



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, AUGUST 22, 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)

VACANT (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 July 25, 2022 meeting
- b. Changes submitted by Commissioners

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

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

**IV. Request for future agenda items**

- a. Any requests by Commissioners

**V. Adjournment**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, AUGUST 22, 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)

VACANT (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 JULY 25, 2022**

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

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

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

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

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

**IX. NEW CASES RESIDENTIAL**

- a. **HS-22-159 (CD 3)** 5424 Fernander Drive (Primary Structure) aka Lot Number Seventeen (17), in Block Number Eleven (11), HARLEM HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas aka Being Lot No. 16, in Block No. 11, HARLEM HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas aka LOT NUMBERS SIXTEEN (16) AND SEVENTEEN (17, IN BLOCK ELEVEN (11) HARLEM HILLS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT VOLUME 388-H, PAGE 29. Owner: Edna Joe Chatmon. Lienholder: CitiFinancial Servicing LLC.
- b. **HS-22-160 (CD 6)** 3725 Wilkie Way (Primary Structure) aka LOT 5, BLOCK 101, SOUTH HILLS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-THIRTY-FIVE, PAGE 40, DEED RECORDS OF TARRANT COUNTY TEXAS. Owner: Antonio Camargo. Lienholder(s): None.
- c. **HS-22-162 (CD 8)** 1324 East Davis Avenue (Accessory Structure Only) aka Lot 7, Block 10, Highland Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 60 Plat Records, Tarrant County, Texas. Owner(s): Truman Burns and wife, Yvonne M Burns. Lienholder(s): None.
- d. **HS-22-163 (CD 7)** 8701 Overland Drive (Primary Structure) aka LOT NINE (9), in BLOCK TWENTY-FOUR (24), of LAKE COUNTRY ESTATES, PHASE IV, an Addition to the east side of Eagle Mountain Lake, Tarrant County, Texas, accoring to the plat recorded in Volume 388-82, Page 21, of the Plat Records of Tarrant County, Texas. Owner: Arthur Vega. Lienholder(s): Southwest Bank/Saginaw, FYP, LLC, and Robert Meinecke.
- e. **HS-22-164 (CD 3)** 5531 Fernander Drive (Accessory Structure Only) aka LOT 7, BLOCK 18, HARLEM HILLS ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT OR PLAT THEREOF RECORDED IN PLAT VOLUME 1717, PAGE 431, OF PLAT RECORDS OF TARRANT, TEXAS. Owner: Gary L. Watts Jacobs. Lienholder: State Farm Insurance.
- f. **HS-22-165 (CD 8)** 1945 Kings Canyon Circle (Primary Structure) aka Lot 10, Block 8, Willow Creek Addition, Phase II, an addition to the City of Fort Worth, Tarrant County, Texas, according to the corrected plat thereof recorded in Volume 388-179, Page 56, Plat Records, Tarrant Counthy, Texas. Owner: Brady Campbell. Lienholder: Highlands Residential Mortgage, LTD.
- g. **HS-22-166 (CD 9)** 3010 8<sup>th</sup> Avenue (Primary Structure) aka LOTS 4 AND 5, BLOCK 12, JOHN C. RYAN'S SOUTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 52, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Ricardo Lopez. Lienholder: Associates Home Equity Services, Inc.

#### **X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-168 (CD 3)** 7036 Valhalla Road aka Being Lot 5, in Block 63, of RIDGLEA HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-11, Page 45, of the Map Records of Tarrant County, Texas. Owner: Betty O. Palmer. Lienholder(s): Coldwell Banker Home Loans and Coldwell Banker Mortgage.
- b. **ACP-22-169 (CD 2)** 2406 Gould Avenue aka Lot 22, Block 12, M G Ellis Addition to North Fort Worth, Tarrant County, Texas. Being the same property conveyed to the Grantor by the deed of Dorothy B. Garrison, dated September 17, 1974, previously referenced as follows: Book/Volume 2626, Page 122 of the Recorder of Tarrant County aka Lot 22, Block 12, M.G. ELLIS ADDITION to North Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 19, Plat Records, Tarrant County, Texas. Owner: Daniel E. Ramirez. Lienholder(s): None.
- c. **ACP-22-171 (CD 5)** 2217 Christine Avenue aka Lot 29 A-B, Block 3, AVALON HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 309, Page 77, Plat Records, Tarrant County, Texas. Owner(s): Cornelio Galindo Hernandez and wife, Carolina Hernandez. Lienholder(s): None.

- d. **ACP-22-173 (CD 9)** 1011 West Shaw Street aka Block 1, Lot 11, Pasadena Heights Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat filed in Volume 1853, Page 509, Deed Records, Tarrant County, Texas; more commonly known as: 1011 W. Shaw St., Fort Worth, TX 76110. Owner: Jodene Mavis Wood. Lienholder(s): None.
- e. **ACP-22-174 (CD 8)** 1333 Ash Crescent Street aka South 30 feet of Lot 6 and the North 25 feet of Lot 7, Block 77, of HIGHLAND TO GLENWOOD ADDITION, to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in the Plat Records of Tarrant County, Texas. Owner(s): Miguel A. Segovia and Blanca Segovia. Lienholder(s): Office of the Attorney General and Sentinel Monitoring.
- f. **ACP-22-175 (CD 8)** 724 Griggs Avenue aka LOT 12, GALBREATHS SUBDIVISION OF BLOCK 7, OF MURRAY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 309, PAGE 31, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Eric Donovan Cooley and Linda S. Stowers. Lienholder(s): None.
- g. **ACP-22-176 (CD 5)** 3101 South Cravens Road aka Lot 3, Block 3, of HANDLEY HEIGHTS SOUTH ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 388-D, Page 199, of the Plat Records of Tarrant County, Texas. Owner: Jaime Moreno. Lienholder(s): State of Texas-Texas Workforce Commission and the Internal Revenue Service.

#### **XI. AMENDMENT CASES RESIDENTIAL**

- a. **HS-22-74 (CD 8)** 2816 East 1<sup>st</sup> Street (Primary Structure and Accessory Structure) aka Lot 5, Block 3, RIVERSIDE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat rec. in Vol. 63 page 97 Plat Records, Tarrant County, Texas. Owner: Jeff Watson. Lienholder: City of Fort Worth.
- b. **HS-22-103 (CD 9)** 1029 Barclay Avenue (Accessory Structure Only) aka LOT 8, BLOCK 1, OF GARDENS ADDITION TO RIVERSIDE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE EAST 100 FEET CONVEYED TO THE CITY OF FORT WORTH, AS SHOWN IN DEED RECORDED IN VOLUME 8188, PAGE 700, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: JPMorgan Chase Bank, National Association. Lienholder(s): None.
- c. **HS-22-106 (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.
- d. **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.
- e. **HS-22-111 (CD 8)** 3301 8<sup>th</sup> 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 c/o Trustee-Martin A. Garcia.

#### **XII. AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **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(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.

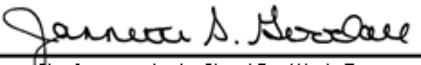
#### XIV. ADJOURNMENT

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](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

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

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 Thursday, August 11, 2022 at 10:15 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas





## **MINUTES**

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

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

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

VACANT (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. 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).
- Mr. Michael Unell (Position 8) notified the City that he 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), Manny Ramirez (Acting Supervisor), Ty Kitchens (Supervisor), Annette Sefcik (Executive Secretary), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Destiney Hicks, and Harvey Frye (Assistant City Attorneys).

**II. Review of previous month's minutes**

- a. Discussion or questions pertaining to the June 27, 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 June 27, 2022 Minutes.
- On the current agenda, Mr. Juarez stated he would recuse himself and abstain from voting on motions for case ACP-22-158.
- Assistant City Attorney Harvey Frye stated that for ACP-22-153, Laetitia Brown would be the Attorney advising the Commission.
- **Chairman Clark adjourned Pre-Meeting at 9:08 A.M.**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, JULY 25, 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)

VACANT (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. 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).
- Mr. Michael Unell (Position 8) notified the City that he 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), Manny Ramirez (Acting Supervisor), Ty Kitchens (Supervisor), Marc Oler (Senior Officer), Andrea Alexander (Officer), Alfonso Hurtado (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 Destiney Hicks, Harvey Frye, and Laeticia Brown (Assistant City Attorneys).

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM JUNE 27, 2022**

- Mr. Kerpoe moved to accept the June 27, 2022 Minutes, second by Mr. Black. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.

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

- Mr. Schur moved to accept the July 25, 2022 Evidence Packet presented by Assistant City Attorney Destiney Hicks, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.

**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- New Cass Residential:** HS-22-146---2108 Andover Street; **Administrative Civil Penalty Case:** ACP-22-156---5538 Libbey Avenue.
- Mr. Lindsay moved to grant the City's request to withdraw the 2 cases read into record, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.

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

**IX. NEW CASES RESIDENTIAL**

- a. **HS-22-142 (CD 9)** 2805 Leith Avenue (Primary Structure) aka BEING LOT 8, IN BLOCK 47 OF SOUTH HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 388-5, PAGE 137 OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS. Owner: Billie E. Jones. Lienholder(s): Urban Financial Group and Secretary of Housing and Urban Development. **Robin Watson, an agent for 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 Mr. Unell absent and Position 2 vacant.

- Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
- b. **HS-22-143 (CD 8)** 1000 East Arlington Avenue (Accessory Structure Only) aka LOT 1, BLOCK 37 OF SOUTHLAND, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 310, PAGE 11, MAP RECORDS, TARRANT COUNTY, TEXAS. Owner: Ronald Burell. Lienholder: James Cushman. **No one appeared for this case.**
- Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
  - Mr. Walker moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
- c. **HS-22-144 (CD 8)** 719 Court Street (Accessory Structure Only) aka Lots 1, Block 3, Gardner to Poly Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Commonly known as 719 Court St, Fort Worth, TX 76105. Owner(s): Roger Serna and Abrel Serna. Lienholder(s): None. **Roger Serna, the owner, appeared for this case.**
- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
  - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Black. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
- d. **HS-22-145 (CD 8)** 4109 Knox Street (Primary Structure) aka Lot 5, Block 3, W.S. KELLER ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-I, Page 7, Plat Records of Tarrant County, Texas. Owner(s): Emmanuel Aguwa and wife, Henrietta Alero Aguwa. Lienholder: State of Texas. **No one appeared for this case.**
- Mr. Juarez moved to declare the structure substandard and hazardous, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
  - Mr. Juarez moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
- e. **HS-22-147 (CD 5)** 4600 Avenue H (Accessory Structure Only) aka Being Lot 15 in Block 4 of SOUTH EASTLAWN ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1640, Page 45, Deed Records, Tarrant County, Texas. Owner(s): Blanca Irene Montanez Lopez and Luis M. Lopez. Lienholder(s): None. **No one appeared for this case.**
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
  - 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 Mr. Unell absent and Position 2 vacant.

#### **X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-149 (CD 5)** 704 Sargent Street aka South ½ of LOT 18, BLOCK 5, of FISHBURN LITTLE FARMS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1170, Page 359. Owner(s): Eugene Oehler and Bill Holmes. Lienholder(s): SSM Company and The United States of America-Federal Tax Liens. **No one appeared for this case.**
- The Executive Secretary Annette Sefcik read a continuance request submitted by the owner to hear this case at the August 22, 2022 Building Standards Commission meeting.
  - Mr. Kerpoe moved to deny the request for a continuance, second by Mr. Black. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
  - Mr. Kerpoe moved to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty four (44) days for a total of \$8,800.00, second by Mr. Black. MOTION CARRIED 7-0 with Mr. Unell absent Position 2 vacant.

- Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
- b. **ACP-22-150 (CD 8)** 1040 East Morningside Drive aka LOT 11, BLOCK 39, RYAN SOUTHEAST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ronnie Pollard. Lienholder: Wells Fargo Bank. **Ronnie Pollard, the owner, appeared for this case.**
- Mr. Black moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty four (44) days for a total of \$4,400.00, second by Mr. Schur. MOTION CARRIED 7-0 with Mr. Unell absent Position 2 vacant.
  - Mr. Black moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
- c. **ACP-22-151 (CD 3)** 10812 Fandor Street aka LOT 30, BLOCK 12, CHAPEL CREEK RANCH PHASE I-A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-208, PAGE 34, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Mary K. Wright. Lienholder: Bank of America. **Paul Meis, an interested party and husband of the owner, appeared for this case.**
- Mr. Schur stepped away during testimony and will abstain from voting on motions for this case.
  - Mr. Walker moved to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty four (44) days for a total of \$8,800.00, second by Mr. Juarez. MOTION CARRIED 6-0 with Mr. Unell absent, Mr. Schur abstaining, and Position 2 vacant.
  - Mr. Walker moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 6-0 with Mr. Unell absent, Mr. Schur abstaining, and Position 2 vacant.
- d. **ACP-22-152 (CD 2)** 3420 Kimbo Road aka Lot 19, Riverside Estates, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat filed in Book 1501, Page 135, Deed Records, Tarrant County, Texas. Owner: David N. Oster. Lienholder(s): None. **Navada Oster, an heir, and John Russell, an interested party, appeared for this case.**
- Mr. Schur moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty four (44) days for a total of \$4,400.00, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Unell absent Position 2 vacant.
  - Mr. Schur moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Walker.
  - Mr. Black moved for a substitute motion to order the owner to abate the nuisance within ninety (90) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
- e. **ACP-22-153 (CD 9)** 1013 NE 16<sup>th</sup> Street aka The west forty six feet of Lot No. Eleven and all of Lot Twelve, in Block Three, Riverside Gardens addition to the City of Ft. Worth, Tarrant County, Texas. Owner: Freddie Lee Cooks. Lienholder(s): None. **No one appeared for this case.**
- Laeticia Brown advised the Commission on this case in place of Harvey Frye
  - Mr. Black moved to assess an Administrative Civil Penalty to the owner of \$400.00 per day for forty four (44) days for a total of \$17,600.00, second by Mr. Schur. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
  - Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Schur. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
- f. **ACP-22-154 (CD 5)** 7400 Beaty Street aka LOT 1, BLOCK 4, MEADOWBROOK ACRES ADDITION-FORT WORTH an Addition to the Tarrant County, City of Fort Worth, Texas according to the Map thereof recorded in the Map records of Tarrant County, Texas. Owner: Eric Michael Serrano. Lienholder: Charlotte-Marie Callins. **No one appeared for this case.**

Mr. Schur moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty four (44) days for a total of \$4,400.00, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.

- Mr. Schur moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.

