AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, SEPTEMBER 26, 2022
CITY COUNCIL CONFERENCE ROOM 2020, 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 August 22, 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, SEPTEMBER 26, 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 AUGUST 22, 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-22-179 (CD 8)** 3405 Avenue G Drive (Primary Structure) aka LOT 11, BLOCK 25, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: N2Deep, Inc., Retirement Trust c/o Trustee-Jack Hodge. Lienholder(s): None.

b. **HS-22-181 (CD2)** 2408 Columbus Avenue (Primary Structure) aka Lot 17, Block 14, ROSEN HEIGHTS FIRST FILING ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 106, Page 56, Deed Records, Tarrant County, Texas. Owner(s): Samuel L. James and wife, June R. James. Lienholder: City of Fort Worth.

c. **HS-22-182 (CD 8)** 155 Altamesa Blvd. (Primary Structure) aka LOT 8, BLOCK D, HIGHLAND TERRACE AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-8, PAGE 87, PLAT RECORDS TARRANT COUNTY, TEXAS. Owner: Sharon B. Walker. Lienholder: Neighborhood Housing Services of America, Inc.

X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

a. **ACP-22-170 (CD 8)** 2716 Bideker Avenue aka being Block 6, Lot A, Wesleyan Hills, Tarrant County, Texas; also know as 2716 Bideker Avenue, Fort Worth, Texas, aka Lot “A” in Block 6, Revision of Lots 4 to 7 inclusive, Block 5, and Lots 1 to 5 inclusive, Block 6, WESLEYAN HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat thereof recorded in Volume 1962, Page 517, Deed Records of Tarrant County, Texas. Owner: Matthew Luckey. Lienholder(s): None.

b. **ACP-22-183 (CD 3)** 5333 Carver Drive aka Lot 2, Block 12 of HARLEM HILLS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 122, Plat Records, Tarrant County, Texas. Owner(s): Donald A. Jennings and Linda N. Conner. Lienholder: Countrywide Bank, FSB.

c. **ACP-22-184 (CD 8)** 120 Blevins Street aka Situated in Tarrant County, Texas and being: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner(s): Aurelio Napo Escalante and wife, Joann Votion Escalante. Lienholder(s): None.

d. **ACP-22-185 (CD 8)** 816 South Hughes Avenue aka LOT A of a revision of LOT 2, BLOCK 11, MURRAY HILL ADDITION to the City of Fort Worth, Tarrant County, Texas, according to revised plat recorded in Volume 388-F, Page 285, Plat Records, Tarrant County, Texas. Owner: De Tan Nguyen. Lienholder(s): None.

e. **ACP-22-186 (CD 5)** 5321 Old Handley Road aka Lot 18, MILNER-COOKE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat filed in Book 532, Page 167, Deed Records, Tarrant County, Texas; and Lot 19-A of a Revision of Lot 19, MILNER-COOKE ADDITION to the City of Fort Worth; Tarrant County, Texas, according to Plat recorded in Volume 388-15, Page 297, Deed Records, Tarrant County, Texas. Owner: Alma Castoreno. Lienholder(s): None.

f. **ACP-22-187 (CD 5)** 1800 Stalcup Road aka Lot 16, Block 5, HOLLYWOOD HILLS REVISED SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-C, Page 45, Deed Records, Tarrant County, Texas. Owner: Leonard Davis. Lienholder(s): None.

g. **ACP-22-188 (CD 5)** 3004 Avenue J aka LOT 5, BLOCK 84, POLYTECHNIC HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Raul Chamarro Areola. Lienholder(s): Favian Ocegueda and Panacea Fund I.

XI. ADMINISTRATIVE CIVIL PENALTY CASES COMMERCIAL

a. **ACP-22-189 (CD 2)** 3519 Decatur Avenue aka LOT 2-R-A, Block 35, FOSTEPCO HEIGHTS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Cabinet B, Slide 1524, Deed Records of Tarrant County, Texas. Owner: Florentino Castrellon. Lienholder(s): None.

b. **ACP-22-190 (CD 5)** 5312 East Rosedale Street aka A portion of Lot A in Block 2R of, Rosedale Plaza Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-44, Page 48 of the Plat records of Tarrant County, Texas, with the street address of 5312 East Rosedale, Fort Worth, Texas. Owner: 5386 Rock School LLC. Lienholder(s): Jeffrey Oetman and Carrie Oetman, and City of Fort Worth.

XII. AMENDMENT CASES RESIDENTIAL

a. **HS-22-127 (CD 8)** 1100 East Jessamine Street (Primary Structure) aka Lot 12, Block 33, of SOUTHLAND, a Revision of Blocks 24 to 41, Inclusive of Hyde Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 11, of the Deed/Plat Records of Tarrant County, Texas. Owner: Golden Vase Enterprise, LLC. Lienholder(s): None.

b. **HS-22-130 (CD 5)** 3517 Pate Drive (Primary Structure) aka Lot 2, Block H, of MIDWEST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-T, Page 50, of the Plat Records of Tarrant County, Texas. Owner: Juanita Taylor. Lienholder: George C.Black Jr., P.C. Profit Sharing and Trust.

c. **HS-22-106 (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 Burrell. Lienholder: James Cushman.

XIII. AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

a. **ACP-22-136 (CD 9)** 1120 May Street aka Lot 6, Males Revision of the East One-half (E/2) of Block “B”, of FAIRLAWN SUBDIVISION of Block 19, FIELD-WELCH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 106, Page 140, Deed Records of Tarrant County, Texas. Owner(s): Jaime Madrigal and Rosa E. Murillo. Lienholder(s): None.

b. **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. Owner: Aragon 300 Foch LLC. Lienholder: Pinnacle Bank.

XIV. 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.

XV. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official 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 Monday, September 12, 2022 at 3:20 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Jannet S. Goodall

City Secretary for the City of Fort Worth, Texas

MINUTES

BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, AUGUST 22, 2022
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102

I. Call to Order: Pre-Meeting started at 9:06 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. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Paul Kerpoe (Position 5), Mr. Michael Unell (Position 6), and Mr. James Walker (Position 8).
- Position 2 is vacant.
- Mr. Joshua Lindsay (Position 1), Mr. Bill Schur (Position 7), and Mr. Pedro Juarez all notified the City they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), 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 Joel Tovanche, and Harvey Frye (Assistant City Attorneys).

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

- No discussion pertaining to the July 25, 2022 Minutes.
- Assistant City Attorney Harvey Frye stated that for ACP-22-173, Destiney Hicks would be the Attorney advising the Commission and possible more but it will be noted.
- Harvey Frye also reminded the Commission that with only 5 members present, a majority vote would have to be 4-1 to pass on a motion.
- **Chairman Clark adjourned Pre-Meeting at 9:11 A.M.**

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: REGULAR MEETING STARTED AT 9:30 A.M.

Joshua Lindsay (Position 1)
VACANT (Position 2)
Paul Clark-Chairman (Position 3)
Brian Black-Vice Chairman (Position 4)
Paul Kerpoe (Position 5)
Michael Unell (Position 6)
Bill Schur (Position 7)
James Walker (Position 8)
Pedro Juarez (Position 9)

- The following Commissioners were present at 9:00 A.M.: Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Paul Kerpoe (Position 5), Mr. Michael Unell (Position 6), and Mr. James Walker (Position 8).
- Position 2 is vacant.
- Mr. Joshua Lindsay (Position 1), Mr. Bill Schur (Position 7), and Mr. Pedro Juarez all notified the City they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Manny Ramirez (Acting Supervisor), Ty Kitchens (Supervisor), Mar Oler (Senior Officer), Alfonso Hurtado (Officer), Bill Jones (Officer), Alma Molina (Officer), Diana Navarro-Cruz (Officer), Marilynn Turner-Mims (Officer), Annette Sefcik (Executive Secretary), Belinda Burns (Title Investigator), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Joel Tovanche, Harvey Frye, and Destiney Hicks (Assistant City Attorneys).

