



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, DECEMBER 5, 2022
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

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)	

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the October 24, 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. Review and adopt the 2023 Building Standards Commission Meeting Calendar

V. Nomination and Election of Chairman and Vice-Chairman

VI. Request for future agenda items

- a. Any requests by Commissioners

VII. Adjournment

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, DECEMBER 5, 2022
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

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)	

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 24, 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-23-13 (CD 2)** 3314 Roosevelt Avenue (Primary Structure) aka Lot 17 in Block 13 in the Worth Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Ernest Wilson. Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP.
- b. **HS-23-14 (CD 9)** 4117 Lisbon Street (Primary Structure) aka ACCT. NO. 00894931; LOT 16, BLOCK 12, OUT OF THE FACTORY PLACE ADDITION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AND BEING FURTHER DESCRIBED IN DOCUMENT #D205034865, OF THE TARRANT COUNTY DEED RECORDS. Owner: Eduardo Garcia. Lienholder(s): None.
- c. **HS-23-16 (CD 2)** 2713 NW 31st Street (Primary Structure and 2 Accessory Structures) aka Lot 7, Block 107, ROSEN HEIGHTS, SECOND FILING, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204-A, Page 154, Plat Records of Tarrant County, Texas. Owner: Lonny Lynn McKinney. Lienholder(s): None.
- d. **HS-23-17 (CD 3)** 3129 Ramona Drive (Primary Structure) aka Lot 7, and the North 10 feet of Lot 8, Block 18, ALTA MERE ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 1037, Page 413, Deed Records of Tarrant County, Texas. Owner: Johnny Rhodes. Lienholder(s): None.
- e. **HS-23-18 (CD 8)** 3800 Moberly Street (Primary Structure) aka BEING LOT 10, IN BLOCK 4, OF TRENTMAN CITY, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-B, Page 199 of the Map Records of Tarrant County, Texas. Owner(s): Crispin Ramos and wife, Francesca Ramos. Lienholder(s): Maurice Thrasher and wife, Nina Mae Thrasher c/o Trustee-Ted L. Tittsworth.
- f. **HS-23-19 (CD 3)** 3101 Lake Como Drive (Primary Structure and Accessory Structure) aka West 150 feet of LOT THIRTY-SEVEN (37) in BLOCK ONE HUNDRED FORTY-SIX-R (146-R) CHAMBERLIN ARLINGTON HEIGHTS, FIRST FILING, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Marie Mays. Lienholder: Collins Revocable Funding as Assignee of Chase Manhattan Bank c/o Collins Asset Group.
- g. **HS-23-20 (CD 2)** 1602 Denver Avenue (Primary Structure) aka Being the Southeast 40 Feet of Lot 21 and the Northwest 10 Feet of Lot 22, Block 106, of North Fort Worth Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Map thereof recorded in Volume 63, Page 149, of the Plat records of Tarrant County, Texas. Owner: Toffiq Nazarali. Lienholder(s): DT Wraparound Fencing c/o Joanne and Paul Hart, DT Wraparound Fencing c/o Joanne and Paul Hart c/o Trustee-Edward S Cox, Washington Mutual Bank FA, and Washington Mutual Bank FA c/o Trustee-Michael L Riddle.
- h. **HS-23-21 (CD 4)** 4657 Feathercrest Drive (Primary Structure) aka LOT 32, BLOCK 16, PHASE II, SECTION TWO, HUNTINGTON VILLAGE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-176, PAGE 78, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Howards Fam. LLC. Lienholder: Lending Praxes LLC, Lending Praxes LLC c/o Trustee-Craig Watkins, Attorney at Law.
- i. **HS-23-22 (CD 9)** 2716 College Avenue (Primary Structure) aka Being Lot 20, Block 8, South Hemphill Heights, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 106, Page 132, of the Map Records of Tarrant County, Texas. Owner: Westway-Hamilton LLC. Lienholder(s): None.
- j. **HS-23-23 (CD 2)** 3125 North Houston Street (Primary Structure) aka Lot 13, Block 91, M.G. Ellis Addition, an Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 63, Page 18, Plat Records, Tarrant County, Texas. Owner: Desiderio Q. Guevara. Lienholder(s): None.

- k. **HS-23-25 (CD 8)** 835 East Jefferson Avenue (Primary Structure) aka Lot 489, Block 19, HYDE PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 9, Plat Records, Tarrant County Texas. SAVE AND EXCEPT 6-12 feet off the rear of said lot, heretofore dedicated for an alley by A.W. Walker by instrument dated January 6, 1909, recorded in Volume 302, Page 516, Deed Records, Tarrant County, Texas. Owner: Welton Martin. Lienholder(s): None.
- l. **HS-23-26 (CD 2)** 4041 Fontaine Street (Primary Structure) aka LOT 24, BLOCK 31, SABINE PLACE (SECTION 5), AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-2, PAGE(S) 98, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Beverly Ann Hill. Lienholder(s): One Reverse Mortgage, LLC, Bank of America N.A., and Secretary of Housing and Urban Development.
- m. **HS-23-27 (CD 8)** 1042 East Richmond Avenue (Primary Structure) aka Lot 11, Block 39, SOUTHLAND SUBDIVISION of a portion of HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 310, Page 11, Deed Records of Tarrant County, Texas. Owner: Lynn Mason. Lienholder: Portfolio Recovery Associates LLC.

X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-28 (CD 2)** 4905 Gordon Avenue aka Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Lot 2 Block 29 with the exception of 6 feet extending from the south boundry of the lot to a duplex addressed as 4909 Gordon Ave. this easement which had been encroached by Lot 3 of block 29 having taken place for more than 50 years prior to a corrected deed execututed on October 10, 2006. Owner: Jewish Festival and Memorial Gardens Inc. Lienholder(s): None.
- b. **ACP-23-29 (CD 9)** 4909 Gordon Avenue aka Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat recorded in Volume 310-page 45 deed of records, Tarrant County, Texas aka Legal per D.C. Case 236-D10544-16: ACCT. NO. 07869053; Lot 3, Block 29, out of the Seminary Hill Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D213045587, of the Tarrant County Deed Records. Owner: Hill of Peace Legal Services Inc. Lienholder(s): Midge Ellis and Darlene Hays Fazio.
- c. **ACP-23-30 (CD 5)** 3749 Waldorf Street aka Lot 6, Block 1, Astoria Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Arletha Sanders. Lienholder(s): None.
- d. **ACP-23-31 (CD 5)** 3753 Waldorf Street aka Lot 5, Block 1, ASTORIA ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Arletha Sanders. Lienholder(s): None.
- e. **ACP-23-32 (CD 5)** 4213 Wiman Drive aka Lot 19, Block F, Midwest Addition, being out of the G.J. Assabranner Survey, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Book 388-T, Page 50, Deed Records of Tarrant County, Texas. Owner(s): Robert Lee Green and wife, Mertis Green. Lienholder(s): None.
- f. **ACP-23-33 (CD 2)** 2314 Chestnut Avenue aka LOT 20, BLOCK 10, ROSEN HEIGHTS, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 56, TARRANT COUNTY, TEXAS. Owner(s): Jesse F. Maldonado and Leslie Quiroz. Lienholder(s): Neighborhood Housing Services of America, Neighborhoooh Housing Services of America c/o Trustee-Jeff King, and Credit Union of Texas c/o Blalack & Williams PC.

XI. AMENDMENT CASE RESIDENTIAL

- a. **ACP-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, according 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 c/o Trustee-Jack R. Van Ness, FYP, LLC D/B/A Texas Property Loans c/o Trustee-Fred Brown, and Robert Meinecke.

XII. AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **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, Countrywide Bank, FSB c/o Tommy Bastion, and Countrywide Bank, FSB, c/o MERS.
- b. **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.
- c. **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): None.

XIII. CONTINUED AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-22-150 (CD 8)** 1040 East Morningside Drive aka LOT 11, BLOCK 39, RYAN SOUTHEAST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ronnie Pollard. Lienholder: Wells Fargo Bank.

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.

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

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 Friday, November 18, 2022 at 3:25 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas



MINUTES

**BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, OCTOBER 24, 2022
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order: Pre-Meeting started at 9:00 A.M.

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

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

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Paul Clark, Chairman (Position 3), Mr. Brian Black, Vice-Chairman, (Position 4), Mr. Michael Unell (Position 6), and Mr. Pedro Juarez (Position 9).
- Position 2 is vacant.
- Mr. Paul Kerpoe (Position 5), Mr. Bill Schur (Position 7), and Mr. James Walker (Position 8) 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 Amy Pletscher (Assistant City Attorneys).

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the September 26, 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 September 26, 2022 Minutes.
- Assistant City Attorney Joel Tovanche reminded the Commission that with only 5 members present, a majority vote would have to be 4-1 to pass on a motion.
- Discussion and vote regarding changes to Rules of Procedures may be on the December 5, 2022 Agenda. (TBD).
- **Chairman Clark adjourned Pre-Meeting at 9:06 A.M.**

**BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, OCTOBER 24, 2022
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

Joshua Lindsay (Position 1)
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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)
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- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Paul Clark, Chairman (Position 3), Mr. Brian Black, Vice-Chairman, (Position 4), Mr. Michael Unell (Position 6), and Mr. Pedro Juarez (Position 9).
- Position 2 is vacant.
- Mr. Paul Kerpoe (Position 5), Mr. Bill Schur (Position 7), and Mr. James Walker (Position 8) 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), Marc Oler (Senior Officer), Andrea Alexander (Officer), Scott Castillo (Officer), Gianni Guevara (Officer), Alma Molina (Officer), Diana Navarro-Cruz (Officer), Roger Soto (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, and Amy Pletscher (Assistant City Attorneys).

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM SEPTEMBER 26, 2022

- Mr. Black moved to accept the September 26, 2022 Minutes, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.

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

- Mr. Black moved to accept the October 24, 2022 Evidence Packet presented by Assistant City Attorney Amy Pletscher, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

- Judith Scott was sworn in.

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

- All citizens and staff were sworn in.

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

- **Withdraw- New Case Commercial**: HS-23-03---7640 Jacksboro Hwy; **Administrative Civil Penalty Cases**: ACP-23-07---3111 Ellis Avenue, ACP-23-10---5324 Whitten Street.
- Mr. Black moved to grant the City's request to withdraw the 3 cases read into record by Executive Secretary Annette Sefcik, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.