- g. **ACP-22-155 (CD 9)** 828 West Hammond Street aka LOT 32, BLOCK 25, SOUTH SIDE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204-A, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Gardner G. Nolley. Lienholder: City of Fort Worth. **Nonia Nolley, an heir, appeared for this case.**

- Mr. Juarez moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Lindsay. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
- Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.

## **XI. ADMINISTRATIVE CIVIL PENALTY CASE COMMERCIAL**

- a. **ACP-22-158 (CD 9)** 300 Foch Street aka LOT 4, BLOCK 10, LINWOOD, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-B, PAGE 181, PLAT RECORDS, OF TARRANT COUNTY, TEXAS. Owner: Aragon 300 Foch LLC. Lienholder: Pinnacle Bank. **Jesse Navarrete, the owner, appeared for this case.**

- Mr. Lindsay moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for thirty four (34) days for a total of \$3,400.00, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Mr. Unell absent, Mr. Juarez abstaining, and Position 2 vacant.
- Mr. Lindsay moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Mr. Unell absent. Mr. Juarez abstaining, and Position 2 vacant.

## **XII. AMENDMENT CASES RESIDENTIAL**

- a. **HS-22-39 (CD 5)** 3744 Griggs Avenue (Primary Structure) aka Lot 4, Block 22, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 388-T, Page 37, of the Deed Records of Tarrant County, Texas. Owner: Delores Alexander. Lienholder(s): None. **Humberto Nevarez and Trinidad Nevarez, new owners, appeared for this case. Humberto Nevarez participated in the hearing with the assistance of the interpreter. Trinidad Nevarez did not give testimony.**

- Mr. Kerpoe moved to grant an additional ninety (90) days to repair or demolish the structure, second by Mr. Black. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.

- b. **HS-22-40 (CD 9)** 3132 St. Louis Avenue (Primary Structure and 14 Accessory Structures) aka Lot 19R, Block 34, of RYAN AND PRUITT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 17, of the Plat Records of Tarrant County, Texas. Owner(s): Candido Santillan and wife, Flora Santillan. Lienholder(s): None. **Juan Santillan, an heir and agent for the owner, and Leila Santillan, an interested party, appeared for this case. Leila Santillan did not give testimony.**

- The Executive Secretary Annette Sefcik read a continuance request submitted by the agent for the owner to hear this case at the August 22, 2022 Building Standards Commission meeting.
- Mr. Black moved to deny the request for a continuance, second by Mr. Juarez.
- Mr. Schur moved for a substitute motion to grant the request for a continuance to the August 22, 2022 Building Standards Commission meeting, second by Mr. Walker. MOTION FAILED 2-5 with Mr. Schur and Mr. Walker voting yes, Mr. Lindsay, Mr. Clark, Mr. Black, Mr. Kerpoe, and Mr. Juarez voting no, Mr. Unell absent, and Position 2 vacant.
- Voting returns to the original motion by Mr. Black to deny the request for a continuance, second by Mr. Juarez. MOTION CARRIED 5-2 with Mr. Lindsay, Mr. Clark, Mr. Black, Mr. Kerpoe, and Mr. Juarez voting yes, Mr. Schur and Mr. Walker voting no, Mr. Unell absent and Position 2 vacant.

- Mr. Black moved to grant an additional thirty (30) days to repair or demolish the structures, second by Mr. Schur. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
- c. **HS-22-73 (CD 5)** 3021 Avenue N (Accessory Structure Only) aka Lot 12, Block 120, POLYTECHNIC HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas. Owner: Shirley Spivey. Lienholder(s): None. **Annie Crenshaw, an agent for the owner, and Tyretta Prentiss, an interested party, appeared for this case. Tyretta Prentiss did not give testimony.**
- Mr. Schur moved to grant an additional sixty (60) days to repair or demolish the structure, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.

### **XIII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-22-79 (CD 5)** 6713 Jewell Avenue aka Being Lot 8 in Block 13, GREEN HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 388-Y, Page 72, Deed Records, Tarrant County, Texas. Owner: Edna S. Hulsey. Lienholder(s): None. **Edward Hulsey, an agent for the owner, appeared for this case.**
- Mr. Walker moved to remove the previously assessed Administrative Civil Penalty of \$9,000.00, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
  - No additional time was requested or granted as the nuisance has been abated.
- b. **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. **Phuong-Dung Nguyen, the owner, appeared for this case.**
- Mr. Schur moved to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
  - Mr. Schur moved to grant an additional ninety (90) days to abate the nuisance, second by Mr. Walker.
- c. **ACP-22-118 (CD 3)** 5628 Farnsworth Avenue aka Lots 25 and 26, Block 115 of CHAMBERLAIN ARLINGTON HEIGHTS, 2<sup>ND</sup> FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 63, Page 40 of the Plat Records of Tarrant County, Texas. Owner: Raul Puebla. Lienholder(s): None. **Luis Puebla, an interested party and son of the owner, appeared for this case.**
- Mr. Juarez moved to remove the previously assessed Administrative Civil Penalty of \$1,350.00, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
  - No additional time was requested or granted as the nuisance has been abated.

### **XIV. CONTINUED AMENDMENT CASE 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 known as 2600 Chestnut Avenue, Fort Worth, Texas. Owner(s): Roy A. Jeter and wife, Nancy Carol Jeter. Lienholder(s): None. **Nancy Jeter, an owner, appeared for this case.**
- Mr. Lindsay moved to remove the previously assessed Administrative Civil Penalty of \$2,250.00, second by Mr. Black. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
  - Mr. Lindsay moved to grant an additional thirty (30) days to abate the nuisance, second by Mr. Kerpoe.

### **XV. 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.

- Session was held during case Amendment Case Administrative Civil Penalty Residential ACP-22-117---4317 Park Creek Circle North with both Attorneys, Ex-Officio, and all Commission members

**XVI. ADJOURNMENT**

- Mr. Black moved to adjourn the regular meeting, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Unell absent and Position 2 vacant.
- **Regular meeting adjourned at 3:31 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

---

**HS-22-159**                      **Property Address:** 5424 Fernander Drive (Primary Structure)

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

**Legal Description:**        Lot Number Seventeen (17), in Block Number Eleven (11), HARLEM HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas aka Being Lot No. 16, in Block No. 11, HARLEM HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas aka LOT NUMBERS SIXTEEN (16) AND SEVENTEEN (17, IN BLOCK ELEVEN (11) HARLEM HILLS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT VOLUME 388-H, PAGE 29

**SKEY No.** 01177494    **Reference No(s).** 21-588897

**Owner(s) per Deed:**        Edna Joe Chatmon---D199179994

**Owner(s) per TAD:**        Edna Joe Chatmon

**Mailing Address:**            5424 Fernander Drive, Fort Worth, TX 76107-7418

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

**Council District No.**        3

**CASE BACKGROUND:**

- Case Originated: **April 2, 2021.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **4/2/2021, 6/2/2021, and 7/12/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **August 9, 2022 with 2 of the heirs, Lehman and Gloria Chatmon, present.**
- Current owner's deed was recorded **July 15, 1999.**
- Notice to appear at today's hearing was mailed and posted on the property on **August 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Damaged roof with holes
  - Deteriorated flooring with holes, sagging, and uneven floors
  - Deteriorated wall framing
  - Deteriorated window framing
  - Electrical and plumbing ripped from walls
  - Water damaged walls and flooring
  - Missing sheetrock with large breaches
  - Exposed wiring, missing meter
  - Foundation has inadequate support, sinking walls that are detached from the ceiling
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

Edna Joe Chatmon, 5424 Fernander Drive, Fort Worth, TX 76107-7418 (Cert. # 9489009000276293305439);  
Edna Joe Chatmon aka Edna Sanford Chatmon aka Edna Sanford Yarborough Estate, 5424 Fernander Drive, Fort Worth, TX 76107 (Cert. # 9489009000276293305446);  
Edna Joe Chatmon aka Edna Sanford Chatmon aka Edna Sanford Yarborough Estate, PO Box 123687, Fort Worth, TX 76121-3687 (Cert. # 9489009000276293305453);  
Nathaniel Chatmon and wife Edna Chatmon, 5424 Fernander Drive, Fort Worth, TX 76107 (Cert. # 9489009000276293305460);  
Nathaniel Chatmon and Edna Chatmon Estates, 5424 Fernander Drive, Fort Worth, TX 76107 (Cert. # 9489009000276315787014);  
Conrad Sunkio-Jack, 5424 Fernander Drive, Fort Worth, TX 76107 (Cert. # 9489009000276315787021);  
Conrad Sunkio-Jack, 5959 Bonhomme Road, #105, Houston, TX 77036 (Cert. # 9489009000276315787038);  
Conrad Sunkio-Jack, 2821 Canal Street, Apt 157, Houston, TX 77003 (Cert. # 9489009000276315787045);  
Hortense Chatmon Russell aka Hartensia Chatmon, 3617 Hampshire Blvd., Fort Worth, TX 76103 (Cert. # 9489009000276315787052);  
Diane Chatmon Matthews, 5733 Houghton Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276315787069);  
Diane Chatmon Matthews, 5432 Chariot Drive, Fort Worth, TX 76107 (Cert. # 9489009000276315787076);  
Larry Yarborough, 5037 Libbey Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276315787083);  
Larry Yarborough, 5813 Manhattan Drive, Fort Worth, TX 76107 (Cert. # 9489009000276315787090);  
Gene Chatmon Estate, 4912 Palm Ridge Drive, Fort Worth, TX 76133 (Cert. # 9489009000276315787106);  
Gene Chatmon Estate, 4812 Eastline Drive, Fort Worth, TX 76119 (Cert. # 9489009000276315787113);  
Paul Chatmon, 2001 NE 16<sup>th</sup> Street, Fort Lauderdale, FL 33304 (Cert. # 9489009000276315787120);  
Paul Chatmon, 401 SE 12<sup>th</sup> Ct, #30C2, Fort Lauderdale, FL 33316 (Cert. # 9489009000276315787137);  
Paul Chatmon, 1601 N Federal Hwy, Unit 4, Fort Lauderdale, FL 33305 (Cert. # 9489009000276315787144);  
Barbara Chatmon Whitney Estate, 4812 Eastline Drive, Fort Worth, TX 76119 (Cert. # 9489009000276315787151);  
Jenna Ward Bush, 5701 Martin Street, Trlr. 63, Fort Worth, TX 76119 (Cert. # 9489009000276315787168);  
Jenna Ward Bush, 6408 Guilford Street, Fort Worth, TX 76119 (Cert. # 9489009000276315787175);  
Michelle Nicole Whitney, 5701 Martin Street, Trlr. 63, Fort Worth, TX 76119 (Cert. # 9489009000276315787182);  
Michelle Nicole Whitney, 5501 Alter Drive, Fort Worth, TX 76119 (Cert. # 9489009000276315787199);  
Curtis Chatmon, 4912 Palm Ridge Drive #1, Fort Worth, TX 76133 (Cert. # 9489009000276315787205);  
Clarence Chatmon Estate, 4190 Sepulveda Avenue, Apt 32, San Bernadino, CA 92404 (Cert. # 9489009000276315787212);  
Lily Ruth Chatmon Douglas Estate, 7344 Laurie Drive, Fort Worth, TX 76112 (Cert. # 9489009000276315787229);  
Lily Ruth Chatmon Douglas Estate, 1808 Pamela Lane, Fort Worth, TX 76112 (Cert. # 9489009000276315787236);  
Clifford Chatmon, 7344 Laurie Drive, Fort worth, TX 76112 (Cert. # 9489009000276315787243);  
Regina Kay Chatmon Sanders Estate, 7344 Laurie Drive, Fort worth, TX 76112 (Cert. # 9489009000276315787250);  
Regina Kay Chatmon Sanders Estate, 1808 Pamela Lane, Fort Worth, TX 76112 (Cert. # 9489009000276315787267);  
Regina Kay Chatmon Sanders Estate, PO Box 24107, Fort Worth, TX 76112 (Cert. # 9489009000276315787274);  
Contonta Marshall, 130 W. Patton Avenue, Montgomery, AL 36105 (Cert. # 9489009000276315787281);  
Contonta Marshall, 504 Cross Ridge Circle N, Fort Worth, TX 76120 (Cert. # 9489009000276315787298);  
Shalanda Marshall, 2775 N State Hwy 360, Apt 1517, Grand Prairie, TX 75050 (Cert. # 9489009000276315787304);  
Shalanda Marshall, 900 Lake Carolyn Pkwy, Apt 223, Irving, TX 75039 (Cert. # 9489009000276315311);  
Kimberly Marshall, 559 Norris Street, Fort Worth, TX 76119 (Cert. # 9489009000276315787328);  
Kimberly Marshall, 1557 Montclair Drive, Fort Worth, TX 76103 (Cert. # 9489009000276315787335);  
Kim Houston, 4926 Heather Pass, San Antonio, TX 78218, TX 78218 (Cert. # 9489009000276315787342);  
Kim Houston, 7635 Bandera Road, Apt 4106, San Antonio, TX 78238 (Cert. # 9489009000276315787359);  
Brenda Jacobs, 1121 East Shaw Street, Fort Worth, TX 76110 (Cert. # 9489009000276315787366);  
Brenda Jacobs, 6000 Oakland Bend Drive, Apt 301, Fort Worth, TX 76112 (Cert. # 9489009000276315787373);  
Tracy Virola, 9715 Wilderness Sun, San Antonio, TX 78254 (Cert. # 9489009000276315787380);  
Gloria Chatmon, 4021 Fairlane Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276315787397);  
Jerry Lue Harris Brookins aka Jerry Chatmon Brookins, 1224 Sunderland Lane, Fort Worth, TX 76134 (Cert. # 9489009000276315787403);  
Jerry Lue Harris Brookins aka Jerry Chatmon Brookins, 5300 Hastings Drive, Fort Worth, TX 76133 (Cert. # 9489009000276315787410);  
Lena Mae Chatmon aka Lena Baker Matlock, 1541 Sandy Lane, Apt 243, Fort Worth, TX 76112 (Cert. # 9489009000276315787427);  
Annie Spicer aka Annie Helen Chatmon, 7882 83<sup>rd</sup> Ct N, Minneapolis, MN 55445 (Cert. # 9489009000276315787434);  
Annie Spicer aka Annie Helen Chatmon, 1828 Central Avenue NE, Minneapolis, MN 55418-4541 (Cert. # 9489009000276315787441);  
Lienholder: CitiFinancial Servicing LLC, 300 St Paul Place, 17<sup>th</sup> Floor, Baltimore MD 21202 (Cert. # 9489009000276315787458);  
CitiFinancial Servicing LLC, 1000 Technology Drive, O'Fallon, MO 63368 (Cert. # 9489009000276315787465);  
CitiFinancial Servicing LLC c/o CitiMortgage, Attn: Kellie Williams, 1000 Technology Drive, O'Fallon, MO 63368 (Cert. # 9489009000276315787472);  
CitiFinancial Servicing LLC c/o Blazier Financial Services, Inc., 943 Melbourne Road, Hurst, TX 76053 (Cert. # 9489009000276315787489);  
CitiFinancial Servicing LLC c/o CFNA Receivables, 1000 Technology Drive, O'Fallon, MO 63368 (Cert. # 9489009000276315787496);  
CitiFinancial Servicing LLC c/o CFNA Receivables, 300 St Paul Place, 17<sup>th</sup> Floor, Baltimore MD 21202 (Cert. # 9489009000276315787502)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **A.Molina**