II. PLEDGE OF ALLEGIANCE

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

- Mr. Black moved to accept the July 25, 2022 Minutes, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

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

- Mr. Black moved to accept the August 22, 2022 Evidence Packet presented by Assistant City Attorney Joel Tovanche, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez 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 Cases Residential: HS-22-162---1324 East Davis Street, HS-22-164---5531 Fernander Drive, HS-22-166---3010 8th Avenue; Administrative Civil Penalty Cases: ACP-22-169---2406 Gould Avenue, ACP-22-174---1333 Ash Crescent Street.
- Mr. Black moved to grant the City's request to withdraw the 5 cases read into record by Executive Secretary Annette Sefcik, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez 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-22-159 (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. **Lehman Chatmon, Larry Yarborough, Hartensia Russell, and Diana Chatmon Matthews, all heirs, appeared for this case. Mr. Chatmon spoke on behalf of the family, the others did not give testimony.**

- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.
- Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black
- Mr. Unell moved for a substitute motion that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Walker. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

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. **No one appeared for this case.**

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

c. **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. **Jean Vega, wife and agent of the owner, appeared for this case.**

- Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.
- Mr. Black moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

d. **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. **Marty Stinson, an agent for the owner, appeared for this case.**

- Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Walker. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.
- Mr. Unell moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Walker. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

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. **Yvonne McHenry, an heir, appeared for this case.**

- Mr. Walker moved to assess an Administrative Civil Penalty to the owner of $40.00 per day for forty three (43) days for a total of $1,720.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.
- Mr. Walker moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

b. **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. **No one appeared for this case.**

- Mr. Black moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.
- Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

c. **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. **Anthony Tumlinson, an heir, appeared for this case.**

- Assistant City Attorney Destiney Hicks advised the Commission on this case in place of Assistant City Attorney Harvey Frye.
- Mr. Kerpoe moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.
- Mr. Kerpoe moved to order the owner to abate the nuisance within forty five (45) days, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

d. **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. **Jalena Gillespie and Billy Leavins, interested parties, appeared for this case.**

- Mr. Walker moved to assess an Administrative Civil Penalty to the owner of $100.00 per day for forty three (43) days for a total of $4,300.00, second by Mr. Kerpoe.
- Mr. Black moved for a substitute motion to assess an Administrative Civil Penalty to the owner of $75.00 per day for forty three (43) days for a total of $3,225.00, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.
- Mr. Walker moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

e. **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. **No one appeared for this case.**

- Mr. Unell moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Walker. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.
- Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Walker. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

XI. AMENDMENT CASES RESIDENTIAL

a. **HS-22-74 (CD 8)** 2816 East 1st 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. **Donald Watson, an heir, appeared for this case.**

- Assistant City Attorney Destiney Hicks advised the Commission on this case in place of Assistant City Attorney Harvey Frye.
- Mr. Black moved to grant an additional ninety (90) days to repair or demolish the structures, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

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. **Ramona Ladwig, an agent for the owner, appeared for this case.**

- Assistant City Attorney Destiney Hicks advised the Commission on this case in place of Assistant City Attorney Harvey Frye.
- The Executive Secretary Annette Sefcik read a continuance request submitted by the agent for the owner, to hear this case at the September 26, 2022 Building Standards Commission meeting.
- Ms. Ladwig withdrew the continuance request as she was in attendance.
- Mr. Unell moved to grant an additional forty five (45) days to repair or demolish the structure. MOTION FAILED for lack of a second to this motion.
- Mr. Unell moved to deny the request for an amendment, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

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. **No one appeared for this case.**

- Mr. Walker moved to deny the request for an amendment, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

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. **Victoria Martinez, an heir, appeared for this case.**

- Mr. Kerpoe moved to deny the request for an amendment, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

e. **HS-22-111 (CD 8)** 3301 8th Avenue (Primary Structure) aka Lot Twenty-Four (24), in Block Forty-Eight (48), of JOHN C. RYANS SOUTH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat

recorded in Volume 204, Page 52, Map Records, Tarrant County, Texas. Owner: DFW Devs LLC. Lienholder: Ugo Nduaguba c/o Trustee-Martin A. Garcia. **Alfredo Goytia, the owner, appeared for this case.**

- Mr. Black moved to grant an additional one hundred twenty (120) days to repair or demolish the structure, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.

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. **Dana Meeks, the owner, appeared for this case.**

- Mr. Unell moved to remove the previously assessed Administrative Civil Penalty of $4,500.00, second by Mr. Walker. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.
- No additional time was requested or granted as the nuisance has been abated.

XIII. EXECUTIVE SESSION

- No session was conducted.

XIV. ADJOURNMENT

- Mr. Black moved to adjourn the regular meeting, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Mr. Schur, and Mr. Juarez absent, and Position 2 vacant.
- **Regular meeting adjourned at 2:57 P.M.**

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

HS-22-179 **Property Address:** 3405 Avenue G (Primary Structure)

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

Legal Description: LOT 11, BLOCK 25, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 02234599/06997678 **Reference No(s).** 21-585008

Owner(s) per Deed: N2Deep, Inc., Retirement Trust c/o Trustee-Jack Hodge---D221259017

Owner(s) per TAD: N2Deep, Inc., Retirement Trust-Trustee-Jack Hodge

Mailing Address: 5506 Windmier Circle, Dallas, TX 75252

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **February 10, 2021.**
- This case was initiated by: **Officer Molina.**
- Fire Date: **February 9, 2021.**
- Notices: **3/9/2022, 3/30/2022, and 7/22/2022.**
- Residential Remodel Construction Permit **PB22-06792 approved on September 21, 2022.**
- Structure is **vacant and secure.**
- Inspection was conducted on **September 8, 2022 with property contractor Fernando Batista present.**
- Current owner's deed was recorded **September 7, 2021.**
- Notice to appear at today's hearing was mailed and posted on the property on **September 14, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Severe fire damage throughout structure
  - Burned ceiling joist
  - Burned rafters and roof decking
  - A portion of the roof is missing
  - Holes in flooring and subfloor
  - Fire damaged structural framing
  - Fire damaged electrical wires and fixtures
  - Fire damaged windows and doors
  - Missing plumbing pipes 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:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

N2Deep, Inc., Retirement Trust c/o Trustee-Jack Hodge, 5506 Windmier Circle Dallas, TX 75252
(Cert. # 9489009000276350367349)

Motion: _____ **Made by:** _____

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

FORT WORTH®
CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer: A.Molina

Date/Time: 09/13/2022 1200 hrs

INSPECTION INFORMATION

Address: 3405 AVE G

Number of Stories: 1

Legal Description: Block 25 Lot 11 Case No. 21-585008 Tax Acct No. 06997678

☐ Exterior Only ☑ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	☐	☐	☑	fire damage
Exterior Walls	☐	☑	☐	left side and front of structure fire damaged
Interior Walls	☐	☐	☑	Burnt framing
Roof	☐	☐	☑	missing
Ceilings	☐	☐	☑	heavily fire damaged and missing drywall
Foundation	☐	☐	☐	
Floor	☐	☐	☑	holes
Doors/Windows	☐	☐	☑	broken, missing
Electrical	☐	☐	☑	fire damaged wires and fixtures
Plumbing	☐	☐	☑	missing pipes and fixtures
Gas	☐	☐	☐	
Health Hazards	☐	☐	☐	

STATUS

☐ Open
☑ Vacant
☑ Secured
☐ Secured (City)
☐ Tenant Occupied
☐ Owner Occupied

STRUCTURE USE

☑ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

☑ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

☑ Frame
☑ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

☑ Building ☑ Mechanical ☑ Plumbing ☑ Electrical

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

Estimated Building Damage (*HCLC Only*)

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

NONE MINOR MAJOR DESTROYED

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

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

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

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

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 back splashes Kitchen and bathroom counter tops and back splashes surrounding kitchen sings Kitchen and bathroom counter tops and back splashes 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 dish washing 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: SEPTEMBER 26, 2022

HS-22-181 **Property Address:** 2408 Columbus Avenue (Primary Structure)