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

IX. NEW CASES RESIDENTIAL

- a. **HS-22-146 (CD 2)** 2108 Andover Street (Primary Structure and 2 Accessory Structures) aka Lot No. Nine (9) in Block No. Twenty (20) of Castleberry Gardens Addition to the City of Fort Worth, as platted of record in the office of the County Clerk of Tarrant County. Owner: John Allen Stone. Lienholder(s): None. **No one appeared for this case.**
- Mr. Juarez moved to declare the structures substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
 - Mr. Juarez moved that the owner be ordered to repair or demolish the structures within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- b. **HS-22-162 (CD 8)** 1324 East Davis Avenue (Accessory Structure Only) aka Lot 7, Block 10, Highland Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas. Owner(s): Truman Burns and wife, Yvonne M. Burns. Lienholder(s): None. **Truman Burns, an owner, and Tamara Burns, an interested party, appeared for this case.**
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
 - Mr. Lindsay 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 Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- c. **HS-22-166 (CD 9)** 3010 8th Avenue (Primary Structure) aka LOTS 4 AND 5, BLOCK 12, JOHN C. RYAN'S SOUTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 52, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Ricardo Lopez. Lienholder: Associates Home Equity Services, Inc. **No one appeared for this case.**
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
 - Mr. Lindsay 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 Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- d. **HS-23-00 (CD 8)** 2920 Avenue I (Primary Structure) aka Block 67, Lot 1 of the POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, State of Texas, Tarrant County. Owner: William Bert Williams aka Bert Williams aka William Bert Williams Sr. Lienholder: Office of the Attorney General-Child Support Unit 0402E. **Harry Williams, son of the owner and an interested party, appeared for this case.**
- Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
 - Mr. Black moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- e. **HS-23-01 (CD 8)** 711 South Perkins Street (Accessory Structure Only) aka Lot 9, Block 2, of Fishburn Place Addition, An addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 309, Page 68, Plat Records of Tarrant County and commonly known as 711 S. Perkins, Fort Worth, Texas 76103. Owner: Hollis Williams. Lienholder: Profile Equities, LLC. **Patricia Williams, an heir, appeared for this case.**
- Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
 - Mr. Unell moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.

- f. **HS-23-02 (CD 8)** 1032 East Arlington Avenue (Primary Structure) aka LOT 9, BLOCK 37, SOUTHLAND ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 9, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Loetta Bowman-Webb. Lienholder(s): None. **Loetta Bowman-Webb, the owner, appeared for this case.**

- Mr. Juarez moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- Mr. Juarez moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.

X. NEW CASES COMMERCIAL

- a. **HS-23-04 (CD 2)** 2061 Ephriham Avenue (Primary Structure) aka Tract 1: Lot 20-R, Block 43, Belmont Park Addition, to the City of Fort Worth, Tarrant County, Texas, according to revised plat thereof in Volume 388-93, Page 69, plat records, Tarrant County, Texas. Tract 2: Lot 5-R, Block 43, Belmont Park Addition, to the City of Fort Worth, Tarrant County, Texas, according to revised plat thereof in Volume 388-93, Page 69, plat records, Tarrant County, Texas, save and except from said Lot, that portion which was Lot 4, Block 43, Belmont Park Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 83, deed records, Tarrant County, Texas which was included in subject revision plat. Owner: Bluebonnet Acquisitions, LLC. Lienholder(s): None. **Stephen Lee Wilson of Bluebonnet Acquisitions LLC, the owner, appeared for this case.**

- A Continuance request submitted by the owner to hear this case at the next Building Standards Commission meeting was read into record by the Executive Secretary, Annette Sefcik.
- Mr. Black moved to deny the Continuance request, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell.
- Mr. Black moved for a substitute motion that the owner be ordered to repair or demolish the structure within seventy five (75) days. MOTION FAILED for lack of a second to the motion.
- Voting now goes to the original motion by Mr. Lindsay that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 4-1 with Mr. Black voting no, Position 2 vacant, and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-06 (CD 2)** 2713 NW 31st Street aka Lot 7, Block 107, ROSEN HEIGHTS, SECOND FILING, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204-A, Page 154, Plat Records of Tarrant County, Texas. Owner: Lonny Lynn McKinney. 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 Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.

- b. **ACP-23-08 (CD 3)** 5521 Fletcher Avenue aka Lots 11 and 12, Block 60, Chamberlin Arlington Heights, Second Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat and Dedication recorded in Volume 63, Page 40 of the Map/Plat Records of Tarrant County, Texas. Owner: Rolling P Investments, LLC. Lienholder(s): None. **Jason Potter of Rolling P Investments LLC, the owner, and Dino Walker, an interested party, appeared for this case.**

- Mr. Black moved to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty five (45) days for a total of \$9,000.00, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
 - Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- c. **ACP-23-09 (CD 9)** 4459 Hemphill Street aka Lot 17, in Block 21, SOUTH SIDE ADDITION, an Addition to the City of Fort Worth, according to the plat – recorded in Volume 204A, Page 109, Plat Records, Tarrant County, Texas. Owner: Jose Trinidad Paredes. Lienholder: First Mutual Sales Finance. **Lourdes Pareda, an heir, appeared for this case.**
- Mr. Unell moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
 - Mr. Unell moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.

XII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-22-150 (CD 8)** 1040 East Morningside Drive aka LOT 11, BLOCK 39, RYAN SOUTHEAST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ronnie Pollard. Lienholder: Wells Fargo Bank. **Ronnie Pollard, the owner, came to the meeting and left before the case was called. No appearance form was completed.**
- Ronnie Pollard, the owner came to the meeting but was ill. City Staff spoke with him and stated they were going to request a Continuance to hear this case at the next Building Standards Commission meeting.
 - Mr. Unell moved to grant the City's request for a Continuance to hear this case at the December 5, 2022 Building Standards Commission meeting, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- b. **ACP-22-151 (CD 3)** 10812 Fandor Street aka LOT 30, BLOCK 12, CHAPEL CREEK RANCH PHASE I-A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-208, PAGE 34, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Mary K. Wright. Lienholder: Bank of America, FSB. **No one appeared for this case.**
- A Continuance request submitted by the owner to hear this case at the next Building Standards Commission meeting was read into record by the Executive Secretary, Annette Sefcik.
 - Mr. Black moved to deny the Continuance request, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
 - Mr. Black moved to deny the Amendment request, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- c. **ACP-22-153 (CD 9)** 1013 NE 16th Street aka The west forty six feet of Lot No. Eleven and all of Lot Twelve, in Block Three, Riverside Gardens addition to the City of Ft. Worth, Tarrant County, Texas. Owner: Freddie Lee Cooks. Lienholder(s): None. **Sandra Celestino, an heir, appeared for this case.**
- Mr. Black moved to deny the Amendment request, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- d. **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 Jeanette Palmer McHenry, and heir, appeared for this case.**

- A Continuance request submitted by the owner to hear this case at the next Building Standards Commission meeting was read into record by the Executive Secretary, Annette Sefcik.
- Mr. Lindsay moved to grant the Continuance request and hear this case at the December 5, 2022 Building Standards Commission meeting, second by Mr. Juarez.
- Mr. Black moved for a substitute motion to deny the Continuance request, second by Mr. Unell. MOTION CARRIED 4-1 with Mr. Lindsay voting no, Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- Mr. Black moved to grant the Amendment request to remove the previously assessed Administrative Civil Penalty of \$1,720.00, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- Mr. Black moved to grant the Amendment request for an additional thirty (30) days to abate the nuisance, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.

- e. **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. **Linda Stowers, the owner, and Annie Gillespie, and interested party, appeared for this case.**

- Mr. Unell moved to grant the Amendment request to remove the previously assessed Administrative Civil Penalty of \$3,225.00, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- Mr. Unell moved to grant the Amendment request for an additional thirty (30) days to abate the nuisance, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.

XIII. EXECUTIVE SESSION

- No session was conducted.

XIV. ADJOURNMENT

- Mr. Black moved to adjourn the regular meeting, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Kerpoe, Mr. Schur, and Mr. Walker absent.
- **Regular meeting adjourned at 2:47 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-13 **Property Address:** 3314 Roosevelt Avenue (Primary Structure)

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

Legal Description: Lot 17 in Block 13 in the Worth Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 03669009 **Reference No(s).** 22-629087

Owner(s) per Deed: Ernest Wilson---D216252166

Owner(s) per TAD: Ernest Wilson

Mailing Address: 241 Copperwood Drive, Fort Worth, TX 76108

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **August 8, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **8/8/2022 and 9/16/2022**
- No active permits on file.
- Structure is **vacant and has been secured by the City of Fort Worth.**
- Inspection was conducted on **November 10, 2022 with heir, Sidonia Wilson and her attorney, Wes Stripling present.**
- Current owner's deed was recorded **October 27, 2016.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 17, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Missing and deteriorated roof decking
 - Deteriorated, sagging, and uneven flooring and is unsafe to walk on
 - Deteriorated wall framing
 - Deteriorated window and door framing
 - Water damaged walls with biological growth
 - Electrical and plumbing ripped from walls
 - Large holes on ceiling and walls
 - Foundation has inadequate support, sinking walls that are detached from the ceiling
 - Evidence of rodent infestation
 - Accumulation of deteriorated household items and debris
- 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: DECEMBER 5, 2022**

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

Ernest Wilson, 241 Copperwood Drive, Fort Worth, TX 76108 (Cert. # 9489009000276447504244);
Ernest Wilson aka Ernest Alvin Wilson Estate, 3316 Roosevelt Avenue, Fort Worth, TX 76106
(Cert. # 9489009000276447504251);
Ernest Wilson aka Ernest Alvin Wilson Estate, 241 Copperwood Drive, Fort Worth, TX 76108
(Cert. # 9489009000276447504268);
Ernest Wilson aka Ernest Alvin Wilson Estate, 241 Copperwood Drive, Lakeside, TX 76108
(Cert. # 9489009000276447504275);
Ernest Wilson aka Ernest Alvin Wilson Estate, 3314 Roosevelt Avenue, Fort Worth, TX 76106
(Cert. # 9489009000276447504282);
Sedonia Wilson, 241 Copperwood Drive, Fort Worth, TX 76108 (Cert. # 9489009000276447504299);
Sedonia Wilson, 241 Copperwood Drive, Lakeside, TX 76108 (Cert. # 9489009000276447504305);
Monique Laverne Wilson Pegues Estate, 5276 Dillon Circle #7, Haltom City, 76137
(Cert. # 9489009000276447504312);
Monique Laverne Wilson Pegues Estate, 939 Scenic Hill Drive, Apt 631, Fort Worth, TX 76111
(Cert. # 9489009000276447504329);
Monique Laverne Wilson Pegues Estate c/o Calvin Pegues, 5276 Dillon Circle #7, Haltom City, 76137
(Cert. # 9489009000276447504336);
Monique Laverne Wilson Pegues Estate c/o Calvin Pegues, 5276 Dillon Circle, Haltom City, 76137
(Cert. # 9489009000276447504343);
Monique Laverne Wilson Pegues Estate c/o Calvin Pegues, 502 Idlewild Road, Grand Prairie, TX 75051
(Cert. # 9489009000276447504350);
Monique Laverne Wilson Pegues Estate c/o Cortlin Pegues, 5276 Dillon Circle, Haltom City, 76137
(Cert. # 9489009000276447504367);
Monique Laverne Wilson Pegues Estate c/o Cortlin Pegues, 502 Idlewild Road, Grand Prairie, TX 75051
(Cert. # 9489009000276447504374);
Monique Laverne Wilson Pegues Estate c/o Colin Pegues, 5276 Dillon Circle, Haltom City, 76137
(Cert. # 9489009000276447504381);
Monique Laverne Wilson Pegues Estate c/o Colin Pegues, 502 Idlewild Road, Grand Prairie, TX 75051
(Cert. # 9489009000276447504398);
Monique Laverne Wilson Pegues Estate c/o Carrington Pegues, 5276 Dillon Circle, Haltom City, 76137
(Cert. # 9489009000276447504404);
Monique Laverne Wilson Pegues Estate c/o Carrington Pegues, 502 Idlewild Road, Grand Prairie, TX 75051 (Cert. # 9489009000276447504411);
Angela Rockwell, 3318 Roosevelt Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276447504428);
Yolanda Sue Wilson, 3220 Bunker Hill, Forest Hill, TX 76140 (Cert. # 9489009000276447504435);
Wendell Wilson, 695 Pinloch Drive, Webster, TX 77598 (Cert. # 9489009000276447504442);
Wesley C. Stripling, Attorney at Law, 6100 Camp Bowie Blvd, Suite 27, Fort Worth, TX 76116
(Cert. # 9489009000276447504459);
Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton Street, Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276447504466)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION		CATEGORY	
Address <input type="text" value="3314 Roosevelt Ave"/>	Number of Stories <input type="text" value="1"/>	<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <input type="text" value="13"/> Lot <input type="text" value="1317"/>	Case No. <input type="text" value="22-629087"/>	<input type="checkbox"/> II - Sub (Major)	
	Tax Acct No. <input type="text" value="03669009"/>	<input type="checkbox"/> III - Sub (Minor)	
<input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Interior & Exterior			

