne Session aka Debra Y. Hernandez, 1178 Silas Deane Hwy, Apt 305, Wethersfield, CT 06109 (Cert. # 9489009000276316092391); Cory Session, 2901 East 4th Street, Fort Worth, TX 76111 (Cert. #9489009000276315374689)

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-22-77**

On **March 28, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot No. Seven (7) in Block No. Eighty Three (83) Riverside Addition to the City of Fort Worth, Tarrant County, Texas; (Formerly Sylvania Addition)** and located on property more commonly known as **2721 Ennis Avenue, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Curtis Session Jr., Debra Yvonne Session, and Yolanda Rochelle Session** 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 **One Hundred Dollars (\$100.00) per day for a total of Four Thousand Five Hundred Dollars (\$4,500.00)** 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 No. Seven (7) in Block No. Eighty Three (83) Riverside Addition to the City of Fort Worth, Tarrant County, Texas; (Formerly Sylvania Addition)** and located on property more commonly known as **2721 Ennis Avenue, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The 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 owned plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

SIGNED this the 5th day of April, 2022.

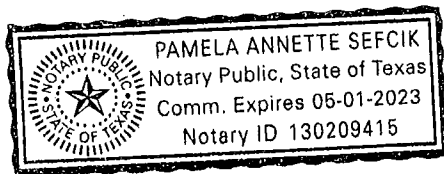
Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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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 Ruck

Approved by Legal as to form and

Quene

Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

ACP-22-83 **Property Address:** 2401 Durringer Road

Legal Description: Lot 1, Block 10, SOUTHWEST HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-10, Page 33, Plat Records, Tarrant County, Texas, and being further described as: 2401 Durringer Drive, Fort Worth, Texas

SKEY No. 02908670 **Reference No(s).** 21-608884

Owner(s) per Deed: Henry Oyervides Jr---D193140823

Owner(s) per TAD: Maria Oyervides

Mailing Address: 2401 Durringer Road, Fort Worth, TX 76133

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

Council District No. 6

CASE BACKGROUND:

- This case was identified on **December 1, 2021** and was **officer** initiated.
- An heir was present at the **March 28, 2022** hearing when the Commission ordered the owner to abate the nuisance within **thirty (30)** days.
- The owner had until **April 27, 2022** to comply with the Order.
- An heir requested an amendment on **April 26, 2022**.
- An heir requested in writing an additional **thirty (30)** days to abate the nuisance.
- Notice to appear for today's hearing was mailed and posted on **June 13, 2022**.
- **At this time, 10% of the nuisance has been abated**