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

Legal Description: Lot 17, Block 14, ROSEN HEIGHTS FIRST FILING ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 106, Page 56, Deed Records, Tarrant County, Texas

SKEY No. 02523760 **Reference No(s).** 22-617796

Owner(s) per Deed: Samuel L. James and wife, June R. James---D173108987

Owner(s) per TAD: June James Estate for Carolyn Gutierrez

Mailing Address: 8108 Calmont Avenue, Apt 11104, Fort Worth, TX 76116

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

Council District No. 2

CASE BACKGROUND:

WITHDRAW---DEMOLISHED

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

HS-22-182 **Property Address:** 155 Altamesa Blvd. (Primary Structure)

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

Legal Description: LOT 8, BLOCK D, HIGHLAND TERRACE AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-8, PAGE 87, PLAT RECORDS TARRANT COUNTY, TEXAS

SKEY No. 01255320 **Reference No(s).** 22-621818

Owner(s) per Deed: Sharon B. Walker---D194210223

Owner(s) per TAD: Sharon B. Walker

Mailing Address: 155 Altamesa Blvd., Fort Worth, TX 76134-2618

Agenda Category: New Case – Residential **Code Compliance Officer:** Diana I Navarro Cruz

Council District No. 8

CASE BACKGROUND:

- Case Originated: **June 30, 2022.**
- This case was initiated by: **Officer Alexander.**
- Notices: **7/1/2022 and 7/25/2022.**
- No active permits on file.
- Structure is **vacant and secured by the City on July 22, 2022.**
- Inspection was conducted on **September 9, 2022 with owner's husband Clarence Thompson present.**
- Current owner's deed was recorded **September 19, 1994.**
- Notice to appear at today's hearing was mailed and posted on the property on **September 14, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Structure is compromised due to missing walls
  - Roof framing is deteriorated and missing
  - Plumbing exposed and missing
  - Electrical system missing
  - Remaining framing is deteriorated
  - Interior walls damaged with missing and broken sheetrock
  - Exterior walls have portions of missing brick
  - Windows are broken with exposed chards
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Sharon B. Walker, 155 Altamesa Blvd., Fort Worth, TX 76134-2618 (Cert. # 9489009000276350381666);
Sharon B. Walker aka Sharon B. Thompson aka Sharon Milton Walker aka Sharon Banice Walker aka Sharon B. Milton, 8328 Auburn Drive, Fort Worth, TX 76123 (Cert. # 9489009000276350381673);
Lienholder: Neighborhood Housing Services of America Inc., 1970 Broadway, Suite 470, Oakland, CA 94612 (Cert. # 9489009000276350381680)

Motion: _____ **Made by:** _____

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

FORT WORTH®
CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer: Diana I Navarro Cruz

Date/Time: September 14, 2022 01:31 PM

INSPECTION INFORMATION

Address: 155 Altamesa BLVD Aka Highland Terrace Addition

Number of Stories: 1

Legal Description: Block: D Lot: 8 Case No.: 22-621818 Tax Acct No.: 01255320

☐ Exterior Only ☑ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	☐	☐	☐	
Exterior Walls	☐	☐	☑	Walls missing and damaged
Interior Walls	☐	☐	☑	Walls missing and damaged
Roof	☐	☐	☑	Framing deteriorated and missing
Ceilings	☐	☐	☑	Missing
Foundation	☐	☐	☑	Incomplete
Floor	☐	☐	☑	Missing
Doors/Windows	☐	☐	☑	Broken glass with shards
Electrical	☐	☐	☑	Electrical system missing
Plumbing	☐	☐	☑	Plumbing system missing
Gas	☐	☐	☐	
Health Hazards	☐	☐	☐	

STATUS

☐ Open
☐ Vacant
☐ Secured
☑ Secured (City)
☐ Tenant Occupied
☐ Owner Occupied

STRUCTURE USE

☑ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

☑ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

☐ Frame
☑ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,-797: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☑ Building ☑ Mechanical ☑ Plumbing ☑ Electrical

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

Estimated Building Damage (*HCLC Only*)

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

NONE MINOR MAJOR DESTROYED

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

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

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

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

5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.

6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.

7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.

8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.

9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sings 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: SEPTEMBER 26, 2022

ACP-22-170 **Property Address:** 2716 Bideker Avenue

Legal Description: 2716 Bideker Avenue aka being Block 6, Lot A, Wesleyan Hills, Tarrant County, Texas; also known as 2716 Bideker Avenue, Fort Worth, Texas, aka Lot "A" in Block 6, Revision of Lots 4 to 7 inclusive, Block 5, and Lots 1 to 5 inclusive, Block 6, WESLEYAN HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat thereof recorded in Volume 1962, Page 517, Deed Records of Tarrant County, Texas

SKEY No. 03388751 **Reference No(s).** 21-608561

Owner(s) per Deed: Matthew Luckey---D204046121

Owner(s) per TAD: Matthew Luckey Estate

Mailing Address: 2716 Bideker Avenue, Fort Worth, TX 76105

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on November 24, 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 five (5) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on August 1, 2022 and expired on August 11, 2022. A notice to appear for today's hearing was mailed and posted on the property on September 14, 2022. The last inspection was performed on September 22, 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 the property owner is deceased. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 1, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 6/28/2022.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: August 11, 2022 **Date of BSC Meeting: September 26, 2022**

Number of days since NAO expired: 45

$0.00 per day x 45 days = $0.00

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

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Matthew Luckey, 2716 Bideker Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276350381697);
Matthew Luckey, 2716 Bideker Avenue, Fort Worth, TX 76015 (Cert. # 9489009000276350381703);
Matthew Luckey Estate, 2716 Bideker Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276350381710);
Matthew Luckey Estate, 2716 Bideker Avenue, Fort Worth, TX 76015 (Cert. # 9489009000276350381727);
Betty Jewell Luckey aka Betty Luckey Robinson, 200 Moor Ct, Fort Worth, TX 76140-2936
(Cert. # 9489009000276350381734);
Matthew Luckey Jr, 101 North 3rd St, Apt #2, Copperas Cove, TX 76522 (Cert. # 9489009000276350381441);
Matthew Luckey Jr, 2716 Bideker Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276350381758);
Raymond Luckey, 8415 Bucroft Street, Apt A, Houston, TX 77029 (Cert. # 9489009000276350381765);
Robert Earl Luckey, 427 Matt Lane, Arlington, TX 76012 (Cert. # 9489009000276350381772);
Steven Donnell Luckey, 2716 Bideker Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276350381789)

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

ACP-22-183 **Property Address:** 5333 Carver Drive

Legal Description: Lot 2, Block 12 of HARLEM HILLS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 122, Plat Records, Tarrant County, Texas

SKEY No. 01177540 **Reference No(s).** 21-590611

Owner(s) per Deed: Donald A. Jennings and Linda N.Conner---D208425839

Owner(s) per TAD: Donald A. Jennings and Linda N.Conner

Mailing Address: 11845 Ballot Lane, Crowley, TX 76036

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on April 27, 0221. 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 three (23) 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 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 August 1, 2022 and expired on August 11, 2022. A notice to appear for today's hearing was mailed and posted on the property on September 14, 2022. The last inspection was performed on September 22, 2022.