Date/Time **08/13/2022 1500 hrs**

### INSPECTION INFORMATION

Address **5424 Fernander Dr / HARLEM HILLS ADDITION** Number of Stories **1**

Legal Description: Block **11** Lot **16 & 17** Case No. **21-588897** Tax Acct No. **01177494**

☐ 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"/>	Missing siding , exposed plywood, rotted wood on framing
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	holes,leaning,detached from ceiling,missing sheetrock
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged fascia boards, soffit, damaged shingles, holes
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed with breaches, rotted, missing
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	damaged, portion missing, lack proper support
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	broken joints,large holes,covered in combustible debris
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, exposed wiring, missing meter
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, ripped from walls
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	floors covered in combustible debris,rodents droppings

### 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

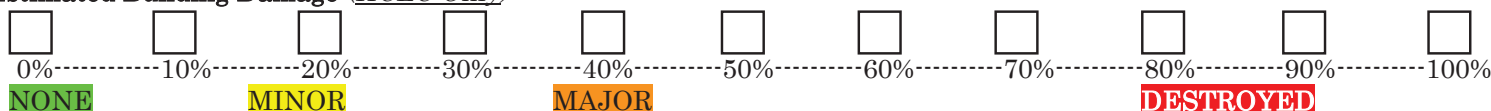
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

### 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: AUGUST 22, 2022**

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**HS-22-160**                      **Property Address:** 3725 Wilkie Way (Primary Structure)

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

**Legal Description:**        LOT 5, BLOCK 101, SOUTH HILLS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-THIRTY-FIVE, PAGE 40, DEED RECORDS OF TARRANT COUNTY TEXAS

**SKEY No.** 02846047    **Reference No(s).** 21-585256

**Owner(s) per Deed:**       Antonio Camargo---D222025784

**Owner(s) per TAD:**       Antonio Camargo

**Mailing Address:**           3725 Wilkie Way, Fort Worth, TX 76133

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

**Council District No.**       6

**CASE BACKGROUND:**

- Case Originated: **February 22, 2021.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **July 11, 2022.**
- Notices: **7/12/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **August 3, 2022 with Heriberto Reyes (Eddie), the owner's business partner, present.**
- Current owner's deed was recorded **March 3, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **August 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Fire damage throughout the structure
  - Roof collapsed and missing
  - Charred roof rafters, roof decking, and framing
  - Holes in ceiling
  - Exposed wiring throughout the structure
  - Exterior wall damaged and missing from fire
  - Fire damaged doors and broken windows
  - Significant accumulation of debris throughout the structure
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

Antonio Camargo, 3725 Wilkie Way, Fort Worth, TX 76133 (Cert. # 9489009000276227550515);  
Antonio Camargo aka Antonio Camargo-Ortega, 1320 Edney Street, Fort Worth, TX 76115  
(Cert. # 9489009000276227550522);  
Antonio Camargo aka Antonio Camargo-Ortega, 3575 Frazier Avenue, Fort Worth, TX 76110  
(Cert. # 9489009000276227550539)

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

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



CODE COMPLIANCE

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **A Alexander**Date/Time **August 3, 2022****INSPECTION INFORMATION**Address **3725 Wilkie Way**Number of Stories **2**Legal Description: Block **101** Lot **5** Case No. **21-585256** Tax Acct No. **02846047**☐ Exterior Only ☒ Interior & Exterior**CATEGORY**☒ I - Hazardous☐ II - Sub (Major)☐ III - Sub (Minor)**OBSERVED DEFICIENCIES**

MINOR MODERATE SEVERE

COMMENTS

Fire Damage

☐☐☒

severe fire damage

Exterior Walls

☐☒☐

Fire damaged

Interior Walls

☐☐☒

Fire damaged studs and walls

Roof

☐☐☒

Fire damaged/missing/collapsing

Ceilings

☐☐☒

fire damaged/collapsed

Foundation

☐☐☐

Floor

☐☐☐

Doors/Windows

☐☒☐

Fire damaged/broken glass

Electrical

☐☐☒

Fire damaged/hanging and exposed wiring

Plumbing

☐☐☐

Gas

☐☐☐

Health Hazards

☐☐☒

Attractive Nuisance

**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 pers

**PERMITS REQUIRED\***☐ Building☐ Mechanical☐ Plumbing☐ Electrical

\*Contact Planning &amp; 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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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**HS-22-162**                      **Property Address:** 1324 East Davis Avenue (Accessory Structure Only)

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

**Legal Description:**        Lot 7, Block 10, Highland Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 60 Plat Records, Tarrant County, Texas

**SKEY No.** 01242954    **Reference No(s).** 21-581656

**Owner(s) per Deed:**        Truman Burns and wife, Yvonne M. Burns---D188327981

**Owner(s) per TAD:**        Truman Burns

**Mailing Address:**            1324 East Davis Avenue, Fort Worth, TX 76114

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

**Council District No.**        8

**CASE BACKGROUND:**

- Case Originated: **January 5, 2021.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **January 5, 2021.**
- Notices: **2/12/2021 and 6/29/2021.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **August 8, 2022 without the owner present.**
- Current owner's deed was recorded **April 5, 1988.**
- Notice to appear at today's hearing was mailed and posted on the property on **August 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Collapsed roof with broken collar beams, rafters, and decking
  - Foundation inadequate due to structure out of plum with collapsed roof/leaning corner posts
  - Interior walls have broken wall studs with breaches
  - Exterior walls have missing and broken wall studs with breaches
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

---

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

Truman Burns and wife, Yvonne M. Burns, Fort Worth, TX 76104 (Cert. # 948900900027316088035);  
Truman Burns, 1324 East Davis Avenue, Fort Worth, TX 76104-6130 (Cert. # 9489009000276316088042);  
Truman Burns, 9113 Edenberry Lane, Fort Worth, TX 76179 (Cert. # 9489009000276316088059);  
Yvonne Michelle Burns Estate, 1324 East Davis Avenue, Fort Worth, TX 76104-6130  
(Cert. # 9489009000276316088066);  
Yvonne Michelle Burns Estate, 9113 Edenberry Lane, Fort Worth, TX 76179 (Cert. # 9489009000276316088073);  
Tamra Burns, 1324 East Davis Avenue, Fort Worth, TX 76104-6130 (Cert. # 9489009000276316088080);  
Tamra Burns, 9113 Edenberry Lane, Fort Worth, TX 76179 (Cert. # 9489009000276316088097)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer: M. Turner-Mims Date/Time: 8/8/2022

<b>INSPECTION INFORMATION</b>				<b>CATEGORY</b>	
Address: <u>1324 E DAVIS AVE</u>			Number of Stories: <u>1</u>		
Legal Description: Block <u>10</u> Lot <u>7</u>		Case No. <u>21-581656</u>	Tax Acct No. <u>01242954</u>		
<input type="checkbox"/> Exterior Only			<input checked="" type="checkbox"/> Interior & Exterior		
			<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)		

OBSERVED DEFICIENCIES				STATUS
	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/broken wall studs/corner posts
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/broken wall studs w/ breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed w broken collar beams/decking/ rafters
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and broken ceiling joist/rafters
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Leaning and collapsed w missing corner post
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and deteriorated boards/unfit
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>ADDITIONAL OBSERVATIONS</b>		<b>STRUCTURE USE</b>
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.		<input type="checkbox"/> Open <input checked="" type="checkbox"/> Vacant <input checked="" type="checkbox"/> Secured <input type="checkbox"/> Secured (City) <input type="checkbox"/> Tenant Occupied <input type="checkbox"/> Owner Occupied
		<b>FOUNDATION</b>
		<input type="checkbox"/> Poured Concrete <input type="checkbox"/> Stem Wall <input type="checkbox"/> Pier & Beam
		<b>EXTERIOR</b>
		<input checked="" type="checkbox"/> Frame <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Brick <input type="checkbox"/> Metal

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

<b>Estimated Building Damage (HCLC Only)</b>									
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
0%	10%	20%	30%	40%	50%	60%	70%	80%	90%-----100%
NONE		MINOR		MAJOR		DESTROYED			

CODE COMPLIANCE DEPARTMENT

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

**ADDITIONAL OBSERVATIONS** *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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**HS-22-163**                      **Property Address:** 8701 Overland Drive (Primary Structure)

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

**Legal Description:**        LOT NINE (9), in BLOCK TWENTY-FOUR (24), of LAKE COUNTRY ESTATES, PHASE IV, an Addition to the east side of Eagle Mountain Lake, Tarrant County, Texas, accoring to the plat recorded in Volume 388-82, Page 21, of the Plat Records of Tarrant County, Texas

**SKEY No.** 01534408    **Reference No(s).** 22-615158

**Owner(s) per Deed:**        Arthur Vega---D200216885

**Owner(s) per TAD:**        Arthur Vega

**Mailing Address:**            4833 Ohio Garden Road, Fort Worth, TX 76114

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

**Council District No.**        7

**CASE BACKGROUND:**

- Case Originated: **March 1, 2022.**
- This case was initiated by: **Officer Jones.**
- Fire Date: **February 18, 2022.**
- Notices: **3/2/2022, 3/21/2022, 6/1/2022, and 6/22/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **August 11, 2022 with Jean Vega and Art Vega, family members, present.**
- Current owner's deed was recorded **September 25, 2000.**
- Notice to appear at today's hearing was mailed and posted on the property on **August 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Heavy fire damage
  - Fire and smoke damaged exterior walls
  - Fire, smoke, and water damaged interior walls and ceilings
  - Charred ceiling joists, roof rafters, and roof decking
  - Fire damage to windows and skylights
  - Fire damage to electrical wires and fixtures
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

---

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

Arthur Vega, 4833 Ohio Gardeb Road, Fort Worth, TX 76114 (Cert. # 9489009000276316088103);  
Arthur Vega aka Arcadio Vega Sr., 8701 Overland Drive, Fort Worth, TX 76179 (Cert. # 9489009000276316088110);  
Jean Vega, 4833 Ohio Garden Road, Fort Worth, TX 76144 (Cert. # 9489009000276316088127);  
Jean Vega, 5966 State Rt. 128, Cleves, OH 45002 (Cert. # 9489009000276316088134);  
Arcadio Vega aka Arcadio Vega Jr., 8701 Overland Drive, Fort Worth, TX 76179  
(Cert. # 9489009000276316088141);  
Arcadio Vega aka Arcadio Vega Jr., 4833 Ohio Garden Road, Fort Worth, TX 76114  
(Cert. # 9489009000276316088158);  
Lienholders: Southwest Bank/Saginaw c/o Trustee-Jack R. Van Ness, PO Box 79340, Saginaw,  
TX 76179 (Cert. # 9489009000276316088165);  
FYP, LLC D/B/A Texas Property Loans c/o Trustee-Fred Brown, 221 East Lamar Blvd., Suite 120, Arlington,  
TX 76006 (Cert. # 9489009000276316088172);  
Robert Eugene Meinecke, 104 Country Road 1133, Kilgore, TX 75662 (Cert. # 9489009000276316088189);  
Robert Eugene Meinecke, 4332 Boat Club Road. Lake Worth, TX 76135 (Cert. # 9489009000276316088196)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **Bill Jones**

Date/Time **August 11, 2022 1:00PM**

### INSPECTION INFORMATION

Address **8701 Overland Dr aka Lake Country Estates Addition** Number of Stories **2**

Legal Description: Block **24** Lot **9** Case No. **22-615158** Tax Acct No. **01534408**

☐ Exterior Only ☒ Interior & Exterior

### CATEGORY

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

### OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heavy fire damage to 2nd level/roof structure
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire and smoke damaged
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire, smoke, and water damage
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damage to framing, decking
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire and water damaged
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damage to floor covering
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damaged
Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damage to wires and fixtures
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### STATUS

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

### STRUCTURE USE

- ☒ Single Family  
☐ Two Family  
☐ Commercial  
☐ Accessory

### FOUNDATION

- ☒ Poured Concrete  
☐ Stem Wall  
☐ Pier & Beam

### EXTERIOR

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

### ADDITIONAL OBSERVATIONS

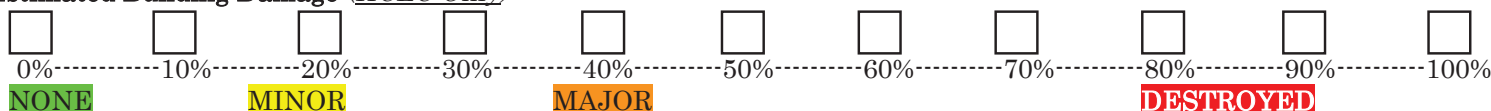
Fire that occurred on or around February 18, 2022. Fire and smoke damage to exterior walls. Fire, smoke, and water damage to interior ceilings and walls. Electrical wires and fixtures were fire damaged. Charring was observed to ceiling joists, roof rafters, and roof decking. Windows and skylights on the 2nd level are fire damaged. Mechanical systems in the 2nd floor attic space were fire damaged.

### PERMITS REQUIRED\*

☒ Building ☒ Mechanical ☐ Plumbing ☒ Electrical

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

### Estimated Building Damage (HCLC Only)



### CODE COMPLIANCE DEPARTMENT

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

**ADDITIONAL OBSERVATIONS** *(ONLY INCLUDE IF USED)*

Stone veneer in he area of the heaviest fire damage became loose from the exterior wall.