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

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

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

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

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

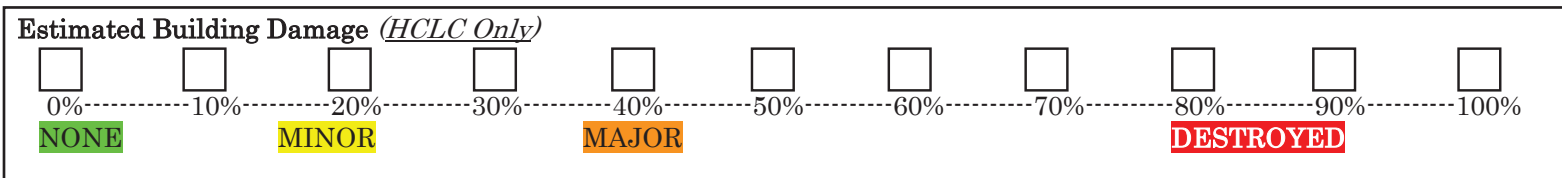
ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-14 **Property Address:** 4117 Lisbon Street (Primary Structure)

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

Legal Description: ACCT. NO. 00894931; LOT 16, BLOCK 12, OUT OF THE FACTORY PLACE ADDITION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AND BEING FURTHER DESCRIBED IN DOCUMENT #D205034865, OF THE TARRANT COUNTY DEED RECORDS

SKEY No. 00894931 **Reference No(s).** 18-492322

Owner(s) per Deed: Eduardo Garcia---D222004538

Owner(s) per TAD: Eduardo Garcia

Mailing Address: 1101 Bear Creek Pkwy., Suite 3422, Keller, TX 76248

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **November 21, 2018.**
- This case was initiated by: **Officer Harris.**
- Notices: **12/27/2018, 7/16/2020, 8/19/2020, 4/26/2022, and 9/16/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **November 7, 2022 with owner, Eduardo Garcia present.**
- Current owner's deed was recorded **January 5, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 17, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - The majority of the roof decking is missing
 - Deteriorated flooring with holes, sagging, and uneven floors
 - Deteriorated wall framing
 - Deteriorated door and window framing
 - Broken windows with glass shards not removed
 - Water damaged walls with biological growth
 - Electrical and plumbing ripped from walls
 - Water damaged interior framing
- There are other conditions what 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: DECEMBER 5, 2022**

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

Eduardo Garcia, 1101 Bear Creek Pkwy, Suite 3422, Keller, TX 76248 (Cert. # 9489009000276447504473);
Eduardo Garcia, 4708 Robinson Street, Fort Worth, TX 76114 (Cert. # 9489009000276447504480)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION				CATEGORY	
Address <input type="text" value="4117 LISBON ST"/>		Number of Stories <input type="text" value="1"/>		<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <input type="text" value="12"/> Lot <input type="text" value="16"/>		Case No. <input type="text" value="18-492322"/>		<input type="checkbox"/> II - Sub (Major)	
		Tax Acct No. <input type="text" value="00894931"/>		<input type="checkbox"/> III - Sub (Minor)	
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior			

OBSERVED DEFICIENCIES				COMMENTS
MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rotten/damaged wood siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing walls, missing Sheetrock
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rotten/damaged soffit/rotted fascia boards, deteriorated shingles
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, holes
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	deteriorated, holes
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, broken, rotted wood on framing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, pulled from walls
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, pulled from walls
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

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

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

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

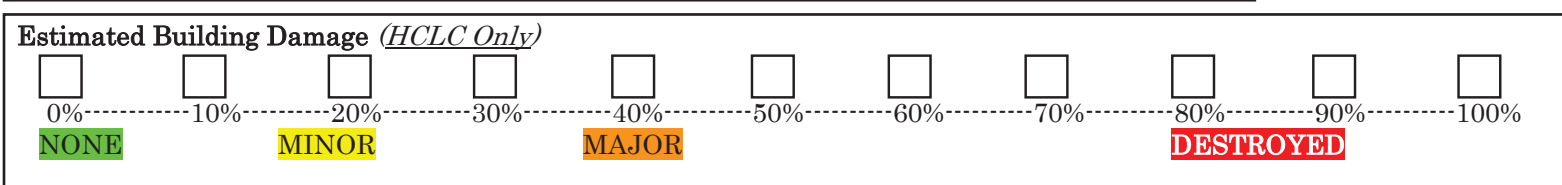
ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.
9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and portions 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: DECEMBER 5, 2022**

HS-23-16 **Property Address:** 2713 NW 31st Street (Primary Structure and 2 Accessory Structures)

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

Legal Description: Lot 7, Block 107, ROSEN HEIGHTS, SECOND FILING, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204-A, Page 154, Plat Records of Tarrant County, Texas

SKEY No. 02545683 **Reference No(s).** 21-602975

Owner(s) per Deed: Lonny Lynn McKinney---D179591120

Owner(s) per TAD: Lonny Lynn McKinney Estate

Mailing Address: 2713 NW 31st Street, Fort Worth, TX 76106

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **July 28, 2022.**
- This case was initiated by: **Officer Jones.**
- Fire Date: **September 28, 2022.**
- Notices: **8/1/2022, 9/16/2022, and 9/29/2022.**
- No active permits on file.
- Structures are **vacant and have been secured by the City of Fort Worth.**
- Administrative Search Warrant was served on **November 8, 2022 without the owner present.**
- Current owner's deed was recorded **December 31, 1979.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 17, 2022.**
- The Primary Structure is currently in a substandard and hazardous condition due to:
 - Severe fire damage throughout the structure
 - Majority of the roof is missing due to fire damage
 - Significant smoke and fire damage to the interior framing
 - Fire damaged roof framing
 - Missing doors and door frames
 - Windows with broken glass shards
 - Missing electrical and plumbing systems
 - Fire damaged exterior walls
 - Accumulation of discarded household items
- The Wooden Accessory Structure is currently in a substandard and hazardous condition due to:
 - Missing siding, exposed plywood, and rotted wood on framing
 - Interior walls have holes, are leaning, and have detached from the ceiling
 - Walls are out of plum
 - Accumulation of discarded household items
- The 2 Car Garage Accessory Structure is currently in a substandard and hazardous condition due to:
 - Missing and deteriorated roof decking
 - Missing siding, exposed plywood, and rotted wood on framing
 - Interior walls have holes, are leaning, and have detached from the ceiling
 - Ceiling collapsed with breaches
 - Missing doors and windows
 - Accumulation of discarded household items
- There are other conditions what contribute to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection reports.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

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

Lonny Lynn McKinney, 2713 NW 31st Street, Fort Worth, TX 76106 (Cert. # 9489009000276445520017);
Lonny Lynn McKinney Estate, 2713 NW 31st Street, Fort Worth, TX 76106 (Cert. # 9489009000276445520024);
Lonny Lynn McKinney Estate, 2722 NW 31st Street, Fort Worth, TX 76106 (Cert. # 9489009000276445520031);
Lonny Lynn McKinney Estate, 320 Timberlake Drive, Azle, TX 76020 (Cert. # 9489009000276445520048);
Ronny Glen McKinney, 320 Timberlake Drive, Azle , TX 76020 (Cert. # 9489009000276445520055);
Ronny Glen McKinney, 8280 Sherwood Drive, Grand Blanc, MI 48439 (Cert. # 9489009000276445520062);
Ronny Glen McKinney, 624 River Rock Drive, Azle, 76020 (Cert. # 9489009000276445520079);
Ronny Glen McKinney, 2722 NW 31st Street, Fort Worth, TX 76106 (Cert. # 9489009000276445520086);
City of Fort Worth c/o Linebarger Goggan Blair & Simpson, LLP, 1000 Throckmorton, Suite 300, Fort Worth,
TX 76102 (Cert. # 9489009000276445520093)

Motion: _____ **Made by:** _____

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



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer A.Molina

Date/Time 11/15/22 10:24 AM

INSPECTION INFORMATION

Address 2713 NW 31st St- Primary structure Number of Stories 1

Legal Description: Block 107 Lot 7 Case No. 21-602975 Tax Acct No. 02545683

Exterior Only Interior & Exterior

CATEGORY

I - Hazardous

II - Sub (Major)

III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire occurred 9-28-22
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred sheetrock
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	holes, missing, charred becking
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, charred
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	covered in combustible debris
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	missing, charred framing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	exposed wiring, missing fixtures
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, pulled from walls, damaged
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	covered in combustible debris

STATUS

Open

Vacant

Secured

Secured (City)