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

Staff recommendation: Assess a civil penalty of $4,500.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that some measureable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 1, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since 11/7/2008.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: August 11, 2022 **Date of BSC Meeting: September 26, 2022**

Number of days since NAO expired: 45

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

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

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Donald A. Jennings and Linda N. Conner, 11845 Ballot Lane, Crowley, TX 76036 (Cert. # 9489009000276350381796);
Donald A. Jennings and Linda N. Conner, 904 10th Avenue NE, Ardmore, OK 73401
(Cert. # 9489009000276350381802);
Donald A. Jennings Estate, 904 10th Avenue NE, Ardmore, OK 73401-7236 (Cert. # 9489009000276350381819);
Donald A. Jennings Estate, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276350381826);
Donald A. Jennings Estate, 11845 Ballot Lane, Crowley, TX 76036 (Cert. # 9489009000276350381833);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 15 King Drive, Leicester, NC 28748-7536
(Cert. # 9489009000276350381840);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 1200 Park Center Street, Benbrook, TX 7
6126-3508 (Cert. # 9489009000276350381857);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 7690 Floyd Hampton Road, Crowley, TX
76036 (Cert. # 9489009000276350381864);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 10036 Regent Row, Benbrook, TX 76126
(Cert. # 9489009000276350381871);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 904 10th Ave NE, Ardmore, OK 73401-7236
(Cert. # 9489009000276350381888);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 5333 Carver Drive, Fort Worth, TX 76107
(Cert. # 9489009000276350381895);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 11845 Ballot Lane, Crowley, TX 76036
(Cert. # 9489009000276350381901);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 904 Martin Luther King Drive, Ardmore,
OK 73401-7521 (Cert. # 9489009000276350381918);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 31 Kera Drive, Mountain View, AR 72560
(Cert. # 9489009000276350381925);
Denis Chenry Muilenburg, 7690 Floyd Hampton Road, Crowley, TX 76036 (Cert. # 9489009000276350381932);
Denis Chenry Muilenburg, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276350381949);
Andrea Gingrich, 7113 Craig Street, Fort Worth, TX 76112 (Cert. # 9489009000276350381956);
Andrea Gingrich, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276350381963);
Lienholder: Countrywide Bank, FSB, 1199 North Fairfax Street, Suite 500, Alexandria, VA 22314
(Cert. # 9489009000276350381970);
Countrywide Bank, FSB c/o Tommy Bastian, 15000 Surveyor Blvd, Addison, TX 75001
(Cert. # 9489009000276350381987);
Countrywide Bank, FSB c/o MERS, PO Box 2026, Flint MI 48501-2026 (Cert. # 9489009000276350381994)

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

ACP-22-184 **Property Address:** 120 Blevins Street

Legal Description: Situated in Tarrant County, Texas and being: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas to Plat thereof recorded in Volume 1962, Page 517, Deed Records of Tarrant County, Texas

SKEY No. 02476630 **Reference No(s).** 22-615820

Owner(s) per Deed: Aurelio Napo Escalante and wife, Joann Votion Escalante---D187347568

Owner(s) per TAD: Joan Votion Escalante

Mailing Address: 120 Blevins Street, Fort Worth, TX 76111

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on March 9, 2022. This violation was officer initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been twelve (12) inspections by multiple officers since the inception of this case. 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 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 August 8, 2022 and expired on August 18, 2022. A notice to appear for today's hearing was mailed and posted on the property on September 14, 2022. The last inspection was performed on September 22, 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 deceased. No progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 8, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 2/1/2022.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: August 18, 2022 **Date of BSC Meeting: September 26, 2022**

Number of days since NAO expired: 38

$0.00 per day x 38 days = $0.00

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

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Aurelio Napo Escalante and wife, Joann Votion Escalante, 120 Blevins Street, Fort Worth, TX 76111
(Cert. # 9489009000276350768016);
Joan Votion Escalante, 120 Blevins Street, Fort Worth, TX 76111-3902 (Cert. # 9489009000276350768023);
Aurelio Napo Escalante and Joann Votion Escalante Estates, 120 Blevins Street, Fort Worth, TX 76111
(Cert. # 9489009000276350768030);
Maria Christina Escalante aka Johnson aka Crawford, 120 Blevins Street, Fort Worth, TX 76111
(Cert. # 9489009000276350768047);
Eric Daniel Escalante Estate, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276350768054)

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

ACP-22-185 **Property Address:** 816 South Hughes Avenue

Legal Description: LOT A of a revision of LOT 2, BLOCK 11, MURRAY HILL ADDITION to the City of Fort Worth, Tarrant County, Texas, according to revised plat recorded in Volume 388-F, Page 285, Plat Records, Tarrant County, Texas

SKEY No. 04684745 **Reference No(s).** 21-603339

Owner(s) per Deed: De Tan Nguyen---D187381167

Owner(s) per TAD: De Tan Nguyen

Mailing Address: 816 South Hughes Avenue, Fort Worth, TX 76103-2225

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on September 14, 2021. This violation was citizen initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been twenty one (21) 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 needed to enter the property. There have been five (5) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on August 1, 2022 and expired on August 11, 2022. A notice to appear for today's hearing was mailed and posted on the property on September 14, 2022. The last inspection was performed on September 22, 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 that the owner of the property is deceased. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 1, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 8/15/2019.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: August 11, 2022 **Date of BSC Meeting: September 26, 2022**

Number of days since NAO expired: 45

$0.00 per day x 45 days = $0.00

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

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

De Tan Nguyen, 816 South Hughes Avenue, Fort Worth, TX 76103-2225 (Cert. # 9489009000276350768061);
De Tan Nguyen, 2501 East Lancaster Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276350768078);
De Tan Nguyen, 903 Pryor Drive, Arlington, TX 76001 (Cert. # 9489009000276350768085);
De Tan Nguyen Estate, 816 South Hughes Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276350768092);
De Tan Nguyen Estate, 2501 East Lancaster Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276350768108);
De Tan Nguyen Estate, 903 Pryor Drive, Arlington, TX 76001 (Cert. # 9489009000276350768115);
Chomb Tri Nguyen, 2501 East Lancaster Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276350768122);
Thao Kim Nguyen, 3415 N. Pecan Street, Fort Worth, TX 76106 (Cert. # 9489009000276350768139);
Thao Kim Nguyen, 2716 Gray Rock Drive, Fort Worth, TX 76131 (Cert. # 9489009000276350768146);
Thao Kim Nguyen, 2033 Glenhaven Drive, Haltom City, TX 76103 (Cert. # 9489009000276350768153);
Thao Kim Nguyen, 2501 East Lancaster Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276350768160)

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

ACP-22-186 **Property Address:** 5321 Old Handley Road

Legal Description: Lot 18, MILNER-COOKE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat filed in Book 532, Page 167, Deed Records, Tarrant County, Texas; and Lot 19-A of a Revision of Lot 19, MILNER-COOKE ADDITION to the City of Fort Worth; Tarrant County, Texas, according to Plat recorded in Volume 388-15, Page 297, Deed Records, Tarrant County, Texas

SKEY No. 01784579 **Reference No(s).** 22-611532

Owner(s) per Deed: Alma Castoreno---D192032569

Owner(s) per TAD: Alma Castoreno

Mailing Address: 5324 Purington Avenue, Fort Worth, TX 76112

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

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on January 7, 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 nineteen (19) inspections by multiple officers since the inception of this case. Two (2) citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was needed to enter the property. There have been twelve (12) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on August 1, 2022 and expired on August 11, 2022. A notice to appear for today's hearing was mailed and posted on the property on September 14, 2022. The last inspection was performed on September 22, 2022.

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

Staff recommendation: Assess a civil penalty of $4,500.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 1, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 9/1/2021.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: August 11, 2022 **Date of BSC Meeting: September 26, 2022**

Number of days since NAO expired: 45

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

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

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Alma Jean Castoreno, 5324 Purington Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276350768177);
Alma Jean Castoreno, 3732 East 1st Street, Fort Worth, TX 76111 (Cert. # 9489009000276350768184);
Alma Jean Castoreno, 5321 Old Handley Road, Fort Worth, TX 76112 (Cert. # 9489009000276350768191)

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

ACP-22-187 **Property Address:** 1800 Stalcup Road

Legal Description: Lot 16, Block 5, HOLLYWOOD HILLS REVISED SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-C, Page 45, Deed Records, Tarrant County, Texas

SKEY No. 01347020 **Reference No(s).** 17-435538

Owner(s) per Deed: Leonard Davis---D202314520

Owner(s) per TAD: Leonard Davis

Mailing Address: 1800 Stalcup Road, Fort Worth, TX 76112-7644

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

Council District No. 5

EVIDENTIARY REPORT:

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

There have been twenty one (21) inspections by multiple officers since the inception of this case. One (1) citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was not needed to enter the property. There have been four (4) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on August 1, 2022 and expired on August 11, 2022. A notice to appear for today's hearing was mailed and posted on the property on September 14, 2022. The last inspection was performed on September 22, 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 that the owner of the property is deceased. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 1, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 8/20/14.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: August 11, 2022 **Date of BSC Meeting: September 26, 2022**

Number of days since NAO expired: 45

$0.00 per day x 45 days = $0.00

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

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Leonard Davis, 1800 Stalcup Road, Fort Worth, TX 76112-7644 (Cert. # 9489009000276350768207);
Leonard Davis Estate, 1800 Stalcup Road, Fort Worth, TX 76112 (Cert. # 9489009000276350768214);
Robert Earl Davis Estate, 1334 East Irvington Road, Tucson, AZ 85714 (Cert. # 94890090027635076822 1);
Carla Michelle Williams aka Carla Michelle Francis, 524 Richmond Hill Road W, Apt 19G, Augusta, GA 30906 (Cert. # 94890090027635076823 8);
Carla Michelle Williams aka Carla Michelle Francis, 524 Richmond Hill Road W, Apt T19G, Augusta, GA 30906-2701 (Cert. # 94890090027635076824 5);
Carla Michelle Williams aka Carla Michelle Francis, 210 Flores Lane #A, Augusta, GA 30907-2938 (Cert. # 94890090027635076825 2);
Carla Michelle Williams aka Carla Michelle Francis, 1334 E Irvington Road, Tucson, AZ 85714-3220 (Cert. # 9489009002766350768269); Anthony Ray Davis, 6529 N 74th Drive, Glendale, AZ 85303-3516 (Cert. # 94890090027635076827 6);
Anthony Ray Davis, 5320 West Diana Avenue, Glendale, AZ 85302-4868 (Cert. # 94890090027635076828 3);
Leonard Davis Jr., 7732 East 32nd Street, Tucson, AZ 85710-6057 (Cert. # 94890090027635076829 0);
Barbara Ann Davis, 1800 Stalcup Road, Fort Worth, TX 76112 (Cert. # 9489009000276350786306);
Jackie Lee Davis aka Jacky Lee Davis, 210 Flores Lane # A, Augusta, GA 30907 (Cert. # 9489009000276350768313);
Jackie Lee Davis aka Jacky Lee Davis, 1334 E Irvington Road, Tucson, AZ 85714 (Cert. # 9489009000276350768320);
Joe Nathan Davis, 405 W 36th Street , Tucson, AZ 85713-4743 (Cert. # 9489009000276350768337);
Joe Nathan Davis, 2500 E Van Buren Street, Phoenix, AZ 85008-6037 (Cert. # 9489009000276350768344);
Joe Nathan Davis, 262 E Delano Street, Tucson, AZ 85705-3906 (Cert. # 9489009000276350768351);
Joe Nathan Davis, PO Box 3500, Florence, AZ 85132 (Cert. # 9489009000276350768368);
Joe Nathan Davis, 1334 E Irvington Road, Tucson, AZ 85714-3220 (Cert. # 9489009000276350768375);
Dudley Leroy Griffin, 1800 Stalcup Road, Fort Worth, TX 76112 (Cert. # 9489009000276350768382);
Dudley Leroy Griffin, 1716 Wiseman, Fort Worth, TX 76105 (Cert. # 9489009000276350768399)

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

ACP-22-188 **Property Address:** 3004 Avenue J

Legal Description: LOT 5, BLOCK 84, POLYTECHNIC HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 02244756 **Reference No(s).** 21-606925

Owner(s) per Deed: Raul Chamarro Areola---D216223373

Owner(s) per TAD: Raul Chamarro Areola

Mailing Address: 3004 Avenue J, Fort Worth, TX 76105

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

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on October 29, 2021. This violation was office 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 (20) inspections by multiple officers since the inception of this case. One (1) citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was needed to enter the property. There have been five (5) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on August 1, 2022 and expired on August 11, 2022. A notice to appear for today's hearing was mailed and posted on the property on September 14, 2022. The last inspection was performed on September 22, 2022.

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

Staff recommendation: Assess a civil penalty of $4,500.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 1, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 1/6/21.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: August 11, 2022 **Date of BSC Meeting: September 26, 2022**

Number of days since NAO expired: 45

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

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

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Raul Chamarro Areola, 3004 Avenue J, Fort Worth, TX 76105 (Cert. # 9489009000276350768405);
Raul Chamarro Areola aka Raul Chamarro, 3537 Strong Avenue, Fort Worth, TX 76105
(Cert. # 94890090027635076841 2);
Lienholders: Favian Ocegueda, 3534 Avenue J, Fort Worth, TX 76105 (Cert. # 94890090027635076842 9);
Panacea Fund I, LLC, 4407 Bee Cave Road, Suite 412, Austin, TX 78746 (Cert. # 94890090027635076843 6);
Panacea Fund I, LLC c/o FGMS Holdings, LLC, 8401 Datapoint Drive, Suite 1000, San Antonio, TX 78229
(Cert. # 94890090027635076844 3);
Panacea Fund I, LLC c/o Ovation Services, LLC, 8401 Datapoint Drive, Suite 1000, San Antonio, TX 78229
(Cert. # 94890090027635076845 0)

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

ACP-22-189 **Property Address:** 3519 Decatur Avenue

Legal Description: LOT 2-R-A, Block 35, FOSTEPCO HEIGHTS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Cabinet B, Slide 1524, Deed Records of Tarrant County, Texas

SKEY No. 06994563 **Reference No(s).** 21-592094

Owner(s) per Deed: Florentino Castrellon---D218231273

Owner(s) per TAD: Floretino Castrellon

Mailing Address: 1013 Mockingbird Drive, Fort Worth, TX 76131-4869

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

Council District No. 2

EVIDENTIARY REPORT:

WITHDRAW---ABATED

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

ACP-22-190 **Property Address:** 5312 East Rosedale Street

Legal Description: A portion of Lot A in Block 2R of, Rosedale Plaza Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-44, Page 48 of the Plat records of Tarrant County, Texas, with the street address of 5312 East Rosedale, Fort Worth, Texas

SKEY No. 42095211 **Reference No(s).** 21-607387

Owner(s) per Deed: 5386 Rock School LLC---D218217141

Owner(s) per TAD: 5836 Rock School LLC

Mailing Address: 5895 Buttercup Lane, Avila Beach, CA 93424

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

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on November 5, 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 (20) inspections by multiple officers since the inception of this case. One (1) citation(s) was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was not needed to enter the property. There have been eight (8) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on August 1, 2022 and expired on August 11, 2022. A notice to appear for today's hearing was mailed and posted on the property on September 14, 2022. The last inspection was performed on September 22, 2022.

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

Staff recommendation: Assess a civil penalty of $4,500.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 1, 2022. The property contains a health hazard of items that can harbor vectors. There is no record of residential trash service at this location.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: August 11, 2022 **Date of BSC Meeting: September 26, 2022**

Number of days since NAO expired: 45

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

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

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

5386 Rock School, LLC, 5895 Buttercup Lane, Avila Beach, CA 93424 (Cert. # 9489009000276350768481);
5386 Rock School LLC, PO Box 2573, Avila Beach, CA 93424 (Cert. # 94890090027635076849 8);
5836 Rock School LLC, 5895 Buttercup Lane, Avila Beach, CA 93424 (Cert. # 94890090027635076850 4);
5836 Rock School LLC, PO Box 2573, Avila Beach, CA 93424 (Cert. # 94890090027635132301 6);
Paul F. Wieneskie, 1300 Summit Avenue, Suite 650, Fort Worth, TX 76102 (Cert. # 9489009000276351323023);
Lienholders: Jeffrey Oetman and Carrie Oetman, 5895 Buttercup Lane, Avila Beach, CA 93424
(Cert. # 94890090027635132303 0);
Jeffrey Oetman and Carrie Oetman, PO Box 2573, Avila Beach, CA 93424 (Cert. # 94890090027635132304 7);
City of Fort Worth, 100 Throckmorton Street, Suite 300, Fort Worth, TX 76102 (Cert. # 94890090027635132305 4)