Motion: _____ **Made by:** _____

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

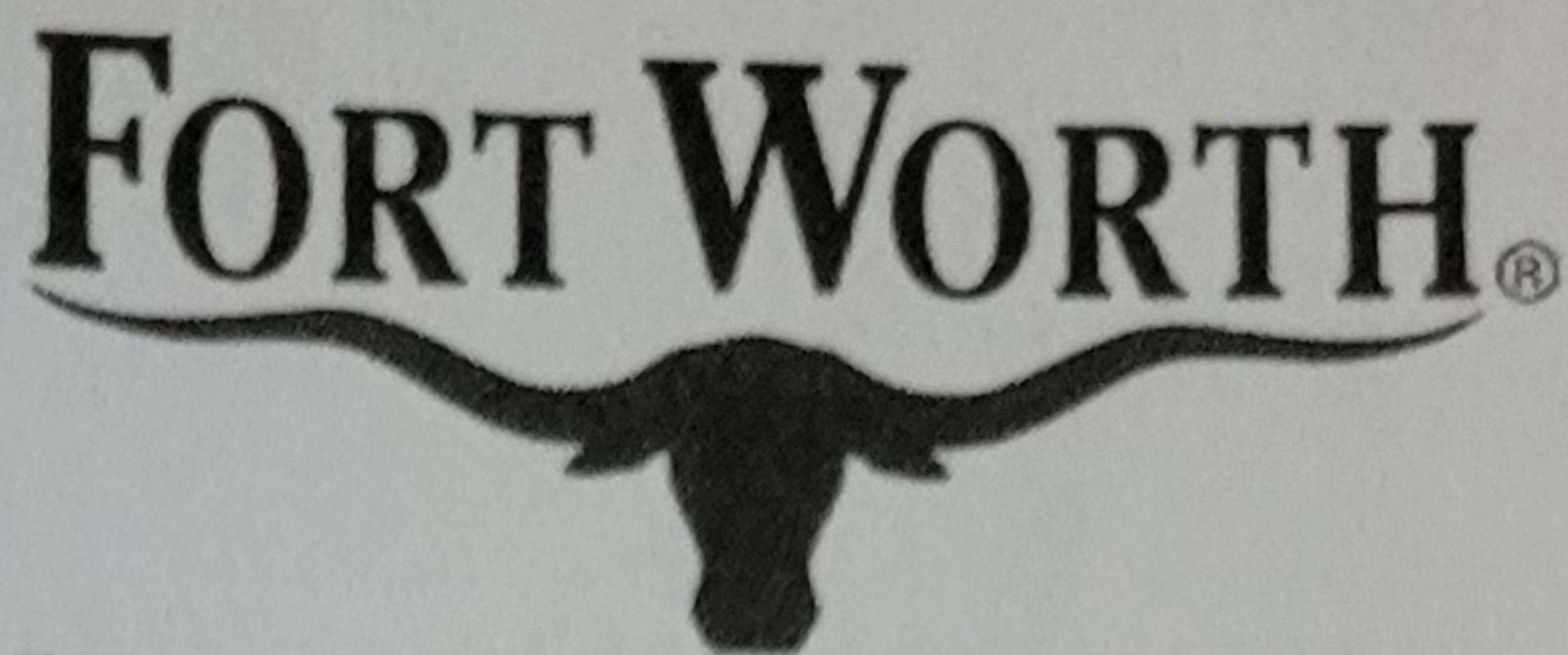
**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 27, 2022**

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

Henry Oyervides Jr., 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315367834);
Henry Oyervides Jr. Estate, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315367841);
Maria Oyervides, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315367858);
Monica Freire aka Monica Oyervides, 404 Presidio Drive, Unit 972, Grand Prairie, TX 75052
(Cert. # 9489009000276315367865);
Monica Freire aka Monica Oyervides, 5404 Presidio Drive, Grand Prairie, TX 75052
(Cert. # 9489009000276315367896);
Sylvia Florence aka Sylvia Oyervides, 1012 Lowrance Drive, Red Oak, TX 75154 (Cert. # 9489009000276315367902);
Sylvia Florence aka Sylvia Oyervides, 1012 Lowrance Drive, Apt. 14305, Red Oak, TX 75154
(Cert. # 9489009000276315367919);
Henry Oyervides III, 5404 Presidio Drive, Grand Prairie, TX 75052 (Cert. # 9489009000276315367926);
Henry Oyervides III, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315367933);
Cristina Oyervides aka Palisano, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315367940);
Cristina Oyervides aka Palisano, 1180 Jacobs Drive, Apt 5, Eugene OR 97402 (Cert. # 9489009000276315367957);
Cristina Oyervides aka Palisano, 1473 Oak Drive, Eugene OR 97402 (Cert. # 9489009000276315367964);
Adrian Roberto Velarde, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315367971);
Daniel Ricardo Velarde, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315367988);
Daniel Ricardo Velarde, 2409 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315367995)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 4/26/2022 BSC Case No. ACP-22-83 Ref. 21-608884
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: 2401 Durringer Rd aka lot 1, Block 10, SW Hills Addition
Owner / Lienholder / Mortgagee Name: Denny Overides - heirs
Owner / Lienholder / Mortgagee Phone Number: (972) 215-9811
Owner / Lienholder / Mortgagee Mailing Address: 1012 S. Lowrance Rd
Red Oak, TX 75154

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

Justification for Request: Squatters continue to bring trash to house,
in process with lawyer to file eviction and transfer deed.