Tenant Occupied

Owner Occupied

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

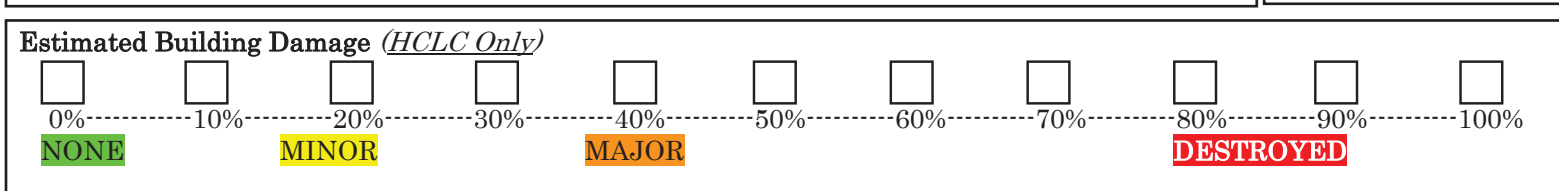
ADDITIONAL OBSERVATIONS

The front door appears missing. The garage door is missing a panel leaving a large gap at the top of the door. The brick chimney, which protrudes through the roof, has several loose bricks at the top.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer A.Molina Date/Time 11/15/2022 1500 hrs

INSPECTION INFORMATION		CATEGORY	
Address <u>2713 NW 31st St- Wood Garage</u>	Number of Stories <u>1</u>	<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <u>107</u> Lot <u>7</u> Case No. <u>21-602975</u> Tax Acct No. <u>02545683</u>		<input type="checkbox"/> II - Sub (Major)	
<input type="checkbox"/> Exterior Only	<input checked="" type="checkbox"/> Interior & Exterior	<input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS
MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing siding , exposed plywood, rotted wood on framing
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	holes,leaning,detached from ceiling,missing sheetrock
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	lack proper support
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	covered in combustible debris
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	floors covered in combustible debris

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

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

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

ADDITIONAL OBSERVATIONS

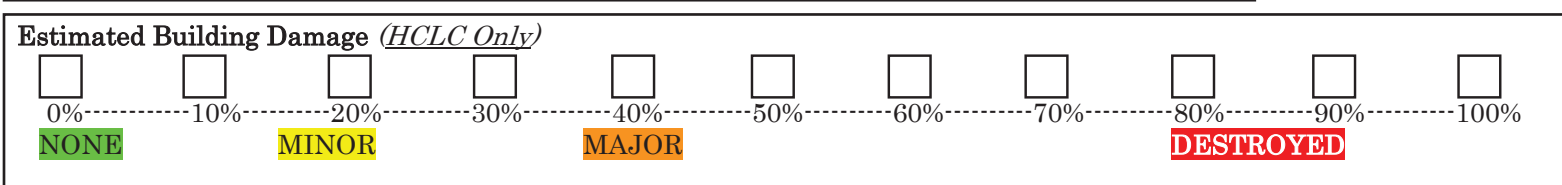
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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

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



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5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
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15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer A.Molina

Date/Time 11/15/2022 1500 hrs

INSPECTION INFORMATION

Address 2713 Nw 31st St- 2 car garage Number of Stories 1

Legal Description: Block 107 Lot 7 Case No. 21-602975 Tax Acct No. 02545683

Exterior Only Interior & Exterior

CATEGORY

I - Hazardous

II - Sub (Major)

III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing siding , exposed plywood, rotted wood on framing
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	holes,leaning,detached from ceiling,missing sheetrock
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged fascia boards, soffit, damaged shingles, holes
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed with breaches, rotted, missing
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	covered in combustible debris
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	floors covered in combustible debris

STATUS

Open

Vacant

Secured

Secured (City)

Tenant Occupied

Owner Occupied

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

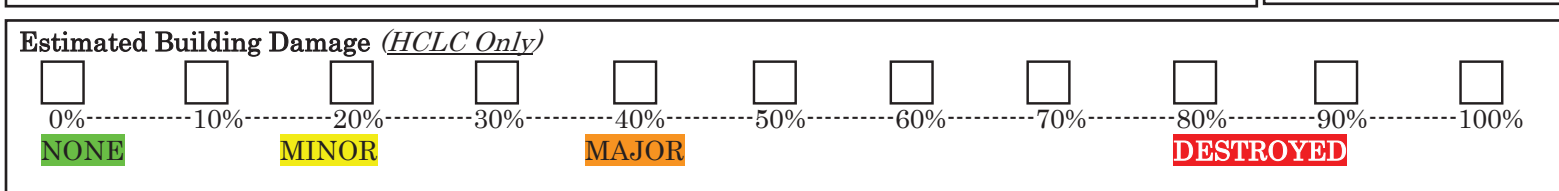
ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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CODE COMPLIANCE DEPARTMENT

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

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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.
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14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-17 **Property Address:** 3129 Ramona Drive (Primary Structure)

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

Legal Description: Lot 7, and the North 10 feet of Lot 8, Block 18, ALTA MERE ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 1037, Page 413, Deed Records of Tarrant County, Texas

SKEY No. 00027103 **Reference No(s).** 22-621040

Owner(s) per Deed: Johnny Rhodes---D179002374

Owner(s) per TAD: Johnny Rhodes

Mailing Address: 3129 Ramona Drive, Fort Worth, TX 76116-5122

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

Council District No. 3

CASE BACKGROUND:

- Case Originated: **July 5, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **7/5/2022 and 9/16/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **November 7, 2022 with heir, Rick Rhodes present.**
- Current owner's deed was recorded **November 11, 1979.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 17, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Damaged and missing roof decking
 - Missing skirting, siding, exposed plywood, rotted wood on framing
 - Collapsed ceiling with large breaches, rotted wood on framing
 - Uneven and deteriorated flooring with holes and is unsafe to walk in
 - Deteriorated wall framing
 - Deteriorated doors and window framing and windows with broken glass
 - Water damaged walls with biological growth
 - Electrical and plumbing ripped from walls and exposed wiring
 - Shifting foundation
 - Accumulation of discarded household items
- There are other conditions what 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: DECEMBER 5, 2022**

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

Johnny Rhodes, 3129 Ramona Drive, Fort Worth, TX 76116-5122 (Cert. # 9489009000276445520109);
Johnny Lumpkin Rhodes Estate, 3129 Ramona Drive, Fort Worth, TX 76116 (Cert. # 9489009000276445520116);
Johnny Lumpkin Rhodes Estate, 317 Avenue B, Walnut Springs, TX 76690 (Cert. # 9489009000276445520123);
Ricky Eugene Rhodes, 1008 Poe Lane, Mansfield, TX 76063 (Cert. # 9489009000276445520130);
Kenny Matthew Rhodes, 2383 County Rd. 303, Glen Rose, TX 76031 (Cert. # 9489009000276445520147);
Kenny Matthew Rhodes, PO Box 459, Glen Rose, TX 76043 (Cert. # 9489009000276445520154);
Johnny Keith Rhodes aka Keith Rhodes Estate, 2014 E Belclaire Circle, Corsicana, TX 75110
(Cert. # 9489009000276445520161);
Carolyn Ferrell Rhodes, 2014 E Belclaire Circle, Corsicana, TX 75110 (Cert. # 9489009000276445520178);
Sherry Rhodes Walker Estate, 1008 Poe Lane, Mansfield, TX 76063 (Cert. # 9489009000276445520185);
Sherry Rhodes Walker Estate, PO Box 1245, Glen Rose, TX 76043 (Cert. # 9489009000276445520192);
Sherry Rhodes Walker Estate, 1067 Cross Branch Drive, Glen Rose, TX 76043 (Cert. # 9489009000276445520208);
Jennifer Lynn Walker, 1008 Poe Lane, Mansfield, TX 76063 (Cert. # 9489009000276445520215);
Jennifer Lynn Walker, 104 Charlene Drive, Hurst, TX 76053 (Cert. # 9489009000276445520222);
Steven Blake Rhodes Estate, PO Box 1245, Glen Rose, TX 76043 (Cert. # 9489009000276445520239);
Steven Blake Rhodes Estate, 4403 Kristy Court, Granbury, TX 76049 (Cert. # 9489009000276445520246);
Steven Eric Rhodes aka Steven Enic Rhodes, 4403 Kristy Court, Granbury, TX 76049
(Cert. # 9489009000276445520253);
Steven Eric Rhodes aka Steven Enic Rhodes, 1105 Willow Springs Drive, Longview, TX 75604
(Cert. # 9489009000276445520260);
Steven Eric Rhodes aka Steven Enic Rhodes, 817 Holly Hills Cemetery, Granbury, TX 76048
(Cert. # 9489009000276445520277)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION		CATEGORY	
Address	<input type="text" value="3129 Ramona Dr"/>	Number of Stories	<input type="text" value="1"/>
Legal Description: Block	<input type="text" value="18"/>	Lot	<input type="text" value="8"/>
Case No.	<input type="text" value="22-621040"/>	Tax Acct No.	<input type="text" value="00027103"/>
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior	
		<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS	STATUS
MINOR	MODERATE	SEVERE			
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Open
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing skirting, Missing siding , exposed plywood, rotted wood on framing	<input checked="" type="checkbox"/> Vacant
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	holes,leaning,detached from ceiling,missing sheetrock	<input checked="" type="checkbox"/> Secured
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged fascia boards, soffit, damaged shingles, holes	<input type="checkbox"/> Secured (City)
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed with breaches, rotted, missing	<input type="checkbox"/> Tenant Occupied
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	lack proper support	<input type="checkbox"/> Owner Occupied
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	broken joints,large holes,covered in combustible debris	STRUCTURE USE
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	rotted framing	<input checked="" type="checkbox"/> Single Family
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	missing, exposed wiring,	<input type="checkbox"/> Two Family
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, ripped from walls	<input type="checkbox"/> Commercial
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Accessory
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	floors covered in combustible debris,rodents droppings	FOUNDATION
					<input type="checkbox"/> Poured Concrete
					<input type="checkbox"/> Stem Wall
					<input checked="" type="checkbox"/> Pier & Beam

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.