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

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

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

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

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

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

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

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **December 11, 2020.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **6/14/2021, 8/24/2021, and 4/22/2022.**
- Active Electrical permit **PE22-11626 on file as of August 3, 2022.**
- Structure is **vacant and secure.**
- The owner was not present at the **June 27, 2022** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owner had until **July 27, 2022** to comply with the Order.
- An agent for the owner requested an amendment on **July 26, 2022**.
- An agent for the owner requested in writing an additional **sixty (60) days** to complete the repairs/demolish.
- A notice to appear at today's hearing was posted and mailed on **September 14, 2022.**
- **At this time, repairs to the foundation have been started.**

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Golden Vase Enterprise, LLC, 5029 Trail Lake Circle, Plano, TX 75093 (Cert. # 9489009000276351323061);
Golden Vase Enterprise, LLC c/o Agent-Julie Zhang, 5029 Trail Lake Circle, Plano, TX 75093
(Cert. # 9489009000276351323078);
Golden Vase Enterprise, LLC c/o Agent-Julie Zhang, 2828 West Parker Road, Suite 202A, Plano, TX 75075
(Cert. # 9489009000276351323085); Golden Vase Enterprise, LLC c/o Member-Janet Zhang, 4677 Lucient
Circle, Plano, TX 75024 (Cert. # 9489009000276351323092);
James D Kinder, 3308 Preston Road, Suite 350-260, Plano, TX 75093 (Cert. # 9489009000279263513231 08)

Motion: _____ **Made by:** _____

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

FORT WORTH®

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 07/26/2022 BSC Case No. ~~XXXXXXX~~ ~~20-552662~~ HS-22-127

Date of Order: ~~07/05/2022~~ ~~XXXX~~ 6/27/2022 Final Day to Comply with Order: 07/27/2022

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

Address of Property: 1100 E. Jessamine

Owner / Lienholder / Mortgagee Name: Golden Vase Enterprise, LLC

Owner / Lienholder / Mortgagee Phone Number: (214) 206-6953 Contact: James Kinder (214) 815-8115

Owner / Lienholder / Mortgagee Mailing Address: 2828 W. Parker Rd Ste 202A, Plano, TX 75075

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 60 Days

Justification for Request: House is a complete remodel, Foundation, Roof, Windows, Doors, Siding and HVAC needs to be replaced. Interior needs complete updating; including new electrical system, plumbing, flooring, kitchen cabinets and appliances, bathroom, all interior doors need replacing, ceilings and walls repaired and repainted, new lighting, window treatments and any unforeseen repairs or items in need of updating not within this list. Fence needs to be replaced, landscaping required and removal of several trees in back you.

Signature

07/26/2022
Date

James D Kinder
Printed Name

3308 Preston Rd Ste 350-260./Plano, TX 75093
Address (including City/State/Zip)

(214)815-8115
Telephone Number

jdkrealtor@yahoo.com
E-Mail Address

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

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

ID VERIFIED

FOR OFFICE USE ONLY

RECEIVED BY: Pamela Annette Sefcik

RECEIVED DATE: 7/26/2022

Representative for 1100 E Jessamine St, Fort Worth TX 76104

From: Julie Zhang (juliezhangcpa@gmail.com)

To: pamela.sefcik@fortworthtexas.gov

Cc: jdkrealtor@yahoo.com

Date: Tuesday, July 26, 2022, 02:40 PM CDT

Dear Pamela,

My name is Julie Zhang and I am a member of Golden Vase Enterprises LLC. Golden Vase Ent. LLC owns 1100 E Jessamine St. I would like to point Jim Kinder as our agent to deal with all government related issues for 1100 E Jessamine St and he is paid by Golden Vase Ent. LLC to represent us.

Please let me know if you have any more questions. Thanks.

D222171282 07/07/2022 08:27 AM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

June 27, 2022

Golden Vase Enterprise, LLC
(Cert. # 94890090002762933000 90)
5029 Trail Lake Circle
Plano, TX 75093

RE: 1100 East Jessamine Street (Primary Structure) aka Lot 12, Block 33, of SOUTHLAND, a Revision of Blocks 24 to 41, Inclusive of Hyde Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 11, of the Deed/Plat Records of Tarrant County, Texas, HS-22-127, Reference #20-552662, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **June 27, 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 July 27, 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 July 27, 2022**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the 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: Golden Vase Enterprise, LLC c/o Agent-Julie Zhang, 5029 Trail Lake Circle, Plano, TX 75093 (Cert. # 94890090002762933001 06); Golden Vase Enterprise, LLC c/o Agent-Julie Zhang, 2828 West Parker Road, Suite 202A, Plano, TX 75075 (Cert. # 94890090002762933001 13); Golden Vase Enterprise, LLC c/o Member-Janet Zhang, 4677 Lucient Circle, Plano, TX 75024 (Cert. # 94890090002762933001 20)

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-22-127

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **June 27, 2022** regarding the structure present on **Lot 12, Block 33, of SOUTHLAND, a Revision of Blocks 24 to 41, Inclusive of Hyde Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 11, of the Deed/Plat Records of Tarrant County, Texas**, and more commonly known as **1100 East Jessamine Street (Primary Structure) ("Affected Property") in Fort Worth, Texas**; and

WHEREAS the Tarrant County Deed Records indicate that **Golden Vase Enterprise, 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 12, Block 33, of SOUTHLAND, a Revision of Blocks 24 to 41, Inclusive of Hyde Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 11, of the Deed/Plat Records of Tarrant County, Texas**, and more commonly known as **1100 East Jessamine 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 July 27, 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 **September 25, 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 5th day of July, 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 July, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415

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: SEPTEMBER 26, 2022

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

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

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

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

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

Owner(s) per TAD: Juanita Taylor

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

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **October 30, 2020.**
- This case was initiated by: **Officer Jenkins.**
- Fire Date: **October 30, 2020.**
- Notices: **12/14/2020, 1/26/2021, 3/1/2021, 9/1/2021, 1/18/2022 and 6/3/2022.**
- No active permits on file.
- Structure is **vacant and secure**.
- The owner was present at the **June 27, 2022** hearing when the Commission ordered **sixty (60) days** to repair or demolish the structure.
- The owner had until **August 26, 2022** to comply with the Order.
- The owner requested an amendment on **August 8, 2022**.
- The owner requested in writing an additional **ninety (90) days** to complete the repairs/demolish.
- A notice to appear at today's hearing was posted and mailed on **September 14, 2022.**
- **At this time, no progress has been made towards the repair or demolition of the structure.**

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Juanita Taylor, 3517 Pate Drive, Fort Worth, TX 76119-8000 (Cert. # 9489009000276351323115);
Juanita Gail Adams aka Juanita Taylor Adams aka Juanita Gail Taylor, 2208 Coleman, Fort Worth, TX 76105 (Cert. # 9489009000276351323122);
Lienholder: George C. Black Jr., P.C. Profit Sharing and Trust, PO Box 801247, Dallas, TX 75380-1247 (Cert. # 9489009000276351323139)

Motion: _____ **Made by:** _____

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

FORT WORTH

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: August 8. 2022 BSC Case No. HS-22-130

Date of Order: 6-27-22 Final Day to Comply with Order: 8-26-22

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

Address of Property: 3517 Pate DR

Owner / Lienholder / Mortgagee Name: Juanita Taylor

Owner / Lienholder / Mortgagee Phone Number: ~~817~~ , 214 541-7583

Owner / Lienholder / Mortgagee Mailing Address: 3517 Pate DR

FW TX. 76119-

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

Justification for Request: To do the work on the roof to get more funds together

Signature: Juanita Taylor Date: Aug 8-22

Printed Name: JUANITA TAYLOR Address (including City/State/Zip): 3517 PATE DR

Telephone Number: 214 541 7583 E-Mail Address: JadaTaylor3269@gmail.com

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

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

ID verified

FOR OFFICE USE ONLY

RECEIVED BY: Jeerie Ann Gonzalez Vasa

RECEIVED DATE: Aug. 8. 2022

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.