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

---

**HS-22-164**                      **Property Address:** 5531 Fernander Drive (Accessory Structure Only)

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

**Legal Description:**        LOT 7, BLOCK 18, HARLEM HILLS ADDITION TO THE CITY OF FORT WORTH, TEXAS,  
   ACCORDING TO THE PLAT OR PLAT THEREOF RECORDED IN PLAT VOLUME 1717,  
   PAGE 431, OF PLAT RECORDS OF TARRANT, TEXAS

**SKEY No.** 01178253    **Reference No(s).** 21-595046

**Owner(s) per Deed:**        Gary L. Watts Jacobs---D220294542

**Owner(s) per TAD:**        Gary L. Watts Jacobs

**Mailing Address:**            5531 Fernander Drive, Fort Worth, TX 76107

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

**Council District No.**        3

**CASE BACKGROUND:**

**WITHDRAW---OWNER DEMOLISHED**

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

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



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

---

**HS-22-165**                      **Property Address:** 1945 Kings Canyon Circle (Primary Structure)

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

**Legal Description:**        Lot 10, Block 8, Willow Creek Addition, Phase II, an addition to the City of Fort Worth, Tarrant County, Texas, according to the corrected plat thereof recorded in Volume 388-179, Page 56, Plat Records, Tarrant County, Texas

**SKEY No.** 05605482    **Reference No(s).** 22-620181

**Owner(s) per Deed:**        Brady Campbell---D221202603

**Owner(s) per TAD:**        Brady Campbell

**Mailing Address:**            1112 Linden Way, Brea, CA 92821

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

**Council District No.**        8

**CASE BACKGROUND:**

- Case Originated: **April 28, 2022.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **April 27, 2022.**
- Notices: **4/29/2022 and 6/30/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **August 3, 2022 with Nate, a representative of Premier Properties Management, present.**
- **Premier Properties Management is employed by the owner.**
- Current owner's deed was recorded **July 14, 2021.**
- Notice to appear at today's hearing was mailed and posted on the property on **August 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Fire damaged throughout structure
  - Framing is fire damaged
  - Charred ceiling joists, beams, and sheathing
  - Charred studs
  - Interior walls are charred, fire damaged and portions are missing and fire damaged
  - Exposed wiring throughout
  - Significant accumulation of debris from the fire throughout the structure
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

---

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

Brady Campbell, 1112 Linden Way, Brea, CA 92821 (Cert. # 9489009000276316088264);  
Brady Campbell, 4002 Kerwin Drive, Memphis, TN 38128 (Cert. # 9489009000276316088271);  
Brady Campbell, 15275 Greenworth Drive, La Mirada, CA 90638 (Cert. # 9489009000276316088288);  
Lienholder: Highlands Residential Mortgage, LTD, 950 W. Bethany Drive, Suite 800, Allen, TX 75013  
(Cert. # 9489009000276316088295);  
Highlands Residential Mortgage, LTD c/o Trustee-Allan B. Polunsky, 17086 I.H. 10 West, Suite 450,  
San Antonio, TX 78257 (Cert. # 9489009000276316088301);  
Highlands Residential Mortgage, LTD c/o MERS, PO Box 2026, Flint, MI 48501-2026  
(Cert. # 9489009000276316088318)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **08/03/2022**

### INSPECTION INFORMATION

Address **1945 Kings Canyon Cir**

Number of Stories **1**

Legal Description: Block **8** Lot **10** Case No. **22-620181** Tax Acct No. **05605482**

☐ Exterior Only ☒ Interior & Exterior

### CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

### OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage structure
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and damaged from fire
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred ceiling joist, beams, sheathing and framng
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Charred and damaged from fire
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"/>	Fire damaged and damaged
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accumulation of debris from fire

### STATUS

☐ Open

☒ Vacant

☒ Secured

☐ Secured (City)

☐ Tenant Occupied

☐ Owner Occupied

### STRUCTURE USE

☒ Single Family

☐ Two Family

☐ Commercial

☐ Accessory

### FOUNDATION

☒ Poured Concrete

☐ Stem Wall

☐ Pier & Beam

### EXTERIOR

☐ Frame

☒ Brick

☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

### ADDITIONAL OBSERVATIONS

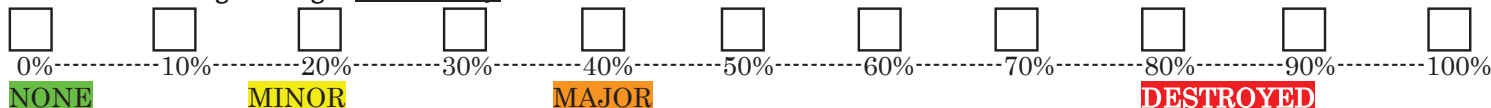
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

### PERMITS REQUIRED\*

☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

### Estimated Building Damage (HCLC Only)



### CODE COMPLIANCE DEPARTMENT

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

**ADDITIONAL OBSERVATIONS** *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
6. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
8. 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.
9. 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: AUGUST 22, 2022**

---

**HS-22-166**                      **Property Address:** 3010 8<sup>th</sup> Avenue (Primary Structure)

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

**Legal Description:**        LOTS 4 AND 5, BLOCK 12, JOHN C. RYAN'S SOUTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 52, PLAT RECORDS, TARRANT COUNTY, TEXAS

**SKEY No.** 02602482    **Reference No(s).** 21-596578

**Owner(s) per Deed:**        Ricardo Lopez---D200084570

**Owner(s) per TAD:**        Ricardo Lopez

**Mailing Address:**           3010 8<sup>th</sup> Avenue, Fort Worth, TX 76110-3452

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

**Council District No.**        9

**CASE BACKGROUND:**

- Case Originated: **July 16, 2021.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **7/16/2021 and 9/30/2021.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **August 8, 2022 without the owner present.**
- Current owner's deed was recorded **April 24, 2000.**
- Notice to appear at today's hearing was mailed and posted on the property on **August 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Inadequate foundation has caused the front porch support post to shift, and has caused separation between the structure and walls
  - Exterior walls have missing and deteriorated wall studs and corner posts
  - Interior walls have missing and separation of walls and breaches
  - Roof has breaches and is sagging with deteriorated and missing decking and shingles
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

Ricardo Lopez, 3010 8<sup>th</sup> Avenue, Fort Worth, TX 76110-3452 (Cert. # 9489009000276227550997);  
Ricardo Lopez Estate, 3010 8<sup>th</sup> Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276227551000);  
Ricardo Lopez Estate, PO Box 163544, Fort Worth, TX 76161 (Cert. # 9489009000276293305477);  
Ricardo Lopez Estate, 3844 Diamond Loch West, North Richland Hills, TX 76180  
(Cert. # 9489009000276293305484);  
Rosa Valencia Leon Lopez, 3012 8<sup>th</sup> Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276293305491);  
Rosa Valencia Leon Lopez, PO Box 163544, Fort Worth, TX 76161 (Cert. # 9489009000276293305507);  
Maria Luisa Garcia Valencia, 3844 Diamond Loch West, North Richland Hills, TX 76180  
(Cert. # 9489009000276350385480);  
Maria Luisa Garcia Valencia, 3012 8<sup>th</sup> Avenue, TX 76110 (Cert. # 9489009000276350385497);  
Maria Del Rosario Lopez Valencia, 3010 8<sup>th</sup> Avenue, TX 76110 (Cert. # 9489009000276350392013);  
Maria Del Rosario Lopez Valencia, 3012 8<sup>th</sup> Avenue, TX 76110 (Cert. # 9489009000276350392020);  
Guadalupe Lopez Valencia, 3010 8<sup>th</sup> Avenue, TX 76110 (Cert. # 9489009000276350392037);  
Guadalupe Lopez Valencia, 3012 8<sup>th</sup> Avenue, TX 76110 (Cert. # 9489009000276350392044);  
Angeles Lopez Valencia, 3010 8<sup>th</sup> Avenue, TX 76110 (Cert. # 9489009000276350392051);  
Angeles Lopez Valencia, 3012 8<sup>th</sup> Avenue, TX 76110 (Cert. # 9489009000276350392068);  
Lienholder: Associates Home Equity Services, Inc., 401 West Loop 820 N, Suite 102, Fort Worth,  
TX 76108 (Cert. # 9489009000276350392082);  
Associates Home Equity Services, Inc., 250 E. John Carpenter Fwy, Irving, TX 75062  
(Cert. # 9489009000276350392099);  
Associates Home Equity Services, Inc. c/o Trustee-Clifford D. Harmon, 5740 Prospect Avenue,  
Suite 2000, Dallas, TX 75206 (Cert. # 9489009000276350392105);  
Associates Home Equity Services, Inc. c/o Citifinancial Mortgage Company, Inc. Attn: Eugene Schutt,  
250 E. John Carpenter Fwy, Irving, TX 75062 (Cert. # 9489009000276350392112)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **M. Turner-Mims**

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

### INSPECTION INFORMATION

Address **3010 8th Ave** Number of Stories **1**  
Legal Description: Block **12** Lot **4** Case No. **21-596578** Tax Acct No. **02602482**  
☐ 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 walls / studs
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing, separation with breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sagging, deteriorated shingles/decking w breaches
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and deteriorated ceiling joist
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	shifted support post with separation
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Combustible items, missing subfloors w breaches
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vegetation growth, broken glass, shifted frames
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and hanging wirings
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and disconnected
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

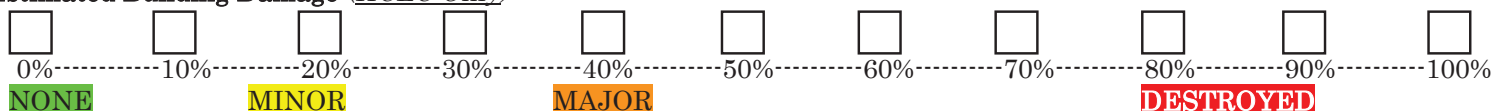
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

### 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: AUGUST 22, 2022**

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**ACP-22-168**                      **Property Address:** 7036 Valhalla Road

**Legal Description:**        Being Lot 5, in Block 63, of RIDGLEA HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-11, Page 45, of the Map Records of Tarrant County, Texas

**SKEY No.** 02415437        **Reference No(s).** 21-605948

**Owner(s) per Deed:**        Betty O. Palmer---D207257610

**Owner(s) per TAD:**        Betty O. Palmer

**Mailing Address:**         7036 Valhalla Road, Fort Worth, TX 76116

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

**Council District No.**        3

**EVIDENTIARY REPORT:**

This violation was identified on **October 16, 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 **twenty five (25)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **seventeen (17)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **June 29, 2022** and expired on **July 9, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **August 12, 2022**. The last inspection was performed on **August 19, 2022**.

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

Staff recommendation: Assess a civil penalty of **\$3,440.00**. 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 little measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on June 29, 2022. The property contains a health hazard of items that can harbor vectors. This address has active trash service since 7/20/2007.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **July 9, 2022**  
Number of days since NAO expired: **43**

Date of BSC Meeting: **August 22, 2022**

**\$80.00 per day x 43 days = \$3,440.00**

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

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

Betty O. Palmer, 7036 Valhalla Road, Fort Worth, TX 76116 (Cert. # 9489009000276316088325);  
Betty O. Palmer, 1700 Fremont Court, Hoffman Estates, IL 60169-4325 (Cert. # 9489009000276316088332);  
Jeanette Y. Palmer aka Yvonne Palmer aka Yvonne P. McHenry aka Yvonne Jeanette McHenry, 7036 Valhalla Road, Fort Worth, TX 76116 (Cert. # 9489009000276316088349);  
Jeanette Y. Palmer aka Yvonne Palmer aka Yvonne P. McHenry aka Yvonne Jeanette McHenry, 7232 Overhill Road, Fort Worth, TX 76116 (Cert. # 9489009000276316088356);  
Jeanette Y. Palmer aka Yvonne Palmer aka Yvonne P. McHenry aka Yvonne Jeanette McHenry, PO Box 100613, Fort Worth, TX 76185-0613 (Cert. # 9489009000276316088363);  
Lienholders: Coldwell Banker Home Loans, 3000 Leaderhall Road, Mount Laurel, NJ 08054 (Cert. # 9489009000276316088370);  
Coldwell Banker Home Loans, 9700 Bissonet Street, Suite 1500, Houston, TX 77036 (Cert. # 9489009000276316088387);  
Coldwell Banker Home Loans c/o Coldwell Banker Mtg., 3000 Leaderhall Road, Mount Laurel, NJ 08054 (Cert. # 9489009000276316088394);  
Coldwell Banker Home Loans c/o Colwell Banker Mtg., 2001 Bishops Gate Blvd, Mount Laurel, NJ 08054 (Cert. # 9489009000276316088400);  
Coldwell Banker Home Loans c/o Trustee-Robert Frappier, 15000 Surveyor Blvd, Addison, TX 75001 (Cert. # 9489009000276316088417);  
Coldwell Banker Home Loans c/o MERS, PO Box 2026, Flint MI 48501-2026 (Cert. # 9489009000276316088424);  
Coldwell Banker Mortgage., 2001 Bishops Gate Blvd, Mount Laurel, NJ 08054 (Cert. # 9489009000276316088431);  
Coldwell Banker Mortgage., 3000 Leaderhall Road, Mount Laurel, NJ 08054 (Cert. # 9489009000276316088448);  
Coldwell Banker Mortgae c/o Trustee-Burke, Wilson, Castle, Daffin & Frappier, 15000 Surveyor Blvd, Addison, TX 75001 (Cert. # 9489009000276316088455)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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**ACP-22-169**                      **Property Address:** 2406 Gould Avenue

**Legal Description:**        Lot 22, Block 12, M G Ellis Addition to North Fort Worth, Tarrant County, Texas. Being the same property conveyed to the Grantor by the deed of Dorothy B. Garrison, dated September 17, 1974, previously referenced as follows: Book/Volume 2626, Page 122 of the Recorder of Tarrant County aka Lot 22, Block 12, M.G. ELLIS ADDITION to North Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 19, Plat Records, Tarrant County, Texas

**SKEY No.** 00827886        **Reference No(s).** 21-586944

**Owner(s) per Deed:**        Daniel E. Ramirez---D221131487

**Owner(s) per TAD:**        Daniel E. Ramirez

**Mailing Address:**            2406 Gould Avenue, Fort Worth, TX 76164-7926

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

**Council District No.**        2

**EVIDENTIARY REPORT:**

This violation was identified on **March 8, 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 **twenty two (22)** inspections by multiple officers since the inception of this case. **No** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **nine (9)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **June 29, 2022** and expired on **July 9, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **August 12, 2022**. The last inspection was performed on **August 18, 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 **\$4,300.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that little measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on June 29, 2022. The property contains a health hazard of items that can harbor vectors. This address has active trash service since 1/21/2021.**

**Administrative Civil Penalty Calculation:**

**Nuisance Abatement Notice Expiration:** **July 9, 2022**  
**Number of days since NAO expired:** **43**

**Date of BSC Meeting:** **August 22, 2022**

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

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

Daniel E. Ramirez, 2406 Gould Avenue, Fort Worth, TX 76164-7926 (Cert. # 9489009000276316088462);  
Daniel E. Ramirez, 1705 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276316088479)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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**ACP-22-171**                      **Property Address:** 2217 Christine Avenue

**Legal Description:**        Lot 29 A-B, Block 3, AVALON HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 309, Page 77, Plat Records, Tarrant County, Texas

**SKEY No.** 00100536        **Reference No(s).** 21-600043

**Owner(s) per Deed:**        Cornelio Galindo Hernandez and wife, Carolina Hernandez---D175035726

**Owner(s) per TAD:**        Cornelio G. Hernandez

**Mailing Address:**            2217 Christine Avenue, Fort Worth, TX 76105

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

**Council District No.**        5

**EVIDENTIARY REPORT:**

This violation was identified on **August 4, 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 **nineteen (19)** 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 **four (4)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **June 29, 2022** and expired on **July 9, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **August 12, 2022**. The last inspection was performed on **August 19, 2022**.