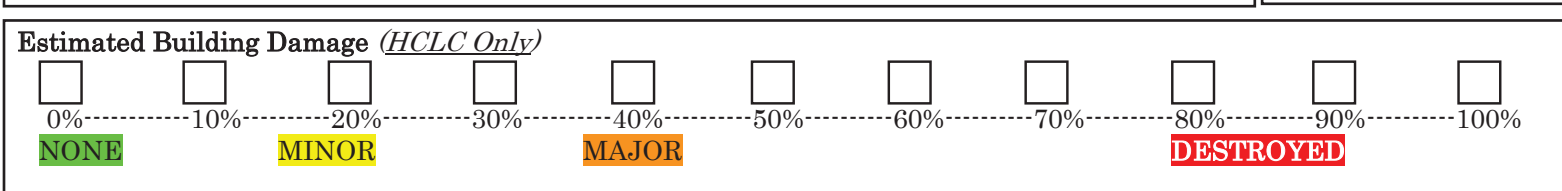
PERMITS REQUIRED*

Building
 Mechanical
 Plumbing
 Electrical

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

EXTERIOR

Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.
9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-18 **Property Address:** 3800 Moberly Street (Primary Structure)

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

Legal Description: BEING LOT 10, IN BLOCK 4, OF TRENTMAN CITY, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-B, Page 199 of the Map Records of Tarrant County, Texas

SKEY No. 03168018 **Reference No(s).** 22-620329

Owner(s) per Deed: Crispin Ramos and wife, Francesca Ramos---D205009751

Owner(s) per TAD: Crispin Ramos and Francesca Ramos

Mailing Address: 4004 Moberly Street, Fort Worth, TX 76119-5017

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **April 29, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **April 29, 2022.**
- Notices: **4/29/2022 and 8/24/2022.**
- Active permit on file **PB22-00344 Razing permit issued November 14, 2022.**
- Structure is **vacant and secure.**
- Inspection was conducted on **November 15, 2022 with the owner, Crispin Ramos present.**
- Current owner's deed was recorded **January 10, 2005.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 17, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Foundation has inadequate support due to collapsed, fire damaged and missing framing
 - Exterior walls are out of plumb due to charred and missing walls
 - Collapsed roof with charred and missing rafter, decking and collar beams
 - Collapsed ceiling with charred and missing ceiling joist and headers
- There are other conditions that add to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

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

Crispin Ramos and wife, Francesca Ramos, 4004 Moberly Street, Fort Worth, TX 76119-5017
(Cert. # 9489009000276445520284);

Crispin Ramos and wife, Francesca Ramos, 3800 Moberly Street, Fort Worth, TX 76119
(Cert. # 9489009000276445520291);

Lienholder: Maurice Thrasher and wife, Nina Mae Thrasher c/o Trustee-Ted L. Tittsworth, 3804 Moberly Street
Fort Worth, TX 76119 (Cert. # 9489009000276445520307);

Maurice Thrasher and wife, Nina Mae Thrasher c/o Trustee-Ted L. Tittsworth, 1104 W. Pioneer Pkwy, Suite
100, Arlington, TX 76013 (Cert. # 9489009000276445520314)

Motion: _____ **Made by:** _____

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



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer **M.TURNER-MIMS**

Date/Time **11/15/2022**

INSPECTION INFORMATION

Address **3800 MOBERLY ST** Number of Stories **1**

Legal Description: Block **4** Lot **10** Case No. **22-620329** Tax Acct No. **03168018**

Exterior Only Interior & Exterior

CATEGORY

I - Hazardous

II - Sub (Major)

III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severly damaged by fire
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed w charred and missing wall studs and siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing studs and corner posts
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred / broken rafters, decking and collar beams
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed w charred and missing ceiling joist and headers
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate due to charred and collapsed structure
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred floor joist and sub floors
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred window boarders and headers
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and hanging wirings
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and burned
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

Open

Vacant

Secured

Secured (City)

Tenant Occupied

Owner Occupied

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

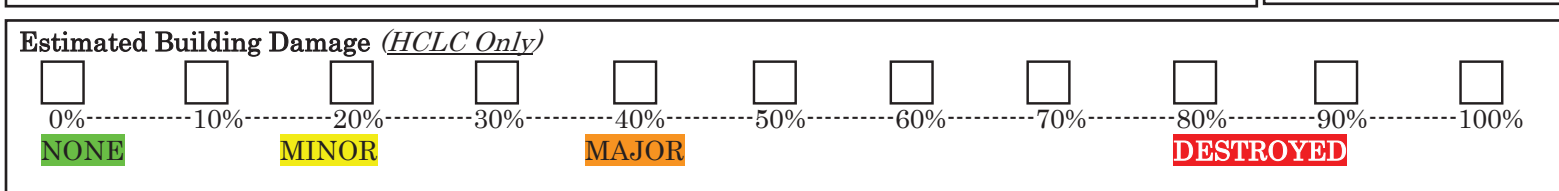
ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-19 **Property Address:** 3101 Lake Como Drive (Primary Structure and Accessory Structure)

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

Legal Description: West 150 feet of LOT THIRTY-SEVEN (37) in BLOCK ONE HUNDRED FORTY-SIX-R (146-R) CHAMBERLIN ARLINGTON HEIGHTS, FIRST FILING, an Addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 00488119 **Reference No(s).** 20-560319

Owner(s) per Deed: Marie Mays---Volume 4786, Page 572

Owner(s) per TAD: Marie Mays

Mailing Address: 3101 Lake Como Drive, Fort Worth, TX 76107

Agenda Category: New Case – Residential **Code Compliance Officer:** Gianni Guevara

Council District No. 3

CASE BACKGROUND:

- Case Originated: **June 4, 2020.**
- This case was initiated by: **Officer Salinas.**
- Notices: **6/5/2020, 7/8/2020, 4/29/2022, and 9/12/2022.**
- No active permits on file
- Primary structure is **vacant and open** and accessory structure is **vacant and secure.**
- Administrative Search Warrant was served on **November 21, 2022 without the owner present.**
- Current owner's deed was recorded **September 24, 1969.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 17, 2022.**
- The primary structure is currently in a substandard and hazardous condition due to:
 - Exterior walls dilapidated and weathered with holes
 - Siding rotted and missing exposing wall sheathing
 - Windows do not contour to the framing
 - Interior walls have breaches and significant cracks
 - Large holes on ceiling exposing roof sheathing
 - Floors have poor support and appear to be unstable
- The accessory structure is currently in a substandard and hazardous condition due to:
 - Siding dilapidated with breaches allowing pest access
 - Front door damaged and not contoured to framing
 - Damaged roofing material
 - Holes in roof exposing interior to the elements
 - Siding separated from wall framing
- There are other conditions that contribute to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection reports.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

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

Marie Mays, 3101 Lake Como Drive, Fort Worth, TX 76107 (Cert. # 9489009000276445520321);
Marie Mays aka Mary Chambers aka Marie Chambers aka Marie Mays Chambers, 5505 Brubeck Lane,
Apt 1424, Fort Worth, TX 76132 (Cert. # 9489009000276445523038);
Marie Mays aka Mary Chambers aka Marie Chambers aka Marie Mays Chambers, 7604 Camelot Road,
Fort Worth, TX 76134 (Cert. # 9489009000276445520345);
Bianca L. Chambers, 5505 Brubeck Lane, Apt 1424, Fort Worth, TX 76132 (Cert. # 9489009000276445520352);
Lienholder: Collins Revocable Funding Partner as Assignee of Chase Manhattan Bank c/o Collins Asset Group,
PO Box 91059, Austin, TX 78709 (Cert. # 9489009000276445520369)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION		CATEGORY	
Address <input type="text" value="3101 Lake Como Dr"/>	Number of Stories <input type="text" value="1"/>	<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <input type="text" value="146 150"/> Lot <input type="text" value="37"/>	Case No. <input type="text" value="20-560319"/>	<input type="checkbox"/> II - Sub (Major)	
	Tax Acct No. <input type="text" value="00488119"/>	<input type="checkbox"/> III - Sub (Minor)	
<input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Interior & Exterior			

OBSERVED DEFICIENCIES				COMMENTS
MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes, dilapidated, and peeling sidings
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large holes exposing wall sheathing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes in car port roof and rotted
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large holes, deteriorated, exposed roof sheathing-
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-ceiling joists and rafters
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Weak to the step, sponge like
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken, breached window and rotted framing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accumulation of debris through out the structure

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

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

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

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

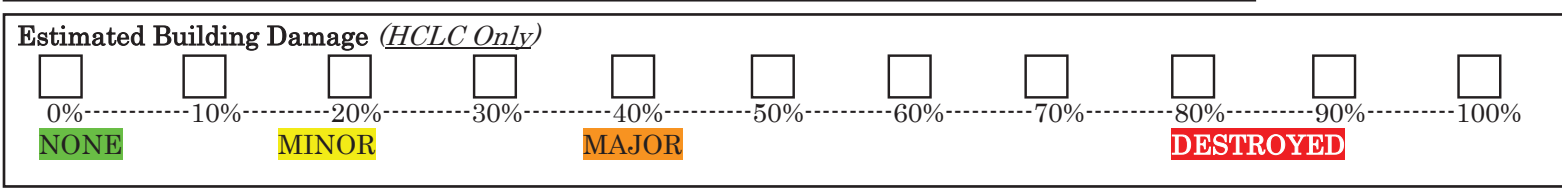
ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION		CATEGORY	
Address	<input type="text" value="3101 Lake Como Dr"/>	Number of Stories	<input type="text" value="1"/>
Legal Description: Block	<input type="text" value="146 150"/>	Lot	<input type="text" value="37"/>
Case No.	<input type="text" value="20-560319"/>	Tax Acct No.	<input type="text" value="00488119"/>
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior	
		<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS
MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes, dilapidated, and separated sidings
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes in roof
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged front door
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accumulation of debris throughout the structure

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

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

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

ADDITIONAL OBSERVATIONS

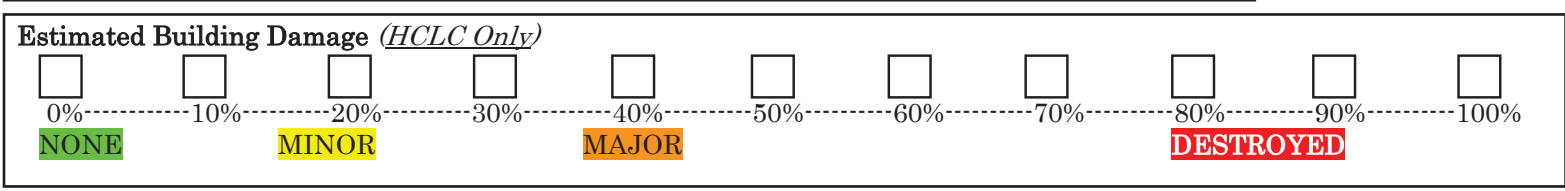
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-20 **Property Address:** 1602 Denver Avenue (Primary Structure)

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

Legal Description: Being the Southeast 40 Feet of Lot 21 and the Northwest 10 Feet of Lot 22, Block 106, of North Fort Worth Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Map thereof recorded in Volume 63, Page 149, of the Plat records of Tarrant County, Texas

SKEY No. 01912089 **Reference No(s).** 22-633670

Owner(s) per Deed: Toffiq Nazarali---D212316842

Owner(s) per TAD: Toffiq Nazarali

Mailing Address: 405 Heather Lane, Hurst, TX 76054

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **September 23, 2022.**
- This case was initiated by: **Officer Molina.**
- Fire Date: **September 23, 2022.**
- Notices: **9/23/2022.**
- No active permits on file.
- Structure are **vacant and secure.**
- Inspection was conducted on **November 8, 2022 with the owner, Toffiq Nazarali present.**
- Current owner's deed was recorded **December 27, 2012.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 17, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severe fire damage to the front of the structure
 - Fire damaged roof with sinking decking
 - Fire damaged exterior walls and siding
 - Missing ceiling in porch are due to fire damaged framing
 - Significant fire damage to walls and ceiling
 - Fire damaged doors and door frames
 - Windows with broken glass shards not removed
 - Fire damaged electrical and plumbing
 - Heavy smoke damage to interior framing walls and ceiling
 - Accumulation of fire damaged and discarded household items
- There are other conditions that contribute to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection reports.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