Revised October 2018

D222171279 07/07/2022 08:27 AM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

June 27, 2022

Juanita Taylor
(Cert. # 94890090002762933001 37)
3517 Pate Drive
Fort Worth, TX 76119-8000

RE: 3517 Pate Drive (Primary Structure) aka Lot 2, Block H, of MIDWEST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-T, Page 50, of the Plat Records of Tarrant County, Texas, HS-22-130, Reference #18-494470, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **June 27, 2022** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structure within **sixty (60) days** of the effective date of the Order.
- **Last day to comply with the order is August 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 **sixty (60) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on August 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 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: Juanita Gail Adams aka Juanita Taylor Adams aka Juanita Gail Taylor, 2208 Coleman, Fort Worth, TX 76105 (Cert. # 94890090002762933001 44);
Lienholder: George C. Black Jr., P.C. Profit Sharing and Trust, PO Box 801247, Dallas, TX 75380-1247(Cert. # 94890090002762933001 51)

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-22-130

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **June 27, 2022** regarding the structure present on **Lot 2, Block H, of MIDWEST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-T, Page 50, of the Plat Records of Tarrant County, Texas,** and more commonly known as **3517 Pate Drive (Primary Structure) ("Affected Property") in Fort Worth, Texas**; and

WHEREAS the Tarrant County Deed Records indicate that **Juanita Taylor** 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 **sixty (60)** 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 2, Block H, of MIDWEST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-T, Page 50, of the Plat Records of Tarrant County, Texas,** and more commonly known as **3517 Pate Drive (Primary Structure) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **sixty (60)** days of the effective date of this Order. 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 August 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 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 **August 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 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 5th day of July, 2022.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

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

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 06-01-2023
Notary ID 130209415

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: SEPTEMBER 26, 2022

HS-22-143 **Property Address:** 1000 East Arlington Avenue (Accessory Structure Only)

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

Legal Description: 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

SKEY No. 02858177 **Reference No(s).** 22-611160

Owner(s) per Deed: Ronald Burrell---D218274677

Owner(s) per TAD: Ronald Burrell

Mailing Address: 1000 East Arlington Avenue, Fort Worth, TX 76104

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **January 3, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **January 3, 2022**.
- Notices: **2/21/2022 and 5/5/2022.**
- No active permits on file.
- Structure is **vacant and secure**.
- The owner was present at the **July 25, 2022** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owner had until **August 24, 2022** to comply with the Order.
- The owner requested an amendment on **August 23, 2022**.
- The owner requested in writing an additional **forty five (45) days** to complete the repairs/demolish.
- A notice to appear at today's hearing was posted and mailed on **September 14, 2022.**
- **At this time, no progress has been made towards the repair or demolition of the structure.**

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Ronald Burell, 1000 East Arlington, Fort Worth, TX 76104 (Cert. # 9489009000276351323146);
Ronald Burrell, 11012 Briaroaks Drive, Fort Worth, TX 76140 (Cert. # 9489009000276351323153);
Lienholder: James Cushman, PO Box 100655, Fort Worth, TX 76185 (Cert. # 9489009000276351323160);
James Cushman c/o Trustee-Suzanne Frossard, 3709 S. University Drive, Fort Worth, TX 76109
(Cert. # 9489009000276351323177)

Motion: _____ **Made by:** _____

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

FORT WORTH

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 8-23-2022 BSC Case No. HS-22-143

Date of Order: July 25, 2022 Final Day to Comply with Order: 8-24-2022

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

Address of Property: 1000 E. Arlington

Owner / Lienholder / Mortgagee Name: Ronald Burrell

Owner / Lienholder / Mortgagee Phone Number: (817) 696-1286

Owner / Lienholder / Mortgagee Mailing Address: 1000 E. Arlington
Fort Worth TX 76104

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 45 days

Justification for Request: I have had contractor issue and the weather has caused delay as well as city crews working delayed work as well

Ronald Burrell
Signature

8-23-2022
Date

Ronald Burrell
Printed Name

1000 E. Arlington Fort Worth TX 76104
Address (including City/State/Zip)

8176961286
Telephone Number

rayshawnburrell3319@gmail.com
E-Mail Address

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

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

id verified

FOR OFFICE USE ONLY

RECEIVED BY: Annette Sefcik

RECEIVED DATE: 8/23/2022

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.

Revised October 2018

D222202710 08/15/2022 09:17 AM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

July 25, 2002

Ronald Burrell
(Cert. # 94890090002761215671 90)
1000 East Arlington Avenue
Fort Worth, TX 76104

RE: 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, HS-22-143, Reference #22-611160 , NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **July 25, 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 August 24, 2022.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on August 24, 2022**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the repair or demolition of the structure is complete you ***must*** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Ronald Burrell, 11012 Briaroaks Drive, Fort Worth, TX 76140 (Cert. # 94890090002761215672 06);
Lienholder: James Cushman, PO Box 100655, Fort Worth, TX 76185 (Cert. # 94890090002761215672 13);
James Cushman c/o Trustee-Suzanne Frossard, 3709 S. University Drive, Fort Worth, TX 76109 (Cert. # 94890090002761215672 20)

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-22-143

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **July 25, 2022** regarding the structure present on **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** and more commonly known as **1000 East Arlington Avenue (Accessory Structure Only) ("Affected Property") in Fort Worth, Texas**; and

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

WHEREAS notice of the public hearing was mailed to the Owner **twelve (12)** 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 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** and more commonly known as **1000 East Arlington 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 August 24, 2022 to comply with this Order.**

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

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structure, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **August 24, 2022.** After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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 2nd day of August, 2022.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 2nd day of August, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415

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: SEPTEMBER 26, 2022

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

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

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

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

Owner(s) per TAD: Jaime Madrigal

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

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

Council District No. 9

CASE BACKGROUND:

- **This case was identified on October 5, 2020 and was citizen initiated.**
- **The owner was present at the June 27, 2022 hearing when the Commission assessed an Administrative Civil Penalty of $70.00 per day for forty five (45) days for a total of $3,150.00 and ordered the owner to abate the nuisance within thirty (30) days.**
- **The owner had until July 27, 2022 to comply with the Order.**
- **The owner requested an amendment on July 21, 2022.**
- **The owner requested in writing an additional thirty (30) days to abate the nuisance and a reduction or removal of the $3,150.00 Administrative Civil Penalty.**
- **Notice to appear for today's hearing was mailed and posted on September 14, 2022.**
- **This violation has been 100% abated by the owner as of September 1, 2022.**

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Jaime Madrigal and Rosa E. Murillo, 1120 May Street, Fort Worth, TX 76104 (Cert. # 9489009000276351323184);
Jaime Madrigal and Rosa E. Murillo, 3762 Townsend Drive, Fort Worth, TX 76110
(Cert. # 9489009000276351323191); Rosa E. Murillo aka Rosaella Y. Murillo Estate, 1120 May Street,
Fort Worth, TX 76104 (Cert. # 9489009000276351323207);
Jaime Madrigal, 1120 May Street, Fort Worth, TX 76104 (Cert. # 9489009000276351323214)

Motion: _____ **Made by:** _____

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

FORT WORTH

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 7-21-2022 BSC Case No. ACP-22-136

Date of Order: 6-27-2022 Final Day to Comply with Order: 7-27-2022

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

Address of Property: 1120 May St

Owner / Lienholder / Mortgagee Name: Jaime Madrigal

Owner / Lienholder / Mortgagee Phone Number: (682) 927-5785

Owner / Lienholder / Mortgagee Mailing Address: 3762 Townsend Dr
Fort Worth TX 76110

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing:
Removal of civil penalty and additional 30-Days

Justification for Request: Hot heat index, low income and because property will be cleaned

x Jaime Madrigal
Signature

7-21-2022
Date

Jaime Madrigal
Printed Name

3762 Townsend Dr Fort Worth TX 76110
Address (including City/State/Zip)

682 227 5785
Telephone Number

E-Mail Address

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

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

HID Verified

FOR OFFICE USE ONLY
RECEIVED BY: Annette S
RECEIVED DATE: 7/21/22

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

Revised October 2018

D222171283 07/07/2022 08:27 AM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