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

Staff recommendation: Assess a civil penalty of **\$0.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the owner is in currently in a facility with medical issues. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on June 29, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 12/2/2021.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **June 29, 2022**  
Number of days since NAO expired: **43**

Date of BSC Meeting: **August 22, 2022**

**\$0 per day x 43 days = \$0.00**  
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

Cornelio Galindo Hernandez, 2217 Christine Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276316088486);  
Cornelio Galindo Hernandez, 2217 Christine Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276316088493);  
Carolina Hernadez aka Carolina Castro Mendez, 207 Dixie Drive, Eldorado, TX 76936  
(Cert. # 9489009000276316088509);  
Carolina Hernadez aka Carolina Castro Mendez, PO Box 137, Eldorado, TX 76936  
(Cert. # 9489009000276350383011);  
Michelle Weingart, 5500 Canyon Road, Apt 134, Benbrook, TX 76126 (Cert. # 9489009000276350383028)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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**ACP-22-173**                      **Property Address:** 1011 West Shaw Street

**Legal Description:**              Block 1, Lot 11, Pasadena Heights Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat filed in Volume 1853, Page 509, Deed Records, Tarrant County, Texas; more commonly known as: 1011 W. Shaw St., Fort Worth, TX 76110

**SKEY No.** 02169886              **Reference No(s).** 22-617877

**Owner(s) per Deed:**              Jodene Mavis Wood---D207257610

**Owner(s) per TAD:**              Jodene Mavis Wood Estate

**Mailing Address:**              1011 West Shaw Street, Fort Worth, TX 76110

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

**Council District No.**              9

**EVIDENTIARY REPORT:**

This violation was identified on **April 06, 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 **ten (10)** 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 **ten (10)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **June 29, 2022** and expired on **July 9, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **August 12, 2022**. The last inspection was performed on **August 18, 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 **\$0.00**. 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 owner is deceased. Great progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on June 29, 2022. This property, with same owner, was presented at BSC in December of 2021. The nuisance was abated by the owner. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 1/13/2022.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **July 9, 2022**

Date of BSC Meeting: **August 22, 2022**

Number of days since NAO expired: **43**

**\$0.00 per day x 43 days = \$0.00**

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

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION**  
**CASE BACKGROUND AND EVIDENCE**  
**HEARING DATE: AUGUST 22, 2022**

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

Jodene Mavis Wood, 1011 West Shaw Street, Fort Worth, TX 76110 (Cert. # 9489009000276350383036);  
Jodene Mavis Wood aka Jodene Mavis Turner Estate, 1011 West Shaw Street, Fort Worth, TX 76110  
(Cert. # 94890090002762350383042);  
Jodene Mavis Wood aka Jodene Mavis Turner Estate, 4109 Orchard Hill Drive, Arlington, TX 76016  
(Cert. # 9489009000276350383059);  
Jodene Mavis Wood aka Jodene Mavis Turner Estate, 1514 W. Lavender Lane, Arlington, TX 76013  
(Cert. # 9489009000276350383066);  
Sherry Davis aka Sherry Ann Millican Davis, 1011 West Shaw Street, Fort Worth, TX  
(Cert. # 9489009000276350383073);  
Sherry Davis aka Sherry Ann Millican Davis, 4207 Southaven Court, Granbury, TX 76049  
(Cert. # 9489009000276350383080);  
Sherry Davis aka Sherry Ann Millican Davis, 1236 S. Timberline Drive, Benbrook, TX 76126  
(Cert. # 9489009000276350383097);  
Gerald Ray Wood Jr., 708 Collett Court, Crowley, TX 76036 (Cert. # 9489009000276350383103);  
Gerald Ray Wood Jr., PO Box 1163, Crowley, TX 76036 (Cert. # 9489009000276350383110);  
Anthony Joe Tumlinson, 1011 West Shaw Street, Fort Worth, TX 76110 (Cert. # 9489009000276350383127);  
Anthony Joe Tumlinson, 6801 J T Lane, Brownwood, TX 76801 (Cert. # 9489009000276350383134);  
Joyce Raynel Moran aka Joyce Wood Moran Estate, 444 Golden Triangle Circle, Keller, TX 76248  
(Cert. # 9489009000276350383141);  
Joyce Raynel Moran aka Joyce Wood Moran Estate, 2136 Stoneridge Drive, Keller, TX 76248  
(Cert. # 9489009000276350383158);  
Joyce Raynel Moran aka Joyce Wood Moran Estate, 318 Lochridge Drive, Azle, TX 76020  
(Cert. # 9489009000276350383165);  
Joyce Raynel Moran aka Joyce Wood Moran Estate, 4109 Orchard Hill Drive. Arlington, TX 76016  
(Cert. # 9489009000276350383172);  
Edwin Ray Moran, 2916 Hackberry Creek Trail, Prosper, TX 75078 (Cert. # 9489009000276350383189);  
Trey Moran, 7958 Ocean Drive, Fort Worth, TX 76123 (Cert. # 9489009000276350383196);  
Trey Moran, 201 West Lancaster Avenue, Unit 408, Fort Worth, TX 76102 (Cert. # 9489009000276350383202);  
Sheri Redman aka Sheri Moran Redman, 4109 Orchard Hill Drive, Arlington, TX 76016  
(Cert. # 9489009000276350383219);  
Sheri Redman aka Sheri Moran Redman, 1514 W, Lavender Lane, Arlington, TX 76013  
(Cert. # 9489009000276350383226);  
Arnold Dickie Tumlinson Sr. Estate, 1011 West Shaw Street, Fort Worth, TX 76110  
(Cert. # 9489009000276350383233);  
Arnold Dickie Tumlinson Jr., 8916 Sirocka Drive, Benbrook, TX 76116 (Cert. # 9489009000276350383240);  
Arnold Dickie Tumlinson Jr., 1501 Sharondale Street, Fort Worth, TX 76115 (Cert. # 9489009000276350383257);  
Arnold Dickie Tumlinson Jr., 5812 Bonanza Drive, Trlr. 204, Haltom City, TX 76137  
(Cert. # 9489009000276350383264);  
Janice Ochoa., 1501 Sharondale Street, Fort Worth, TX 76115 (Cert. # 9489009000276350383271);  
Janice Ochoa., 5812 Bonanza Drive, Trlr. 204, Haltom City, TX 76137 (Cert. # 9489009000276350383288);  
Billie Don Houston, 1011 West Shaw Street, Fort Worth, TX 76110 (Cert. # 9489009000276350383301);  
HMS Medicaid, PO Box 166889, Irving, TX 75016 (Cert. # 9489009000276350383295)

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

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





ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

December 6, 2021

Jodene Mavis Wood  
(Cert. # 9489009000276227188084)  
1011 West Shaw Street  
Fort Worth, TX 76110

RE: 1011 West Shaw Street aka Block 1, Lot 11, Pasadena Heights Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat filed in Volume 1853, Page 509, Deed Records, Tarrant County, Texas; more commonly known as 1011 W. Shaw St., Fort Worth, TX 76110, ACP-22-26, Reference #20-574748, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **December 6, 2021** 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 January 5, 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 January 5, 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) 944-2613 to schedule a final inspection.

CC: Sherry Ann Davis, 4207 Southern Court, Granbury, TX 76409 (Cert. # 9489009000276227188091)

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-22-26**

On **December 6, 2021** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Block 1, Lot 11, Pasadena Heights Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat filed in Volume 1853, Page 509, Deed Records, Tarrant County, Texas; more commonly known as 1011 W. Shaw St., Fort Worth, TX 76110** and located on property more commonly known as **1011 West Shaw Street, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Jodene Mavis Wood** 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 not be assessed an Administrative Civil Penalty at this time; and

**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 **Block 1, Lot 11, Pasadena Heights Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat filed in Volume 1853, Page 509, Deed Records, Tarrant County, Texas; more commonly known as 1011 W. Shaw St., Fort Worth, TX 76110** and located on property more commonly known as **1011 West Shaw 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 January 5, 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.

## Administrative Civil Penalty

**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 **January 5, 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 14th day of December, 2021.

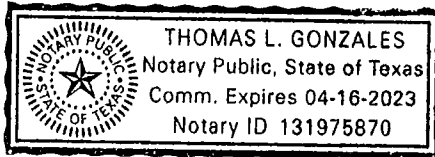
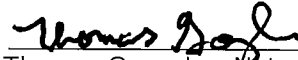


Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

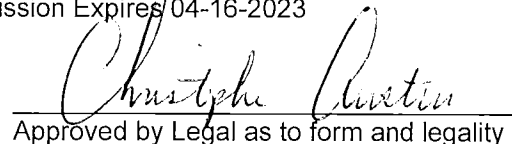
This instrument was acknowledged before me on this the 14th day of December, 2021 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

Thomas Gonzales, Notary Public, State of Texas #131975870  
My Commission Expires 04-16-2023

## 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: AUGUST 22, 2022**

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**ACP-22-174**                      **Property Address:** 1333 Ash Crescent Street

**Legal Description:**              South 30 feet of Lot 6 and the North 25 feet of Lot 7, Block 77, of HIGHLAND TO GLENWOOD ADDITION, to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in the Plat Records of Tarrant County, Texas

**SKEY No.** 01228064              **Reference No(s).** 19-538943

**Owner(s) per Deed:**              Miguel A. Segovia Jr. and Blanca Segovia---D212501448

**Owner(s) per TAD:**              Miguel Segovia Jr and Blanca Segovia

**Mailing Address:**              1333 Ash Crescent Street, Fort Worth, TX 76104

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

**Council District No.**              8

**EVIDENTIARY REPORT:**

This violation was identified on **September 30, 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-four (24)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **thirteen (13)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **June 29, 2022** and expired on **July 9, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **August 12, 2022**. The last inspection was performed on **August 18, 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 **\$2,150.00**. 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 June 29, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since 10/14/2021.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **July 9, 2022**  
Number of days since NAO expired: **43**

Date of BSC Meeting: **August 22, 2022**

**\$50.00 per day x 43 days = \$2,150.00**  
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

Miguel A. Segovia Jr., and Blanca Segovia, 1333 Ash Crescent Street, Fort Worth, TX 76104  
(Cert. # 9489009000276350383318);

Lienholders: Office of the Attorney General, 1401 Calle Del Norte, Suite 6, Laredo, TX 78041  
(Cert. # 9489009000276350383325);

Office of the Attorney General, 300 West 15<sup>th</sup> Street, Austin, TX 78701 (Cert. # 9489009000276350383332);

Sentinel Monitoring, 200 W. Belknap Street, Fort Worth, TX 76102 (Cert. # 9489009000276350383349)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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**ACP-22-175**                      **Property Address:** 724 Griggs Avenue

**Legal Description:**        LOT 12, GALBREATHS SUBDIVISION OF BLOCK 7, OF MURRAY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 309, PAGE 31, DEED RECORDS, TARRANT COUNTY, TEXAS

**SKEY No.** 01831909        **Reference No(s).** 21-603160

**Owner(s) per Deed:**        Eric Donovan Cooley and Linda S. Stowers---D215119605

**Owner(s) per TAD:**        Eric D. Cooley and Linda S. Stowers

**Mailing Address:**         724 Griggs Avenue, Fort Worth, TX 76103

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

**Council District No.**        8

**EVIDENTIARY REPORT:**

This violation was identified on **September 11, 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 **nineteen (19)** inspections by multiple officers since the inception of this case. **Two (2)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **fifteen (15)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **June 29, 2022** and expired on **July 9, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **August 12, 2022**. The last inspection was performed on **August 18, 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 **\$4,300.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on June 29, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since 5/5/2021.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **July 9, 2022**  
Number of days since NAO expired: **43**

Date of BSC Meeting: **August 22, 2022**

**\$100.00 per day x 43 days = \$4,300.00**

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

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

Eric Donovan Cooley and Linda S. Stowers, 724 Griggs Avenue, Fort Worth, TX 7610  
(Cert. # 9489009000276350383356);  
Eric Donavan Cooley aka Edric D. Cooley, 724 Griggs Avenue, Fort Worth, TX 76103  
(Cert. # 9489009000276350383363);  
Eric Donavan Cooley aka Edric D. Cooley, 5000 Denton Hwy., Apt 245, Fort Worth, TX 76117  
(Cert. # 9489009000276350383370);  
Linda S. Stowers aka Linda Susan Stowers, 724 Griggs Avenue, Fort Worth, TX 76103  
(Cert. # 9489009000276350383387);  
Linda S. Stowers aka Linda Susan Stowers, 4003 Commanche Sunrise, San Antonio, TX 78244  
(Cert. # 9489009000276350383394);  
Jalena Gillespie, 724 Griggs Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276350383400)

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

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

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



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

Jaime Moreno, 3309 Orchard Street, Fort Worth, TX 76119 (Cert. # 9489009000276350383417);  
Jaime Moreno, 3309 Orchard Street, Forest Hill, TX 76119-6629 (Cert. # 9489009000276350383424);  
Jaime Moreno, 3101 South Cravens Road, Fort Worth, TX 76119 (Cert. # 9489009000276350383431);  
Lienholders: The State of Texas, Texas Workforce Commission, 101 E. 15<sup>th</sup> Street, RM 556, Austin, TX 78778  
(Cert. # 9489009000276350383448);  
Internal Revenue Service USA, PO Box 145595, Cincinnati, OH 45250-5595 (Cert. # 9489009000276350383455)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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**HS-22-74**                      **Property Address:** 2816 East 1<sup>st</sup> Street (Primary Structure and Accessory Structure)

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

**Legal Description:**        Lot 5, Block 3, RIVERSIDE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat rec. in Vol. 63 page 97 Plat Records, Tarrant County, Texas