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

Toffiq Nazarali, 405 Heather Lane, Hurst, TX 76054 (Cert. # 9489009000276445520376);
Toffiq Nazarali aka Toffiq Shaukat Nazarali, 1602 Denver Avenue, Fort Worth, TX 76164
(Cert. # 9489009000276445520383); Toffiq Nazarali aka Toffiq Shaukat Nazarali, 821 Tradonna Lane,
Hurst, TX 76054-2057 (Cert. # 9489009000276445520390);
Lienholders: DT Wraparound Fencing c/o Joanne and Paul Hart, 6452 Alta Vista Drive, Watauga, TX 76148
(Cert. # 9489009000276445520406);
DT Wraparound Fencing c/o Joanne and Paul Hart, 208 West Denton Drive, Euless, TX 76039
(Cert. # 948900900027644520413);
DT Wraparound Fencing c/o Joanne and Paul Hart for Trustee—Edward S. Cox, 1300 Norwood Drive,
Suite 100, Bedford, TX 76022 (Cert. # 948900900027644520420);
Washington Mutual Bank, FA for Joanne and Paul Hart, 400 East Main Street, Stockton, CA 95290
(Cert. # 948900900027644520437);
Washington Mutual Bank, FA for Joanne and Paul Hart c/o Trustee---Michael L. Riddle, 717 North Hardwood,
Suite 2400, Dallas, TX 75201 (Cert. # 948900900027644520444)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time 1100 hrs

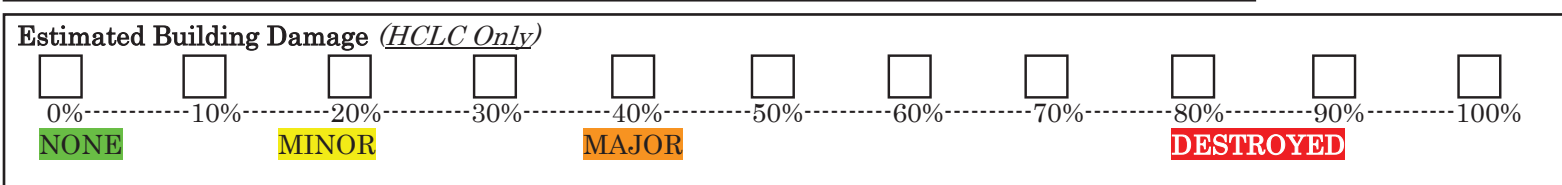
INSPECTION INFORMATION				CATEGORY	
Address <input type="text" value="1602 Denver Ave"/>			Number of Stories <input type="text" value="1"/>		<input checked="" type="checkbox"/> I - Hazardous
Legal Description: Block <input type="text" value="106"/>		Lot <input type="text" value="21 106"/>	Case No. <input type="text" value="22-633670"/>	Tax Acct No. <input type="text" value="01912089"/>	
<input type="checkbox"/> Exterior Only			<input checked="" type="checkbox"/> Interior & Exterior		
				<input type="checkbox"/> II - Sub (Major)	
				<input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS	STATUS
	MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire damaged structure	<input checked="" type="checkbox"/> Vacant
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred fascia boards, sidings	<input checked="" type="checkbox"/> Secured
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Burnt and damaged	<input type="checkbox"/> Secured (City)
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	burnt shingles and roof decking	<input type="checkbox"/> Tenant Occupied
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing ceilings in porch area	<input type="checkbox"/> Owner Occupied
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	fire damaged	<input checked="" type="checkbox"/> Single Family
Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	damaged	<input type="checkbox"/> Two Family
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	fire damaged	<input type="checkbox"/> Commercial
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Accessory
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Accumulation of debris from fire	

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*			
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Mechanical	<input checked="" type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Electrical
<i>*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.</i>			
STRUCTURE USE			
<input checked="" type="checkbox"/> Single Family			
<input type="checkbox"/> Two Family			
<input type="checkbox"/> Commercial			
<input type="checkbox"/> Accessory			
FOUNDATION			
<input type="checkbox"/> Poured Concrete			
<input checked="" type="checkbox"/> Stem Wall			
<input type="checkbox"/> Pier & Beam			
EXTERIOR			
<input checked="" type="checkbox"/> Frame			
<input type="checkbox"/> Brick			
<input type="checkbox"/> Stone			
<input type="checkbox"/> Concrete			
<input type="checkbox"/> Concrete Brick			
<input type="checkbox"/> Metal			



ADDITIONAL OBSERVATIONS *(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.

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-21 **Property Address:** 4657 Feathercrest Drive (Primary Structure)

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

Legal Description: LOT 32, BLOCK 16, PHASE II, SECTION TWO, HUNTINGTON VILLAGE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-176, PAGE 78, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 05457343 **Reference No(s).** 22-628997

Owner(s) per Deed: Howards Fam, LLC---D222244990

Owner(s) per TAD: Howards Fam, LLC

Mailing Address: 633 Linwood Drive, Denton, TX 76209

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

Council District No. 4

CASE BACKGROUND:

WITHDRAW---PERMITS ISSUED---OWNER REPAIRING

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-22 **Property Address:** 2716 College Avenue (Primary Structure)

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

Legal Description: Being Lot 20, Block 8, South Hemphill Heights, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 106, Page 132, of the Map Records of Tarrant County, Texas

SKEY No. 028135216 **Reference No(s).** 22-613980

Owner(s) per Deed: Westway-Hamilton LLC---D221379445

Owner(s) per TAD: Westway-Hamilton LLC

Mailing Address: 2530 5th Avenue, Fort Worth, TX 76110

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

Council District No. 9

CASE BACKGROUND:

WITHDRAW---PERMITS ISSUED---OWNER REPAIRING

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-23 **Property Address:** 3125 North Houston Street (Primary Structure)

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

Legal Description: Lot 13, Block 91, M.G. Ellis Addition, an Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 63, Page 18, Plat Records, Tarrant County, Texas

SKEY No. 00840394 **Reference No(s).** 13-328985

Owner(s) per Deed: Desiderio Q. Guevara---D204175851

Owner(s) per TAD: Desiderio Q. Guevara

Mailing Address: 3125 North Houston Street, Fort Worth, TX 76106

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **December 30, 2013.**
- This case was initiated by: **Officer Oomging.**
- Notices: **12/30/2013, 3/4/2014, 2/6/2015, 7/27/2018, 9/28/2021, and 9/30/2022.**
- No active permits on file.
- Structure is **vacant and has been secured by the City of Fort Worth.**
- Inspection was conducted by myself on **November 8, 2022 with no owner present as the structure is missing 2 completed exterior walls.**
- Current owner's deed was recorded **June 8, 2004.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 17, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Entire roof is missing
 - Rotted wood on remaining frame
 - Missing exterior and interior walls
 - Missing electrical and plumbing
 - Partially missing floor
 - Missing door and windows with framing
- 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: DECEMBER 5, 2022**

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

Desiderio Q. Guevara, 3125 North Houston Street, Fort Worth, TX 76106 (Cert. # 9489009000276445526040);
Desiderio Quezada Guevara, 3015 Hampton Street, Fort Worth, TX 76106 (Cert. # 9489009000276447504503)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION				CATEGORY	
Address <input type="text" value="3125 N Houston St"/>		Number of Stories <input type="text" value="1"/>		<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <input type="text" value="91"/> Lot <input type="text" value="13"/>		Case No. <input type="text" value="13-328985"/>		<input type="checkbox"/> II - Sub (Major)	
		Tax Acct No. <input type="text" value="00840394"/>		<input type="checkbox"/> III - Sub (Minor)	
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior			

OBSERVED DEFICIENCIES				COMMENTS
	MINOR	MODERATE	SEVERE	
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	rotted wood on siding, framing, missing
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, rotted wood
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	partially missing
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

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

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

ADDITIONAL OBSERVATIONS

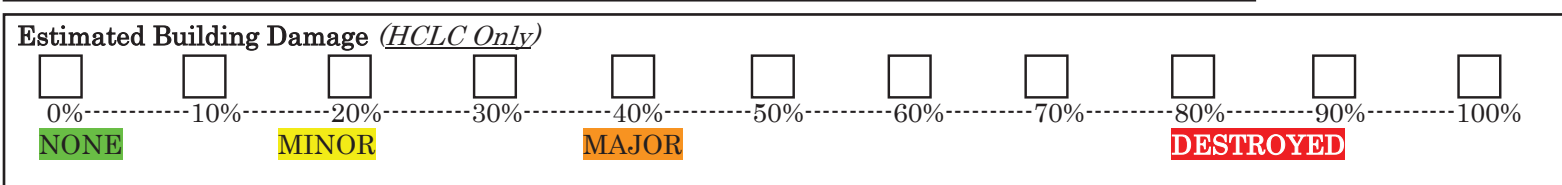
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-25 **Property Address:** 835 East Jefferson Avenue (Primary Structure)

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

Legal Description: Lot 489, Block 19, HYDE PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 9, Plat Records, Tarrant County Texas. SAVE AND EXCEPT 6-12 feet off the rear of said lot, heretofore dedicated for an alley by A.W. Walker by instrument dated January 6, 1909, recorded in Volume 302, Page 516, Deed Records, Tarrant County, Texas

SKEY No. 01411160 **Reference No(s).** 22-622916

Owner(s) per Deed: Welton Martin---D196055902

Owner(s) per TAD: Welton Martin

Mailing Address: 5504 Odessa Avenue, Fort Worth, TX 76133

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **May 27, 2022.**
- This case was initiated by: **Officer Molina.**
- Fire Date: **May 27, 2022.**
- Notices: **5/27/2022 and 8/24/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **November 9, 2022 with the owner, Welton Martin present.**
- Current owner's deed was recorded **March 26, 1996.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 17, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Interior walls have charred wall studs
 - Fire damaged with broken ceiling joist and
 - Fire damaged rafter roof rafters
 - Charred window framing and headers with glass shards not removed
 - Fire damaged electrical wiring
- There are other conditions that add to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

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

Welton Martin, 5504 Odessa Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276445526163);
Welton Martin, 835 East Jefferson Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276445526170);
Welton Martin, 4109 Erath Street, Fort Worth, TX 76119 (Cert. # 9489009000276445526187);
Welton Martin, 4845 Mobile Drive, Fort Worth, TX 76137 (Cert. # 9489009000276445526194);
Welton Martin, 1448 Cloverdale Drive, Fort Worth, TX 76134 (Cert. # 9489009000276445526200)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer M.TURNER-MIMS Date/Time 11/09/2022