June 27, 2022

Jaime Madrigal and Rosa E. Murillo
(Cert. # 9489009000276293300359)
1120 May Street
Fort Worth, TX 76104

RE: 1120 May Street aka Lot 6, Males Revision of the East One-half (E/2) of Block "B", of FAIRLAWN SUBDIVISION of Block 19, FIELD-WELCH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 106, Page 140, Deed Records of Tarrant County, Texas, ACP-22-136, Reference #20-574179, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **June 27, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **$70.00 per day for forty five (45) days for a total of $3,150.00**.
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is July 27, 2022.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER,** the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on July 27, 2022**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you ***must*** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Jaime Madrigal and Rosa E. Murillo, 3762 Townsend Drive, Fort Worth, TX 76110 (Cert. # 9489009000276293300366); Rosa E. Murillo aka Rosaella Y. Murillo Estate, 1120 May Street, Fort Worth, TX 76104 (Cert. # 9489009000276293300373); Jaime Madrigal, 1120 May Street, Fort Worth, TX 76104 (Cert. # 9489009000276293300380)

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-136

On **June 27, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 6, Males Revision of the East One-half (E/2) of Block "B", of FAIRLAWN SUBDIVISION of Block 19, FIELD-WELCH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 106, Page 140, Deed Records of Tarrant County, Texas**, and located on property more commonly known as **1120 May Street, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners, jointly and severally, be, and are hereby, assessed an Administrative Civil Penalty of **Seventy Dollars ($70.00) per day for a total of Three Thousand One Hundred Fifty Dollars ($3,150.00)** for failure to remove the accumulation in the **forty five (45) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 6, Males Revision of the East One-half (E/2) of Block "B", of FAIRLAWN SUBDIVISION of Block 19, FIELD-WELCH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 106, Page 140, Deed Records of Tarrant County, Texas**, and located on property more commonly known as **1120 May Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until July 27, 2022 to comply with this Order.**

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

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 **July 27, 2022.** After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. . You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

SIGNED this the 5th day of July, 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 July, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415

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: SEPTEMBER 26, 2022

ACP-22-158 **Property Address:** 300 Foch Street

Legal Description: 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

SKEY No. 42715057 **Reference No(s).** 22-621781

Owner(s) per Deed: Aragon 300 Foch LLC---D219281383

Owner(s) per TAD: Aragon 300 Foch LLC

Mailing Address: 1616 Wabash Avenue, Fort Worth, TX 76107

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

Council District No. 9

CASE BACKGROUND:

- **This case was identified on May 16, 2022 and was citizen initiated.**
- **The owner was present at the July 25, 2022 hearing when the Commission assessed an Administrative Civil Penalty of $100.00 per day for thirty four (34) days for a total of $3,400.00 and ordered the owner to abate the nuisance within thirty (30) days.**
- **The owner had until August 24, 2022 to comply with the Order.**
- **The owner requested an amendment on August 11, 2022.**
- **The owner requested in writing a reduction or removal of the $3,400.00 Administrative Civil Penalty and stated that the nuisance had been abated.**
- **Notice to appear for today's hearing was mailed and posted on September 14 ,2022.**
- **This violation has been 100% abated by the owner as of August 25, 2022.**

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 26, 2022

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

Aragon 300 Foch Street, 1616 Wabash Avnue, Fort Worth, TX 76107 (Cert. # 9489009000276351323221);
Aragon 300 Foch LLC c/o Agent-Hirise Partners LLC, 1616 Wabash Avenue, Fort Worth, TX 76107
(Cert. # 9489009000276351323238);
Aragon 300 Foch LLC c/o Partner-Navarrette Family LLC, 5405 Tee Head Drive, Fort Worth, TX 76135
(Cert. # 9489009000276351323245);
Aragon 300 Foch LLC c/o Member-Nathan McCartney, 3000 S. Hulen 124, Fort Worth, TX 76109
(Cert. # 9489009000276351323252);
Aragon 300 Foch LLC c/o Member-Russell Trice, 4676 Lance Leaf Drive, Keller, TX 76244
(Cert. # 9489009000276351323269);
Aragon 300 Foch LLC c/o Agent for Partner-United States Corporations Agents Inc., 9900 Spectrum Drive,
Austin, TX 78717 (Cert. # 9489009000276351323276);
Lienholder: Pinnacle Bank, 3325 Fairfield Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276351323283);
Pinnacle Bank c/o Agent-Ronny D. Korb, 3325 Fairfield Avenue, Fort Worth, TX 76107
(Cert. # 9489009000276351323290);
Pinnacle Bank c/o President-Tim Lauck, 3325 Fairfield Avenue, Fort Worth, TX 76107
(Cert. # 9489009000276351323306)

Motion: _____ **Made by:** _____

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

FORT WORTH®

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 8/11/2022 BSC Case No. ACP-22-158

Date of Order: July 25, 2022 Final Day to Comply with Order: Aug 24th

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

Address of Property: 300 Foch

Owner / Lienholder / Mortgagee Name: Aragon 300 Foch LLC

Owner / Lienholder / Mortgagee Phone Number: (817) 366-8410

Owner / Lienholder / Mortgagee Mailing Address: 5405 Tee Head drive, Ft Worth Tx 76135

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

Property has been Cleaned, every thing has been Abated.

Justification for Request:

Waive Civil Penalty

Jesse Navarrete
Signature

8-12-2022
Date

Jesse Navarrete
Printed Name

5405 Tee Head Dr
Address (including City/State/Zip)

817-366-8410
Telephone Number

JNAVAF22@gmail.com
E-Mail Address

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

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

ID VERIFIED

FOR OFFICE USE ONLY

RECEIVED BY: Annette Sefcik

RECEIVED DATE: 8/11/2022

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.

Revised October 2018

D222202806 08/15/2022 10:44 AM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

July 25, 2022

Aragon 300 Foch LLC
(Cert. # 9489009000276227550577)
1616 Wabash Avenue
Fort Worth, TX 76107

RE: 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, ACP-22-158, Reference #22-621781, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

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

- Be assessed an Administrative Civil Penalty of **$100.00 per day for thirty four (34) days for a total of $3,400.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is August 24, 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 August 24, 2022**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the 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: Aragon 300 Foch LLC c/o Agent-Hirise Partners LLC, 1616 Wabash Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276227550584); Aragon 300 Foch LLC c/o Partner-Navarrette Family LLC, 5405 Tee Head Drive, Fort Worth, TX 76135 (Cert. # 9489009000276227550591); Aragon 300 Foch LLC c/o Member-Nathan McCartney, 3000 S. Hulen 124, Fort Worth, TX 76109 (Cert. # 9489009000276227550607); Aragon 300 Foch LLC c/o Member-Russell Trice, 4676 Lance Leaf Drive, Keller, TX 76244 (Cert. # 9489009000276227550614); Aragon 300 Foch LLC c/o Agent for Partner-United States Corporations Agents Inc., 9900 Spectrum Drive, Austin, TX 78717 (Cert. # 9489009000276227550621);
Lienholder: Pinnacle Bank, 3325 Fairfield Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276227550638); Pinnacle Bank c/o Agent-Ronny D. Korb, 3325 Fairfield Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276227550645); Pinnacle Bank c/o President-Tim Lauck, 3325 Fairfield Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276227550642)

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-158

On **July 25, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **300 Foch Street, Fort Worth, Texas ("Affected Property")**.

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

(1). **Aragon 300 Foch LLC** 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 Three Thousand Four Hundred Dollars ($3,400.00)** for failure to remove the accumulation in the **thirty four (34) 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 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**, and located on property more commonly known as **300 Foch 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 August 24, 2022 to comply with this Order.**

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **August 24, 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 owned plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or property for payment of unpaid liens.

SIGNED this the 2nd day of August, 2022.

Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 2nd day of August, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415

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