**SKEY No.** 02465175    **Reference No(s).** 21-585537

**Owner(s) per Deed:**        Jeff Watson---D172139487

**Owner(s) per TAD:**        Jeff Watson Estate

**Mailing Address:**         2812 East 1<sup>st</sup> Street, Fort Worth, TX 76111

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

**Council District No.**      8

**CASE BACKGROUND:**

- Case Originated: **March 1, 2021.**
- This case was initiated by: **Officer Jones.**
- Fire Date: **February 26, 2021.**
- Notices: **3/2/2021, 3/16/2021, and 2/2/2022.**
- No active permits on file.
- Structures are **vacant and secure.**
- An heir was present at the **March 28, 2022** hearing when the Commission ordered **ninety (90) days** to repair or demolish the structures.
- The owner had until **June 26, 2022** to comply with the Order.
- An heir requested an amendment on **June 24, 2022.**
- An heir requested in writing an additional **ninety (90) days** to complete the repair or demolish the structures.
- A notice to appear at today's hearing was posted and mailed on **August 12, 2022.**
- **At this time, a new roof covering has been installed on the primary structure. In addition, the primary structure has been completely cleaned out with all debris and contents removed. There has been no progress with the accessory structure.**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

Jeff Watson, 2812 East 1<sup>st</sup> Street, Fort Worth, TX 76111 (Cert. # 9489009000276350385022);  
Jeff Watson aka Jeff Watson Jr. Estate, 2812 East 1st Street, Fort Worth, TX 76111  
(Cert. # 9489009000276350385039);  
Jeff Watson aka Jeff Watson Jr. Estate, 2804 East 1<sup>st</sup> Street, Fort Worth, TX 76111  
(Cert. # 9489009000276350385046);  
Debra Watson Barnes, 7529 Beckwood Drive, Fort Worth, TX 76112 (Cert. # 9489009000276350385053);  
Debra Watson Barnes, 2816 East 1<sup>st</sup> Street, Fort Worth, TX 76111 (Cert. # 9489009000276350385060);  
Donald Ray Watson, 112 Baurline, Fort Worth, TX 76111 (Cert. # 9489009000276350385077);  
Donald Ray Watson, 7529 Beckwood Drive, Fort Worth, TX 76112 (Cert. # 9489009000276350385084);  
Donald Ray Watson, 2816 East 1<sup>st</sup> Street, Fort Worth, TX 76111 (Cert. # 9489009000276350385091);  
Xavier Levant Watson Estate, 2816 E 1<sup>st</sup> Street, Fort Worth, TX 76111 (Cert. # 9489009000276350385107);  
Lienholder: City of Fort Worth, 100 Throckmorton Street, Suite 300, Fort Worth, TX 76102  
(Cert. # 9489009000276350385114)

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

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



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

Date: 6-24-22 BSC Case No. HS-22-74  
Date of Order: MARCH 28, 2022 Final Day to Comply with Order: JUNE 26, 2022  
Type of Order (circle one): ☐ CIVIL PENALTY ☐ ADMINISTRATIVE CIVIL PENALTY ☒ REPAIR / DEMOLISH  
Address of Property: 2816 E. 1<sup>st</sup> ST FT. TX 76111  
Owner / Lienholder / Mortgagee Name: DONALD R WATSON  
Owner / Lienholder / Mortgagee Phone Number: (817) 770-5647  
Owner / Lienholder / Mortgagee Mailing Address: 7529 Beckwood St Ft. W TX 76112

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: Aug 22, 2022

90 Days  
Justification for Request: Waiting For Funds

Donald R. Watson  
Signature

6-24-22  
Date

DONALD R. WATSON  
Printed Name

Address (including City/State/Zip)

Telephone Number

[Signature]  
E-Mail Address

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

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

ID Verified

**FOR OFFICE USE ONLY**

RECEIVED BY: [Signature]

RECEIVED DATE: 6/24/2022

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.



ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

March 28, 2022

Jeff Watson  
(Cert. # 9489009000276316092223)  
2812 East 1<sup>st</sup> Street  
Fort Worth, TX 76111

RE: 2816 East 1<sup>st</sup> Street (Primary Structure and Accessory Structure) aka Lot 5, Block 3, RIVERSIDE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat rec. in Vol. 63 page 97 Plat Records, Tarrant County, Texas, HS-22-74, Reference #21-585537, NEW CASE 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:

- Repair or demolish the structures within **ninety (90) days** of the effective date of the Order.
- **Last day to comply with the order is June 26, 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 June 26, 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 repairs or demolition of the structures are complete you **must** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Jeff Watson aka Jeff Watson Jr. Estate, 2812 East 1st Street, Fort Worth, TX 76111 (Cert. # 948900900027631608092230); Jeff Watson aka Jeff Watson Jr. Estate, 2804 East 1<sup>st</sup> Street, Fort Worth, TX 76111 (Cert. # 9489009000276316092247); Debra Watson Barnes, 7529 Beckwood Drive, Fort Worth, TX 76112 (Cert. # 9489009000276316092254); Debra Watson Barnes, 2816 East 1<sup>st</sup> Street, Fort Worth, TX 76111 (Cert. # 9489009000276316092261); Donald Ray Watson, 112 Baurline, Fort Worth, TX 76111 (Cert. # 9489009000276316092278); Donald Ray Watson, 7529 Beckwood Drive, Fort Worth, TX 76112 (Cert. # 9489009000276316092285); Donald Ray Watson, 2816 East 1<sup>st</sup> Street, Fort Worth, TX 76111 (Cert. # 9489009000276316092292); Xavier Levant Watson Estate, 2816 E 1<sup>st</sup> Street, Fort Worth, TX 76111 (Cert. # 9489009000276316092308);  
Lienholder: City of Fort Worth, 100 Throckmorton Street, Suite 300, Fort Worth, TX 76102 (Cert. # 9489009000276316092315)

*Order Cover Letter (Repair/demolish)*

**CODE COMPLIANCE DEPARTMENT**

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

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
CAUSE NO. HS-22-74**

**WHEREAS** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **March 28, 2022** regarding the structures present on **Lot 5, Block 3, RIVERSIDE ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat rec. in Vol. 63 page 97 Plat Records, Tarrant County, Texas, and more commonly known as **2816 East 1<sup>st</sup> Street (Primary Structure and Accessory Structure)** ("**Affected Property**") in Fort Worth, Texas; and

**WHEREAS** the Tarrant County Deed Records indicate that **Jeff Watson** is the recorded owner ("Owner") of the Affected Property; and

**WHEREAS** notice of the public hearing was mailed to the Owner **fourteen (14)** days prior to the date of the hearing; and

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

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

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

**WHEREAS** the Commission finds that the 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 structures and remove the debris described as **Lot 5, Block 3, RIVERSIDE ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat rec. in Vol. 63 page 97 Plat Records, Tarrant County, Texas, and more commonly known as **2816 East 1<sup>st</sup> Street (Primary Structure and Accessory 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 June 26, 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 structures, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **June 26, 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.

IF THE STRUCTURES ON THE AFFECTED PROPERTY ARE NOT REPAIRED IN CONFORMANCE TO THE CODES OF THE CITY OF FORT WORTH OR DEMOLISHED AND DEBRIS REMOVED IN THE TIME PRESCRIBED BY THIS ORDER, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER THE PROPERTY AND DEMOLISH THE STRUCTURES, WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY 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 5th day of April, 2022.

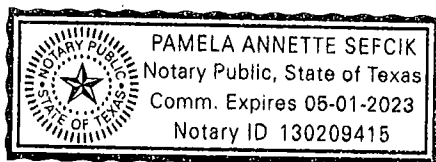
Paul Clark

Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

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



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

**AFTER RECORDING RETURN TO:**

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

Christie Quirk  
Approved by Legal as to form and legality

Deke  
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

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

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

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

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

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

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

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

**Council District No.**        9

**CASE BACKGROUND:**

- Case Originated: **August 15, 2019.**
- This case was initiated by: **Officer Jones.**
- Fire Date: **February 11, 2022.**
- Notices: **8/16/2019, 6/23/2020, 11/12/202, 2/14/2022, 3/18/2022, and 4/1/2022.**
- No active permits on file.
- Structure is **secured by a fence on the property.**
- An agent for the owner was present at the **May 23, 2022** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structures.
- The owner had until **June 22, 2022** to comply with the Order.
- An agent for the owner requested an amendment on **June 21, 2022.**
- An agent for the owner requested in writing an additional **thirty five (35) days** to repair or demolish the structure.
- A notice to appear at today's hearing was posted and mailed on **August 12, 2022.**
- **At this time, no progress has been made to repair or demolish the structure.**

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

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



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

---

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

JPMorgan Chase Bank, National Association, 5600 Granite Pkwy, Granite Park VII, Plano, TX 75024,  
(Cert. # 9489009000276350383462);  
JPMorgan Chase Bank, National Association c/o Mason Martinez, 4 New York Plaza, Floor 22, New York, NY  
10004 (Cert. # 9489009000276350383479);  
McCarthy Holthus c/o Joyce Nwachukwu, 1255 W 15<sup>th</sup> Street #1060, Plano, TX 75075  
(Cert. # 9489009000276350383486);  
PennyMac Loan Services c/o Ramona Ladwig, 3043 Townsgate Road, Suite 200, Westlake, CA 91361  
(Cert. # 9489009000276350383493);  
PennyMac Loan Services c/o Ramona Ladwig, 1255 W. 15<sup>th</sup> Street, Suite 1060, Plano, TX 75075  
(Cert. # 9489009000276350383509)

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

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

**From:** [Ramona Ladwig](#)  
**To:** [Sefcik, Pamela Annette](#)  
**Cc:** [Noor Salahuddin](#); [txidscm](#)  
**Subject:** Continuance request re Property Address:1029 Barclay Ave., Fort Worth, TX 76111; TX-22-80529-NL  
**Date:** Wednesday, August 17, 2022 9:35:09 AM  
**Attachments:** [image001.png](#)  
[Court Correspondence Correspondence \(815202255329PM\).pdf](#)

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

Good morning Pamela,

As instructed in your prior email, we write this email to request a continuance of the August 22, 2022, 9:30 a.m. BSC meeting. The information you requested is below.

Who we are in reference to JP Morgan Chase Bank

We are attorneys for JP Morgan Chase Bank in regards to all matters related to the Property. Specifically, I, Ramona Ladwig, am the Litigation Attorney representing J.P. Morgan Chase Bank, the Defendant in this matter.

The month you would like the case continued to (hearing are once a month next hearing date is September 26, 2022), and the reason for seeking to move the case you have requested.

We thank you for your time and the detailed information you provided in your last email. Despite our efforts to follow up on the next hearing date, we did not receive the notice until yesterday, August 16, and were unaware that the next hearing would be scheduled within a week, for August 22, 2022. Our apologies for misunderstanding this.

We would like the case continued to the next hearing date, September 26, 2022.

We would like to request a continuance of the hearing currently scheduled for August 22 to have sufficient time to gather the most current and updated evidentiary documents and establish contact and speak with the client. I have also had recent ACL repair knee surgery, requiring me to wear a knee brace, which will make driving to attend the hearing in person very difficult. By September 26, this impediment will be removed, and I will be in better condition to mobilize and drive to attend the hearing in person.

I thank you for your time and consideration in assisting us in this matter. Please let me know if you have any questions. Have a great day!

Thank you,



Ramona V. Ladwig | Senior Litigation Associate | Licensed in TX, FL, and NY  
McCarthy ♦ Holthus, LLP  
1255 W 15th St Ste 1060, Plano, TX 75075  
214.291.3781 (main) | 214.984.7551 (cell)  
[rladwig@mccarthyholthus.com](mailto:rladwig@mccarthyholthus.com)  
<http://www.mccarthyholthus.com>

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Offices in: AR | AZ | CA | CO | ID | NV | NM | OR | TX | WA

Should escalation be required, please contact: Cole Patton at [cpatton@mccarthyholthus.com](mailto:cpatton@mccarthyholthus.com).

Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose. The information contained herein may be privileged and protected by the attorney/client and/or other privilege. It is confidential in nature and intended for use by the intended addressee only. If you are not the intended recipient, you are hereby expressly prohibited from dissemination distribution, copy or any use whatsoever of this transmission and its contents. If you receive this transmission in error, please reply or call the sender and arrangements will be made to retrieve the originals from you at no charge.



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

Date: 6/21/2022 BSC Case No. HS-22-103

Date of Order: 5/23/2022 Final Day to Comply with Order: 6/22/2022

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

Address of Property: 1029 Barclay Ave., Fort Worth, Texas, 76111

Owner / Lienholder / Mortgagee Name: PennyMac Loan Services, LLC

Owner / Lienholder / Mortgagee Phone Number: (800) 777-4001

Owner / Lienholder / Mortgagee Mailing Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 35 Days

Justification for Request: We have finally been successful in completing the eviction as of 6/7/2022. We are currently working to obtain a fire report to open a fire claim and we have bids submitted to our investor to review for the debris. We are aware we have until the 22nd but you may file an appeal for us to buy us more time so that we may work to make these repairs. We are for sure working to have the debris removed as soon as possible.

/s/Ramona Ladwig

Signature

6/20/2022

Date

Ramona Ladwig

Printed Name

1255 W. 15<sup>th</sup> St, Suite 1060, Plano, TX 75075

Address (including City/State/Zip)

214.291.3800

Telephone Number

rladwig@mccarthyholthus.com

E-Mail Address

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

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

ID VERIFIED

**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: 6/21/2022



*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

May 23, 2022

*Certified/Return Receipt Requested*

JPMorgan Chase Bank, National Association  
(Cert. # 9489009000276316105053)  
5600 Granite Pkwy, Granite Park VII  
Plano, TX 75024

RE: 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, HS-22-103, Reference # 18-475262, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **May 23, 2022** 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 June 22, 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 **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 June 22, 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: JPMorgan Chase Bank, National Association c/o Mason Martinez, 4 New York Plaza, Floor 22, New York, NY 10004 (Cert. # 9489009000276316105060); McCarthy Holthus c/o Joyce Nwachukwu, 1255 W 15<sup>th</sup> Street #1060, Plano, TX 75075 (Cert. # 9489009000276316105077)

**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-22-103**

**WHEREAS** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **May 23, 2022** regarding the structure present on **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,** and more commonly known as **1029 Barclay Avenue (Accessory Structure Only) ("Affected Property")** in Fort Worth, Texas; and

**WHEREAS** the Tarrant County Deed Records indicate that **JPMorgan Chase Bank, National Association** is the recorded owner ("Owner") of the Affected Property; and

**WHEREAS** notice of the public hearing was mailed to the Owner **fourteen (14)** 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 **thirty (30)** 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 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,** and more commonly known as **1029 Barclay Avenue (Accessory Structure Only) ("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. 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 June 22, 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.