INSPECTION INFORMATION		CATEGORY	
Address <u>835 E JEFFERSON AVE</u>	Number of Stories <u>1</u>	<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <u>19</u> Lot <u>489</u> Case No. <u>22-622916</u> Tax Acct No. <u>01411160</u>		<input type="checkbox"/> II - Sub (Major)	
<input type="checkbox"/> Exterior Only	<input checked="" type="checkbox"/> Interior & Exterior	<input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS	STATUS
	MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged structure	<input checked="" type="checkbox"/> Open
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burned siding	<input checked="" type="checkbox"/> Vacant
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and charred walls studs	<input checked="" type="checkbox"/> Secured
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deteriorated fascia	<input type="checkbox"/> Secured (City)
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and broken ceiling joist and rafters	<input type="checkbox"/> Tenant Occupied
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Owner Occupied
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burned subfloors	STRUCTURE USE
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned framing w/ broken w glass shards	<input checked="" type="checkbox"/> Single Family
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and hanging wirings	<input type="checkbox"/> Two Family
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and missing	<input type="checkbox"/> Commercial
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Accessory
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		FOUNDATION

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.*

Foundation

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

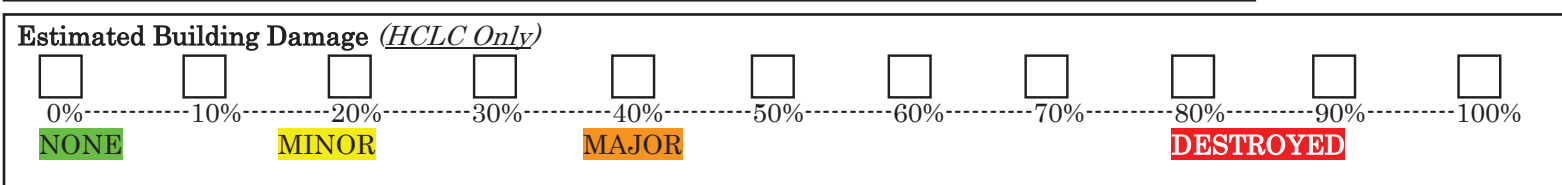
Brick

Stone

Concrete

Concrete Brick

Metal



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-26 **Property Address:** 4041 Fontaine Street (Primary Structure)

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

Legal Description: LOT 24, BLOCK 31, SABINE PLACE (SECTION 5), AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-2, PAGE(S) 98, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 02633728 **Reference No(s).** 20-577911

Owner(s) per Deed: Beverly Ann Hill---D209077739

Owner(s) per TAD: Beverly Ann Hill

Mailing Address: 4041 Fontaine Street, Fort Worth, TX 76106

Agenda Category: New Case – Residential **Code Compliance Officer:** Gianni Guevara

Council District No. 2

CASE BACKGROUND:

- Case Originated: **November 5, 2020.**
- This case was initiated by: **Officer Jones.**
- Fire Date: **Unknown.**
- Notices: **11/6/2020, 4/6/2021, 10/4/2022, and 10/19/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **November 14, 2022 without the owner present.**
- Current owner's deed was recorded **March 23, 2009.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 17, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Charred roof, fascia boards and roof sheathing
 - Charred ceiling joists and rafters
 - Charred door framing and interior back wall
 - Large breach in roof sheathing exposing interior
 - Ceiling and flooring are both water damaged
 - Deteriorating and missing interior walls
 - Exposed electrical wiring
- 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: DECEMBER 5, 2022**

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

Beverly Ann Hill, 4041 Fontaine Street, Fort Worth, TX 76106 (Cert. # 9489009000276445526217);
Beverly Ann Hill aka Beverly Ann Reese-Hill Estate, 4041 Fontaine Street, Fort Worth, TX 76106
(Cert. # 9489009000276445526224);
Beverly Ann Hill aka Beverly Ann Reese-Hill Estate, 7300 Briarwyck Court, Fort Worth, TX 76137
(Cert. # 9489009000276445526231);
Tammy Bruce-Tennes, 7300 Briarwyck Court, Fort Worth, TX 76137 (Cert. # 9489009000276445526248);
Crystal Bruce aka Crystal Bruce Garcia aka Crystal Garcia Clerkley, 3808 Lightland Road, Fort Worth, TX
76137 (Cert. # 9489009000276445526255);
Crystal Bruce aka Crystal Bruce Garcia aka Crystal Garcia Clerkley, 179 HCR 4363, Hillsboro, TX 76645
(Cert. # 9489009000276445526262);
Crystal Bruce aka Crystal Bruce Garcia aka Crystal Garcia Clerkley, 908 Sharondale Fort Worth, TX 76115
(Cert. # 9489009000276445526279);
Crystal Bruce aka Crystal Bruce Garcia aka Crystal Garcia Clerkley, 4041 Fontaine Street, Fort Worth, TX
76106 (Cert. # 9489009000276445526286);
Mortgage Assets MGMT LLC c/o Trustee-Donna Stockman, 14841 Dallas Pkwy, Suite 425, Dallas, TX 75254
(Cert. # 9489009000276445526293);
Lienholders: One Reverse Mortgage, LLC, 9740 Scranton Road, Suite 300, San Diego, CA 92121
(Cert. # 9489009000276445526309);
Bank of America N.A., 100 North Tryon Street, Charlotte, NC 28255 (Cert. # 9489009000276445526316);
Bank of America N.A., 11120 NE 33rd Place., Suite 200, Bellevue, WA 98041 (Cert. # 9489009000276445526323);
Secretary of Housing and Urban Development, 451 SW 7th Street, Washington, DC 20410
(Cert. # 9489009000276445526330)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION		CATEGORY	
Address <input type="text" value="4041 Fontaine St"/>		Number of Stories <input type="text" value="1"/>	
Legal Description: Block <input type="text" value="31"/>	Lot <input type="text" value="24"/>	Case No. <input type="text" value="20-577911"/>	Tax Acct No. <input type="text" value="02633728"/>
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior	
		<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)	

OBSERVED DEFICIENCIES				COMMENTS
MINOR	MODERATE	SEVERE		
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage NW corner of the structure
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damage in rear of structure
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage, charred, deteriorated
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breached, exposing interior to elements
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damped, deteriorated and damaged
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Charred back door framing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

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

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

ADDITIONAL OBSERVATIONS

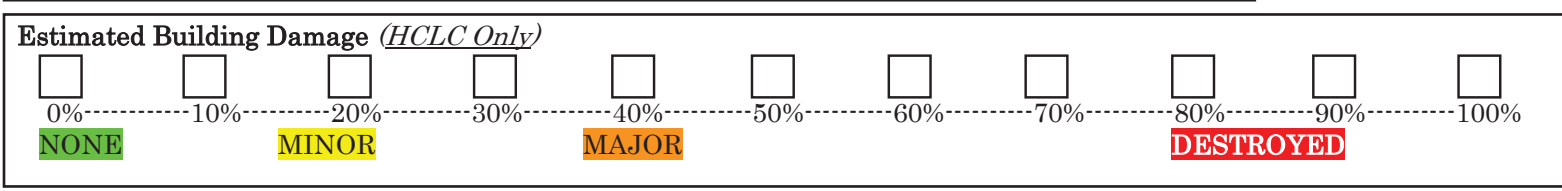
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

HS-23-27 **Property Address:** 1042 East Richmond Avenue (Primary Structure)

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

Legal Description: Lot 11, Block 39, SOUTHLAND SUBDIVISION of a portion of HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 310, Page 11, Deed Records of Tarrant County, Texas

SKEY No. 02859076 **Reference No(s).** 20-553751

Owner(s) per Deed: Lynn Mason---D219171837

Owner(s) per TAD: Lynn Mason

Mailing Address: 1042 East Richmond Avenue, Fort Worth, TX 76104

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **May 1, 2020.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **1/15/2021, 2/25/2021 and 10/21/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **November 11, 2022 without the owner present.**
- Current owner's deed was recorded **August 2, 2019.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 17, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Exterior walls are bowing outward with missing and deteriorated siding
 - Roof is severely sagging with deteriorated decking
 - Inadequate support due to missing foundation piers
 - Interior walls are missing with broken wall studs
 - Missing ceiling joist with water damaged decking
- 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: DECEMBER 5, 2022**

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

Lynn Mason, 1042 East Richmond Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276445526347);
Lynn Mason, 1040 East Richmond Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276445526354);
Lynn Mason, 1313 Cassandra Lane, Allen, TX 75002 (Cert. # 9489009000276445526361);
Lynn Mason, 8324 Meadow Sweet Lane, Fort Worth, TX 76123 (Cert. # 9489009000276445526378);
Lynn Mason, 2855 Linden Lane, Grand Prairie, TX 75052 (Cert. # 9489009000276445526385);
Lynn Mason, 215 Judge Lane, Justin, TX 76247 (Cert. # 9489009000276445526392);
Lynn Mason, 2493 Ocoillo Lane, Lake Havasu City, AZ 86403 (Cert. # 9489009000276445526408);
Lienholder: Portfolio Recovery Associates LLC, PO Box 115220, Carrollton, TX 75011
(Cert. # 9489009000276445526415)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

INSPECTION INFORMATION				CATEGORY	
Address <input type="text" value="1042 E RICHMOND AVE"/>		Number of Stories <input type="text" value="1"/>		<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <input type="text" value="39"/> Lot <input type="text" value="11"/>		Case No. <input type="text" value="20-553751"/>		<input type="checkbox"/> II - Sub (Major)	
		Tax Acct No. <input type="text" value="2859076"/>		<input type="checkbox"/> III - Sub (Minor)	
<input type="checkbox"/> Exterior Only		<input checked="" type="checkbox"/> Interior & Exterior			

OBSERVED DEFICIENCIES				COMMENTS	STATUS
MINOR	MODERATE	SEVERE			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/> Open
Fire Damage					<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Bowing outward w/ missing and deteriorated siding	<input checked="" type="checkbox"/> Secured
Exterior Walls					<input type="checkbox"/> Secured (City)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Missing walls w broken wall studs	<input type="checkbox"/> Tenant Occupied
Interior Walls					<input type="checkbox"/> Owner Occupied
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Severely sagging w deteriorated decking	
Roof					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Missing and water damaged ceiling	
Ceilings					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Missing foundation studs sinking structure	
Foundation					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Missing/broken floor joist, subfloors w breaches	
Floor					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Broken glass w/ glass shards rotten boards	
Doors/Windows					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Disconnected and missing wirings	
Electrical					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Disconnected and missing plumbing	
Plumbing					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Gas					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Health Hazards					

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.*

STRUCTURE USE

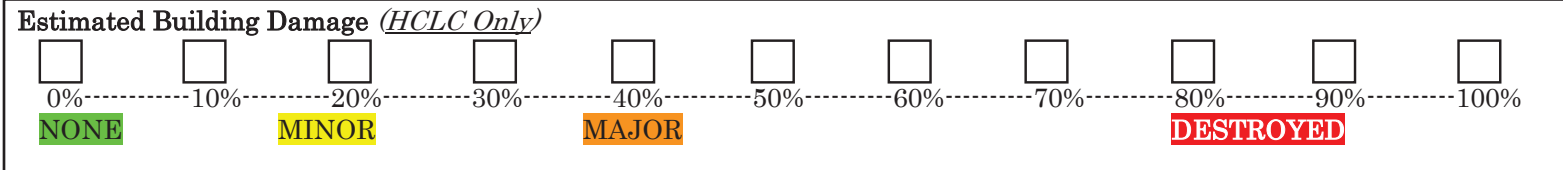
Single Family
 Two Family
 Commercial
 Accessory

FOUNDATION

Poured Concrete
 Stem Wall
 Pier & Beam

EXTERIOR

Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

ACP-23-28 **Property Address:** 4905 Gordon Avenue

Legal Description: Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Lot 2 Block 29 with the exception of 6 feet extending from the south boundary of the lot to a duplex addressed as 4909 Gordon Ave. this easement which had been encroached by Lot 3 of block 29 having taken place for more than 50 years prior to a corrected deed executed on October 10, 2006

SKEY No. 02701332 **Reference No(s).** 22-634689

Owner(s) per Deed: Jewish Festival and Memorial Gardens Inc.---D213045593---February 22, 2013

Owner(s) per TAD: Jewish Festival and Memorial Gardens Inc.