Sylvia Smitherman
Signature

4/26/2022
Date

Sylvia Smitherman
Printed Name

1012 S. Lowrance Rd Red Oak TX
Address (including City/State/Zip) 75154

972-215-9811
Telephone Number

Smitherman61070@sbglobal.net
E-Mail Address

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

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

id verified

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Sefcik

RECEIVED DATE: 4-26-2022

Revised October 2018



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

March 28, 2022

Henry Oyervides Jr.
(Cert. # 9489009000276315371916)
2401 Durringer Road
Fort Worth, TX 76133

RE: 2401 Durringer Road aka Lot 1, Block 10, SOUTHWEST HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-10, Page 33, Plat Records, Tarrant County, Texas, and being further described as: 2401 Durringer Drive, Fort Worth, Texas, 76133, ACP-22-83, Reference #21-608884, 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:

- Not be assessed an Administrative Civil Penalty at this time.
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is 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: Henry Oyervides Jr. Estate, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315371923); Maria Oyervides, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315371930); Monica Freire aka Monica Oyervides, 404 Presidio Drive, Unit 972, Grand Prairie, TX 75052 (Cert. # 9489009000276315371947); Monica Freire aka Monica Oyervides, 5404 Presidio Drive, Grand Prairie, TX 75052 (Cert. # 9489009000276315371954); Sylvia Florence aka Sylvia Oyervides, 1012 Lowrance Drive, Red Oak, TX 75154 (Cert. # 9489009000276315371961); Sylvia Florence aka Sylvia Oyervides, 1012 Lowrance Drive, Apt. 14305, Red Oak, TX 75154 (Cert. # 9489009000276315371978); Henry Oyervides III, 5404 Presidio Drive, Grand Prairie, TX 75052 (Cert. # 9489009000276315371985); Henry Oyervides III, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315371992); Cristina Oyervides aka Palisano, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315372005); Cristina Oyervides aka Palisano, 1180 Jacobs Drive, Apt 5, Eugene OR 97402 (Cert. # 9489009000276316092490); Cristina Oyervides aka Palisano, 1473 Oak Drive, Eugene OR 97402 (Cert. # 9489009000276316092506); Adrian Roberto Velarde, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315374634); Daniel Ricardo Velarde, 2401 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315374641); Daniel Ricardo Velarde, 2409 Durringer Road, Fort Worth, TX 76133 (Cert. # 9489009000276315374658)

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-22-83**

On **March 28, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 1, Block 10, SOUTHWEST HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-10, Page 33, Plat Records, Tarrant County, Texas, and being further described as: 2401 Durringer Drive, Fort Worth, Texas,** and located on property more commonly known as **2401 Durringer Road, Fort Worth, Texas** ("Affected Property").

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, not assessed an Administrative Civil Penalty at this time.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 1, Block 10, SOUTHWEST HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-10, Page 33, Plat Records, Tarrant County, Texas, and being further described as: 2401 Durringer Drive, Fort Worth, Texas,** and located on property more commonly known as **2401 Durringer Road, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until 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 OWNER OF THE AFFECTED PROPERTY DOES NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owed plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or property for payment of unpaid liens.

SIGNED this the 5th day of April, 2022.

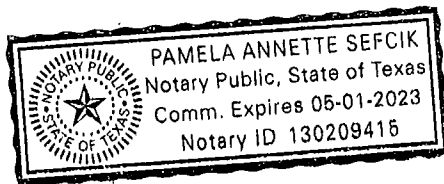


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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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.

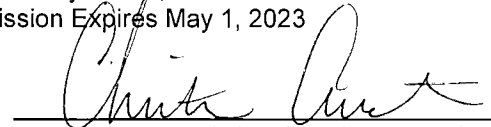




Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

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



Approved by Legal as to form and



Approved by Code