Substandard/Hazardous

**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 **June 22, 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.

**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 26th day of May, 2022.

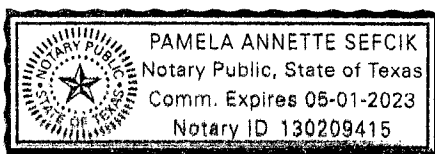


Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

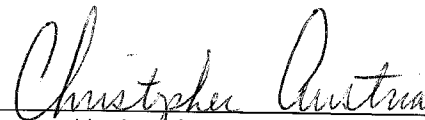
This instrument was acknowledged before me on this the 26th day of May, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



  
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: AUGUST 22, 2022**

---

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

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

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

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

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

**Owner(s) per TAD:**              Apolonio Tabullo

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

**Agenda Category:**              Amendment Case                      **Code Compliance Officer:** Andrea Alexander  
Residential

**Council District No.**    9

**CASE BACKGROUND:**

- Case Originated: **January 31, 2022.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **January 30, 2022.**
- Notices: **3/17/2022.**
- No active permits on file.
- Structures are **vacant and secure.**
- The owner was not present at the **May 23, 2022** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structures.
- The owner had until **June 22, 2022** to comply with the Order.
- The owner requested an amendment on **June 13, 2022.**
- The owner requested in writing to have an extension to August 26, 2022 and wrote that he is selling the property, but as today's hearing is August 22, 2022, he may request a different time frame at today's hearing.
- Along with the amendment request, the owner submitted a typed letter that the interpreter will translate into record as evidence.
- A notice to appear at today's hearing was posted and mailed on **August 12, 2022.**
- **At this time, no progress has been made to repair or demolish the primary structure and 2 accessory structures.**

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

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



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

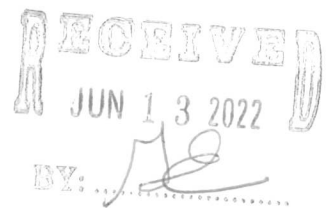
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**NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERIFIED AND REGULAR MAIL TO:**

Apolonio Tabullo, 101 East Mason Street, Fort Worth, TX 76110-6339 (Cert. # 9489009000276350385162);  
Apolonio Tabullo, 2413 Clinton Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276350385138);  
Apolonio Tabullo, 1516 Hamsted Street, Fort Worth, TX 76115 (Cert. # 9489009000276350385145);  
Apolonio Tabullo, 1711 Kay Court, Sleepy Hollow, IL 60118 (Cert. # 9489009000276350385152);  
Lienholder: CACH LLC, 4340 Monaco Street, 3<sup>rd</sup> Floor, Denver, CO 80237 (Cert. # 9489009000276350385169)

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

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



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

Date: 06-13-2022 - 2022 BSC Case No. HS-22-106  
Date of Order: 5/23/22 Final Day to Comply with Order: 6/22/22  
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH  
Address of Property: 101 E Mazon St Fort Worth Tx  
Owner / Lienholder / Mortgagee Name: Apolonio Tabullo  
Owner / Lienholder / Mortgagee Phone Number: (224) 587 2832  
Owner / Lienholder / Mortgagee Mailing Address: 1711 Kay Ct Sleepy Hollow IL  
60118

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

August 26, 2022 60 DAYS EST?

Justification for Request: Selling property

Signature \_\_\_\_\_ Date 06-08-2022  
Printed Name Apolonio Tabullo Address (including City/State/Zip) 1711 Kay Ct Sleepy Hollow IL 60118  
Telephone Number 224-587-2832 E-Mail Address rocio.tabullo@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 ID VERIFIED  
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: 6/13/22

Hola buenos días, esta carta va dirigida a quien corresponda.

Mi nombre es Apolonio Tabullo, soy el dueño de 101 E Mazon St. Fort Worth TX.

Primero quiero pedir una disculpa tanto a el personal de seguridad como a toda la comunidad, especialmente a mis vecinos por los daños de una u otra forma

ocasionados y el mal aspecto que ha dado mi propiedad. Se ha comenzado ya a remover toda clase de basura o artículos que no deven estar en la propiedad, dando

así un mejor aspecto, al igual las personas que habitaban ahí han sido desalojadas

una vez más gracias a el oficial que nos hizo el favor de pedir que desalojaran el

lugar. Mi intencion es vender mi propiedad y les pido de la manera más atenta y

cordial hasta Agosto 26, 2022 para poder efectuar la venta. Mientras tanto yo

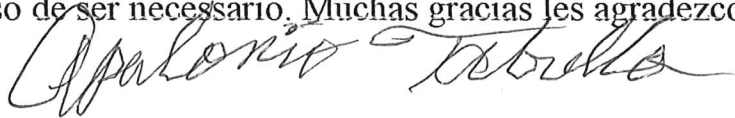
continuaré intentando de mantener limpio y ordenado como lo manda la ley ya que

es mi obligacion y responsabilidad.

El número de telefono que me puede contactar es 224-587-2832 por cualquier

pregunta en caso de ser necesario. Muchas gracias les agradezco su comprension

y amabilidad.

A handwritten signature in cursive script, appearing to read 'Apolonio Tabullo', written in dark ink over the printed name.



*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**ORDER OF THE BUILDING STANDARDS COMMISSION**

*Certified/Return Receipt Requested*

May 23, 2022

Apolonio Tabullo  
(Cert. # 9489009000276316105299)  
101 East Mason Street  
Fort Worth, TX 76110-6339

RE: 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, HS-22-106, Reference # 21-606973, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **May 23, 2022** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structures within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the order is June 22, 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 **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 June 22, 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 repairs or demolition of the structures are complete you **must** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Apolonio Tabullo, 2413 Clinton Avenue, Fort Worth, TX 76164 (Cert. # 94890090002763161052305; Apolonio Tabullo, 1516 Hamsted Street, Fort Worth, TX 76115 (Cert. # 9489009000276316105312);  
Lienholder: CACH LLC, 4340 Monaco Street, 3<sup>rd</sup> Floor, Denver, CO 80237 (Cert. # 9489009000276316105329)

Substandard/Hazardous

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
CAUSE NO. HS-22-106**

**WHEREAS** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **May 23, 2022** regarding the structures present on **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**, and more commonly known as **101 East Mason Street (Primary Structure and 2 Accessory Structures) ("Affected Property") in Fort Worth, Texas**; and

**WHEREAS** the Tarrant County Deed Records indicate that **Apolonio Tabullo** is the recorded owner (Owner") of the Affected Property; and

**WHEREAS** notice of the public hearing was mailed to the Owner **fourteen (14)** days prior to the date of the hearing; and

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

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

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

**WHEREAS** the Commission finds that the Owner 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 Owner to complete the work;

**NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS** that the Owner repair or demolish the structures and remove the debris described as **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**, and more commonly known as **101 East Mason Street (Primary Structure and 2 Accessory Structures) ("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. 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 June 22, 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.

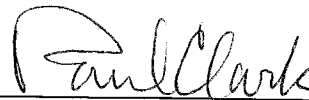
**YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT** to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structures, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **June 22, 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.

Substandard/Hazardous

IF THE STRUCTURES ON THE AFFECTED PROPERTY ARE NOT REPAIRED IN CONFORMANCE TO THE CODES OF THE CITY OF FORT WORTH OR DEMOLISHED AND DEBRIS REMOVED IN THE TIME PRESCRIBED BY THIS ORDER, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER THE PROPERTY AND DEMOLISH THE STRUCTURES, WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY 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 26th day of May, 2022.

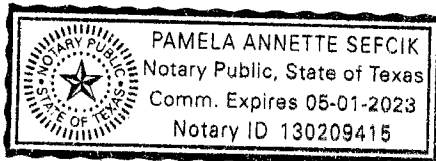



Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

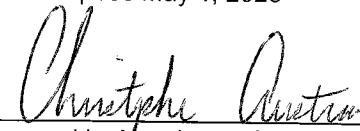
This instrument was acknowledged before me on this the 26th day of May, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

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: AUGUST 22, 2022**

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

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

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

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

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

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

**Mailing Address:**            1105 Pavillion Street, Fort Worth, TX 76102

**Agenda Category:**        Amendment Case                      **Code Compliance Officer:** Alma Molina  
Residential

**Council District No.**        9

**CASE BACKGROUND:**

- Case Originated: **October 23, 2021.**
- This case was initiated by: **Molina.**
- Notices: **10/25/2021 and 4/19/2022.**
- Active permits on file: **PB22-09567-Remodel Roof-Adding plywood and replacing shingles.**
- Structure is **vacant and secure.**
- An heir was present at the **May 23, 2022** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structures.
- The owner had until **June 22, 2022** to comply with the Order.
- An heir requested an amendment on **June 21, 2022.**
- An heir requested in writing an additional **one (1) year** to complete the repairs/demolish.
- At the time the heir filed the amendment she requested in writing an additional one (1) year to repair or demolish the structure.
- The Executive Secretary explained the amount of time that could be granted by the Commission would be ninety (90) days without an action plan, and one hundred eighty (180) days with an action plan. The Executive Secretary further explained what an action plan was, and what items needed to be included in that plan.
- The heir stated that she would have an action plan, and may adjust her request for time at today's hearing.
- Notes from Development Service Inspector Sam Caricato:
  - Owner of the home has a letter from a structural engineer for the repairs needed to replace the roof.
  - A permit will be needed for the framing and rafter repairs.
  - The house will not be completed to a point of livability at the completion of the work inspector.
  - The structure is rotted and falling down and will need more than the roof replaced to bring it back into a livable standard.
  - Sam Caricato needs a letter from the structural engineer to address repairs if the house is not to be torn down.
- A notice to appear at today's hearing was posted and mailed on **August 12, 2022.**
- **At this time, no major progress has been made other than the structure being cleaned out, and the removal of a chain that was used as support was replaced it with a wood post.**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION**  
**CASE BACKGROUND AND EVIDENCE**  
**HEARING DATE: AUGUST 22, 2022**

---

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

Minnie H. Elizondo, 1105 Pavillion Street, Fort Worth, TX 76102 (Cert. # 9489009000276350385268);  
Minnie H. Elizondo Estate, 1105 Pavillion Street, Fort Worth, TX 76102 (Cert. # 9489009000276350385275);  
Minnie H. Elizondo c/o Victoria Martinez, 2224 Loving Avenue, Fort Worth, TX 76164  
(Cert. # 9489009000276350385282);  
Minnie H. Elizondo Estate for Richard H. Garcia, 117 East Drew Street, Fort Worth, TX 76110  
(Cert. # 9489009000276350385299);  
Minnie H. Elizondo Estate for Antonio Elizondo Jr., 1105 Pavillion Street, Fort Worth, TX 76102  
(Cert. # 9489009000276350385305);  
Minnie H. Elizondo Estate for Edward Elizondo, 1818 Lipscomb Avenue, Fort Worth, TX 76110  
(Cert. # 9489009000276350385312);  
Minnie H. Elizondo Estate for Ramona Lucille Menchaca, 5301 Topper Drive, North Richland Hills, TX 76180  
(Cert. # 9489009000276350385329);  
Minnie H. Elizondo Estate for Betty Elizondo Moreno, 2895 E Charleston Blvd, Apt 104, Las Vegas, NV 89104  
(Cert. # 9489009000276350385336);  
Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate, 117 East Drew Street, Fort Worth, TX 76110  
(Cert. # 9489009000276350385343);  
Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate c/o Angela S. Herrera, 6121 Avery Drive, Apt.  
5211, Fort Worth, TX 76132 (Cert. # 9489009000276350385350);  
Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate c/o Guadalupe Garcia Estate, 117 East Drew  
Street, Fort Worth, TX 76110 (Cert. # 9489009000276350385367);  
Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate c/o Guadalupe Garcia Estate Attn: Michael Leyva,  
9900 Westpark Drive, Benbrook, TX 76126 (Cert. # 9489009000276350385374);  
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate, 554 S. Summit Avenue, Apt 116,  
Fort Worth, TX 76104 (Cert. # 9489009000276350385381);  
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate, 3600 Angle Avenue, Fort Worth,  
TX 76106 (Cert. # 9489009000276350385398);  
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Domingo Avila, 5409 Bonnell  
Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276350385404);  
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Domingo Avila, 1350 South 3<sup>rd</sup>  
Street, Slaton, TX 79366 (Cert. # 9489009000276350385411);  
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Ernesto Avila, 1240 W. Shaw  
Street, Fort Worth, TX 76110 (Cert. # 9489009000276350385428);  
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Ernesto Avila, 2512 Purselley  
Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276350385435);  
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Ernesto Avila, 2333 Glencrest  
Drive, Fort Worth, TX 76119 (Cert. # 9489009000276350385442);  
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Rosalynd Avila aka Rosa  
Linda Avila, 3307 North Terry Street, Fort Worth, TX 76106 (Cert. # 9489009000276350385459);  
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Rosalynd Avila aka Rosa  
Linda Avila, 2424 NW 22<sup>nd</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276350385466);  
Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Rosalynd Avila aka Rosa  
Linda Avila, 3500 Avenue D, Fort Worth, TX 76105 (Cert. # 9489009000276350385473)

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

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





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

Date: 6/21/2022

BSC Case No. 21-606376 <sup>HB.22.109</sup>

Date of Order: 5-23-2022

Final Day to Comply with Order: 6-22-2022

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

Address of Property: 1105 Pavilion St. Fort Worth, TX 76102

Owner / Lienholder / Mortgagee Name: [Signature]

Owner / Lienholder / Mortgagee Phone Number: ( [Signature] )

Owner / Lienholder / Mortgagee Mailing Address: [Signature]

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 9

least a year due to permits, inspections, etc.

Justification for Request: Due to inspections, permits, structural engineering letter, rain, work was delayed.

Victoria E. Martinez

Signature

Victoria E. Martinez

Printed Name

817-913-70-31

Telephone Number

Date

2224 Loving Ave Ft. Worth, TX 76164

Address (including City/State/Zip)

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** <sup>ID</sup>

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: [Signature]

RECEIVED DATE: 6/21/2022

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK



ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

May 23, 2022

Minnie H. Elizondo  
(Cert. # 9489009000276316105435)  
1105 Pavillion Street  
Fort Worth, TX 76102

RE: 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, HS-22-109, Reference # 21-606376, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **May 23, 2022** 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 June 22, 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 **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 June 22, 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: Minnie H. Elizondo Estate, 1105 Pavillion Street, Fort Worth, TX 76102 (Cert. # 9489009000276316105442); Minnie H. Elizondo c/o Victoria Martinez, 2224 Loving Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276316105459); Minnie H. Elizondo Estate for Richard H. Garcia, 117 East Drew Street, Fort Worth, TX 76110 (Cert. # 9489009000276316105473); Minnie H. Elizondo Estate for Antonio Elizondo Jr., 1105 Pavillion Street, Fort Worth, TX 76102 (Cert. # 9489009000276316105480); Minnie H. Elizondo Estate for Edward Elizondo, 1818 Lipscomb Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276316105497); Minnie H. Elizondo Estate for Ramona Lucille Menchaca, 5301 Topper Drive, North Richland Hills, TX 76180 (Cert. # 9489009000276316105503); Minnie H. Elizondo Estate for Betty Elizondo Moreno, 2895 E Charleston Blvd, Apt 104, Las Vegas, NV 89104 (Cert. # 94890090002763161085140); Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate, 117 East Drew Street, Fort Worth, TX 76110 (Cert. # 9489009000276316085157); Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate c/o Angela S. Herrera, 6121 Avery Drive, Apt. 5211, Fort Worth, TX 76132 (Cert. # 9489009000276316085164); Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate c/o Guadalupe Garcia Estate, 117 East Drew Street, Fort Worth, TX 76110 (Cert. # 9489009000276316085171); Minnie H. Elizondo Estate for Sabino H. Garcia Jr. Estate c/o Guadalupe Garcia Estate Attn: Michael Leyva, 9900 Westpark Drive, Benbrook, TX 76126 (Cert. # 9489009000276316085188); Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate, 554 S. Summit Avenue, Apt 116, Fort Worth, TX 76104 (Cert. # 9489009000276316085195); Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate, 3600 Angle Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276316085201); Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Domingo Avila, 5409 Bonnell Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276316085218); Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Domingo Avila, 1350 South 3<sup>rd</sup> Street, Slaton, TX 79366 (Cert. # 9489009000276316085225); Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Ernesto Avila, 1240 W. Shaw Street, Fort Worth, TX 76110 (Cert. # 9489009000276316085232); Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Ernesto Avila, 2512 Purselley Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276316085249); Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Ernesto Avila, 2333 Glencrest Drive, Fort Worth, TX 76119 (Cert. # 9489009000276316085256); Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Rosalyn Avila aka Rosa Linda Avila, 3307 North Terry Street, Fort Worth, TX 76106 (Cert. # 9489009000276316085263); Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Rosalyn Avila aka Rosa Linda Avila, 2424 NW 22<sup>nd</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276316085270); Minnie H. Elizondo Estate for Gloria Linda Elizondo Hernandez Estate c/o Rosalyn Avila aka Rosa Linda Avila, 3500 Avenue D, Fort Worth, TX 76105 (Cert. # 9489009000276316085287)

**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-22-109**

**WHEREAS** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **May 23, 2022** regarding the structure present on **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, and more commonly known as 1105 Pavillion Street (Primary Structure) ("Affected Property") in Fort Worth, Texas; and**

**WHEREAS** the Tarrant County Deed Records indicate that **Minnie H. Elizondo** is the recorded owner ("Owner") of the Affected Property; and

**WHEREAS** notice of the public hearing was mailed to the Owner **fourteen (14)** 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 **thirty (30)** 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 **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, and more commonly known as 1105 Pavillion Street (Primary Structure) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **thirty (30)** days of the effective date of this Order. 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 June 22, 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 **June 22, 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.

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 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.

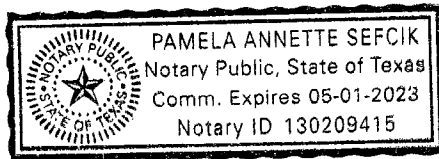
SIGNED this the 26th day of May, 2022.

Paul Clark  
Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

This instrument was acknowledged before me on this the 26th day of May, 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

Christophe Austin  
Approved by Legal as to form and legality

Paul  
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

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

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

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

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

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

**Owner(s) per TAD:**        DFW Devs LLC

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

**Agenda Category:**        Amendment Case                      **Code Compliance Officer:** Andrea Alexander  
Residential

**Council District No.**        9

**CASE BACKGROUND:**

- Case Originated: **November 12, 2021.**
- This case was initiated by: **Officer Jenkins.**
- Fire Date: **November 12, 2021.**
- Notices: **11/12/2021, 12/21/2021, and 4/19/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- The owner was present at the **May 23, 2022** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owner had until **June 22, 2022** to comply with the Order.
- The owner requested an amendment on **June 24, 2022.**
- The owner requested in writing an additional **one hundred eighty (180) days** to complete the repairs/demolish.
- At the time the owner filed the amendment, the Executive Secretary explained the amount of time to that could be granted by the Commission would be ninety (90) days without an action plan, and one hundred eighty (180) days with an action plan. The Executive Secretary further explained what an action plan was, and what items needed to be included. The owner stated he would have an action plan at today's hearing.
- A notice to appear at today's hearing was posted and mailed on **August 12, 2022.**
- **At this time, the interior of the structure has been gutted.**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

---

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

DFW Devs LLC, 2625 Frazier Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276350385176);  
DFW Devs LLC c/o Agent-Alfredo Goytia, 2625 Frazier Avenue, Fort Worth, TX 76110  
(Cert. # 9489009000276350385183);  
DFW Devs LLC c/o Agent-Alfredo Goytia, 3108 8<sup>th</sup> Avenue, Fort Worth, TX 76110  
(Cert. # 9489009000276350385190);  
DFW Devs LLC c/o Agent-Alfredo Goytia, 424 Cumberland Court, Arlington, TX 76014  
(Cert. # 9489009000276350385206);  
DFW Devs LLC c/o Agent-Alfredo Goytia, 4104 Alava Drive, Fort Worth, TX 76110, Fort Worth,  
TX 76133 (Cert. # 9489009000276350385213);  
Alfredo Goytia, 2600 8<sup>th</sup> Avenue #11220, Fort Worth, TX 76110, Fort Worth, TX 76133  
(Cert. # 9489009000276350385220);  
DFW Devs LLC, 3108 8<sup>th</sup> Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276350385237);  
Lienholder: Ugo Nduaguba c/o Trustee-Martin A. Garcia, 3203 Mulberry Hill Drive, Coppell, TX 75019  
(Cert. # 9489009000276350385244);  
Ugo Nduaguba c/o Trustee-Martin A. Garcia, 3108 West 6<sup>th</sup> Street, Suite 202, Fort Worth, TX 76107  
(Cert. # 9489009000276350385251)

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

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



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

Date: 06/22/2022 BSC Case No. HS-22-111

Date of Order: 05/23/2022 Final Day to Comply with Order: 06/22/2022

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

Address of Property: 3301 8th Ave, Fort Worth, TX 76110

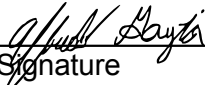
**Owne** / Lienholder / Mortgagee Name: Alfredo Goytia / DFW DEVS LLC

**Owne** / Lienholder / Mortgagee Phone Number: (            ) 817-298-8924

**Owne** / Lienholder / Mortgagee Mailing Address: 2600 8th Ave, #11220, Fort Worth, TX 76110

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 180 days

Justification for Request: We have secured financing for the repair. We have also completed demolition and will submit permits first week in July. We will submit the detailed work scheduled at our hearing with the scope of work line items and their estimated completion dates.

  
Signature

Alfredo Goytia  
Printed Name

817-298-8924  
Telephone Number

06/22/2022  
Date

3801 W 6th St, #106, Fort Worth, TX 76107  
Address (including City/State/Zip)

fredo@dfwdevs.com  
E-Mail Address

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

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

ID verified

**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: 6/22/2022



Mary Louise Nicholson  
MARY LOUISE NICHOLSON  
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

May 23, 2022

DFW Devs LLC  
(Cert. # 9489009000276316085348)  
2625 Frazier Avenue  
Fort Worth, TX 76110

RE: 3301 8<sup>th</sup> 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, HS-22-111, Reference # 21-607941, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **May 23, 2022** 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 June 22, 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 **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 June 22, 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: DFW Devs LLC c/o Agent-Alfredo Goytia, 2625 Frazier Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276316085355); DFW Devs LLC c/o Agent-Alfredo Goytia, 3108 8<sup>th</sup> Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276316085362); DFW Devs LLC c/o Agent-Alfredo Goytia, 424 Cumberland Court, Arlington, TX 76014 (Cert. # 9489009000276316085379); DFW Devs LLC c/o Agent-Alfredo Goytia, 4104 Alava Drive, Fort Worth, TX 76110, Fort Worth, TX 76133 (Cert. # 9489009000276316085386); Alfredo Goytia, 2600 8<sup>th</sup> Avenue #11220, Fort Worth, TX 76110, Fort Worth, TX 76133 (Cert. # 9489009000276315367889); DFW Devs LLC, 3108 8<sup>th</sup> Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276316085393); Lienholder: Ugo Nduaguba c/o Trustee-Martin A. Garcia, 3203 Mulberry Hill Drive, Coppell, TX 75019 (Cert. # 9489009000276316085409); Ugo Nduaguba c/o Trustee-Martin A. Garcia, 3108 West 6<sup>th</sup> Street, Suite 202, Fort Worth, TX 76107 (Cert. # 9489009000276316085416)

**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-22-111**

**WHEREAS** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **May 23, 2022** regarding the structure present on **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, and more commonly known as 3301 8<sup>th</sup> Avenue (Primary Structure) ("Affected Property") in Fort Worth, Texas;** and

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

**WHEREAS** notice of the public hearing was mailed to the Owner **fourteen (14)** 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 **thirty (30)** 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 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, and more commonly known as 3301 8<sup>th</sup> 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. 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 June 22, 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 **June 22, 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.

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 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 26th day of May, 2022.

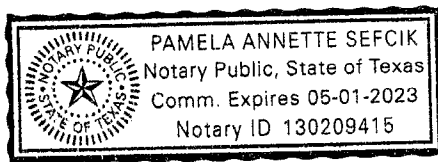


Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

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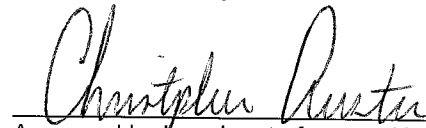
This instrument was acknowledged before me on this the 26th day of May, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



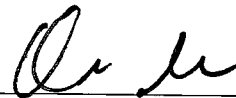

Pamela Annette Sefcik, Notary Public, State of Texas #130209415  
My Commission Expires May 1, 2023

**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: AUGUST 22, 2022**

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

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

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

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

**Owner(s) per TAD:**        Dana L. Meeks

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

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

**Council District No.**        5

**CASE BACKGROUND:**

- This case was identified on **December 18, 2021** and was **citizen** initiated.
- The owner was present at the **May 23, 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 owner had until **June 22, 2022** to comply with the Order.
- The owner requested an amendment on **June 21, 2022**.
- The owner requested in writing an additional **thirty (30) days** to abate the nuisance and a reduction or removal of the **\$4,500.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **August 12, 2022**.
- **At this time, 80% of the nuisance has been abated.**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: AUGUST 22, 2022**

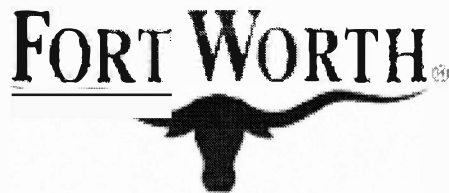
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**NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERIFIED AND REGULAR MAIL TO:**

Dana L.Meeks, 6933 Fallbrook Court, Fort Worth, TX 76120-1302 (Cert. # 9489009000276350385015);  
Lienholder: American Airlines Federal Credit Union c/o Sean Gaven, PO Box 619001, MD 2100,  
DFW Airport, Dallas, TX 75261 (Cert. #9489009000276350385503)

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

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



FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

Date: June 21, 2022 BSC Case No. ACP-22-115

Date of Order: May 23, 2022 Final Day to Comply with Order: June 22, 2022

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

Address of Property: 6933 Fallbrook Court, Fort Worth, Texas 76120

Owner / Lienholder / Mortgagee Name: Dana L Meeks

Owner / Lienholder / Mortgagee Phone Number: ( 817 ) 975-6439

Owner / Lienholder / Mortgagee Mailing Address: 6933 Fallbrook Court, Fort Worth Texas, 76120-1302

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

30 days additional time. Additionally I request that the assessed penalty be abated.

Justification for Request: The excessive heat has prevented being able to work the time needed to remove the items and debris.

The property is currently 98% cleaned, but the rented dumpster is still located in the driveway. The dumpster company should be able to remove it in the next few days. Any remaining items & debris is being taken to the city dump.

Dana L Meeks  
Signature

June 21, 2022  
Date

Dana L. Meeks  
Printed Name

6933 Fallbrook Court, Fort Worth, Texas, 76120  
Address (including City/State/Zip)

817.975.6439  
Telephone Number

hubbard\_meeks@sbcglobal.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 id verified  
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  
6/21/2022  
By: 044  
RECEIVED DATE: \_\_\_\_\_

Revised October 2018



*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

May 23, 2022

Dana L. Meeks  
(Cert. # 9489009000276316085478)  
6933 Fallbrook Court  
Fort Worth, TX 76120-1302

RE: 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, ACP-22-115, Reference #21-610453, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **May 23, 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 June 22, 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 June 22, 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: Lienholder: American Airlines Federal Credit Union c/o Sean Gaven, PO Box 619001, MD 2100, DFW Airport, Dallas, TX 75261 (Cert. #9489009000276316085485)

**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-22-115**

On **May 23, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **6933 Fallbrook Court, Fort Worth, Texas** ("Affected Property").

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

- (1). **Dana L. Meeks** 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, 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 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 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**, and located on property more commonly known as **6933 Fallbrook Court, 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 June 22, 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.

## Administrative Civil Penalty

**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 **June 22, 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 26th day of May, 2022.

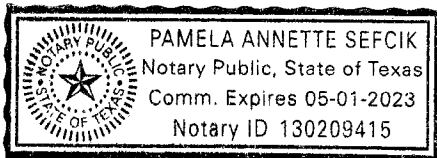


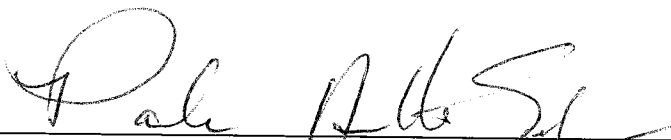
Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

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§

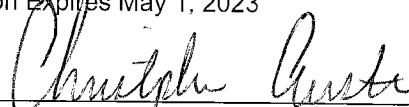
This instrument was acknowledged before me on this the 26th day of May, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



  
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