Mailing Address: 4905 Gordon Avenue, Fort Worth, TX 76115

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

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **October 4, 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 **five (5)** inspections by multiple officers since the inception of this case. **No** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There has been **one (1)** contact, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **October 10, 2022** and expired on **October 20, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **November 17, 2022**. The last inspection was performed on **December 2, 2022**.

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

Staff recommendation: Assess a civil penalty of **\$9,000.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that this is the second time this property has been presented to the Building Standards Commission. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on October 10, 2022. This address is a vacant lot and does not have active trash service.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **October 20, 2022** **Date of BSC Meeting:** **December 5, 2022**
Number of days since NAO expired: **45**

\$200.00 per day x 45 days = \$9,000.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

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

Jewish Festival and Memorial Gardens Inc., 4905 Gordon Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276445526522);
Jewish Festival and Memorial Gardens Inc., 4911 Gordon Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276445526439);
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4905 Gordon Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276445526446);
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4907 Gordon Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276445526453);
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4909 Gordon Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276445525460);
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4911 Gordon Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276445526477)

Motion: _____ **Made by:** _____

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

3



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

September 23, 2019

Jewish Festival and Memorial Garden, Inc.
(Cert. # 9489009000276120007642)
4905 Gordon Avenue
Fort Worth, TX 76115

RE: 4905 Gordon Avenue aka Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the city of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas, ACP-19-194, Reference #18-498593, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 23, 2019** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for thirty (30) days for a total of \$3,000.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is October 23, 2019.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on October 23, 2019.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: Jewish Festival and Memorial Garden, Inc. c/o Stephen Douglas Hayes, 4905 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276120007659); Jewish Festival and Memorial Garden, Inc. c/o Stephen Douglas Hayes, 4907 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276120007666); Jewish Festival and Memorial Garden, Inc. c/o Stephen Douglas Hayes, 4909 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276120007673)

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-19-194**

On **September 23, 2019** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the city of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas**, and located on property more commonly known as **4905 Gordon Avenue, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Jewish Festival and Memorial Garden, Inc.** 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, and similar 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 Dollars (\$3,000.00)** for failure to remove the accumulation in the **Thirty (30) 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 2 Block 29 of the Seminary Hill Addition as described as an addition to the city of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas**, and located on property more commonly known as **4905 Gordon Avenue, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until October 23, 2019 to comply with this Order.**

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an administrative civil penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **October 23, 2019**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at the address listed above.

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

SIGNED this the 30th day of September, 2019.

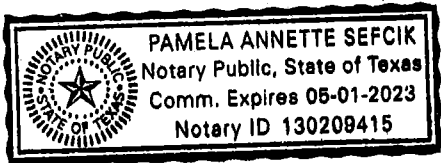


Jared Sloane, Vice-Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 30th day of September, 2019 by Jared Sloane, Vice-Chairman of the Building Standards Commission of the City of Fort Worth.






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

AFTER RECORDING RETURN TO:

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



Approved by Legal as to form and legality



Approved by Code



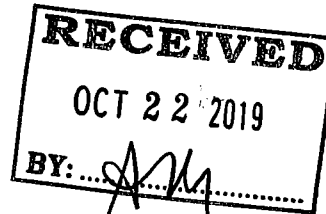
MARY LOUISE NICHOLSON
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

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

Submitter: CITY OF FORT WORTH/CODE
COMPLIANCE



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

Filed For Registration: 10/3/2019 9:47 AM

Instrument #: D219226387

RON

4

PGS

\$27.00

By: Mary Louise Nicholson

D219226387

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

ACP-23-29 **Property Address:** 4909 Gordon Avenue

Legal Description: Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat recorded in Volume 310-page 45 deed of records, Tarrant County, Texas aka Legal per D.C. Case 236-D10544-16: ACCT. NO. 07869053; Lot 3, Block 29, out of the Seminary Hill Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D213045587, of the Tarrant County Deed Records

SKEY No. 07869053 **Reference No(s).** 18-490657

Owner(s) per Deed: Hill of Peace Legal Services Inc.---D222232910---September 22, 2022

Owner(s) per TAD: Ruach Shalom Peace Wind

Mailing Address: 4911 Gordon Avenue, Fort Worth, TX 76115

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

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **August 27, 2021**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **sixteen (16)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **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 **October 10, 2022** and expired on **October 20, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **November 17, 2022**. The last inspection was performed on **December 2, 2022**.

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

Staff recommendation: Assess a civil penalty of **\$9,000.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that this is the second time this property has been presented to the Building Standards Commission. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on October 10, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 11/01/2012.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **October 20, 2022** **Date of BSC Meeting:** **December 5, 2022**
Number of days since NAO expired: **45**

\$200.00 per day x 45 days = \$9,000.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

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

Hill of Peace Legal Services Inc., 4911 Gordon Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276445526484);
Hill of Peace Legal Services Inc. c/o Steven Douglas Hays, 4911 Gordon Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276445526491);
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4905 Gordon Avenue, Fort Worth
TX 76115 (Cert. # 9489009000276445526507);
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4907 Gordon Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276445526514);
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4909 Gordon Avenue, Fort Worth
TX 76115 (Cert. # 9489009000276445526521);
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4911 Gordon Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276445526538);
Ruach Shalom Peace Wind, 4905 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276445526545);
City of Fort Worth c/o Linebargar Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 300, Fort Worth,
TX 76102 (Cert. # 9489009000276445526552);
Lienholders: Midge Ellis, 7150 Hightower Drive, North Richland Hills, TX 76182 (Cert. # 9489009000276445526569);
Midge Ellis, 7108 Michael Drive, North Richland Hills, TX 76182 (Cert. # 9489009000276445526576);
Darlene Hays Fazzio, 316 Westbrook Drive, Arlington, TX 76002 (Cert. # 9489009000276445526583)

Motion: _____ **Made by:** _____

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



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

September 23, 2019

Ruach Shalom, Peace Wind
(Cert. # 9489009000276120007680)
4905 Gordon Avenue
Fort Worth, TX 76115

RE: 4909 Gordon Avenue aka Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the city of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas, ACP-19-195, Reference #18-490657, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 23, 2019** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$200.00 per day for thirty (30) days for a total of \$6,000.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is October 23, 2019.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on October 23, 2019.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: Ruach Shalom, Peace Wind c/o Stephen Douglas Hayes, 4905 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276120007697); Ruach Shalom, Peace Wind c/o Stephen Douglas Hayes, 4907 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276120007703); Ruach Shalom, Peace Wind c/o Stephen Douglas Hayes, 4909 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276120007710)
Lienholders: Midge Ellis, 7150 Hightower Drive, North Richland Hills, TX 76182-3344 (Cert. # 9489009000276120007727); Midge Ellis, 7108 Michael Drive, North Richland Hills, TX 76182 (Cert. # 9489009000276120007734); Darlene (Hays) Fazzio, 316 Westbrook Drive, Arlington, TX 76002-4154 (Cert. # 9489009000276120007741)

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-19-195**

On **September 23, 2019** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the city of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas**, and located on property more commonly known as **4909 Gordon Avenue, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Ruach Shalom, Peace Wind** 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, and similar 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 **Two Hundred Dollars (\$200.00) per day for a total of Six Thousand Dollars (\$6,000.00)** for failure to remove the accumulation in the **Thirty (30) 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 3 Block 29 of the Seminary Hill Addition as described as an addition to the city of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas**, and located on property more commonly known as **4909 Gordon Avenue, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until October 23, 2019 to comply with this Order.**

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an administrative civil penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **October 23, 2019**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at the address listed above.

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

SIGNED this the 30th day of September, 2019.

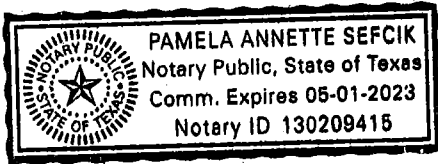



Jared Sloane, Vice-Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 30th day of September, 2019 by Jared Sloane, Vice-Chairman of the Building Standards Commission of the City of Fort Worth.






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

AFTER RECORDING RETURN TO:

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



Approved by Legal as to form and legality



Approved by Code



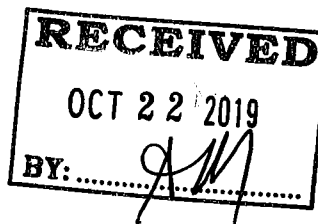
MARY LOUISE NICHOLSON
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

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

Submitter: CITY OF FORT WORTH/CODE
COMPLIANCE



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

Filed For Registration: 10/3/2019 9:47 AM

Instrument #: D219226388

RON 4 PGS \$27.00

By: Mary Louise Nicholson

D219226388

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

ACP-23-30 **Property Address:** 3749 Waldorf Street

Legal Description: Lot 6, Block 1, Astoria Addition, an addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 00096075 **Reference No(s).** 21-604638

Owner(s) per Deed: Arletha Sanders---D19506227---April 4, 1995

Owner(s) per TAD: Arletha Sanders

Mailing Address: 3753 Waldorf Street, Fort Worth, TX 76119

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

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **September 29, 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 **sixteen (16)** 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 **nine (9)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **October 10, 2022** and expired on **October 20, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **November 17, 2022**. The last inspection was performed on **December 2, 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 measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on October 10, 2022. This address is a vacant lot and does not have active trash service.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **October 20, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **December 5, 2022**

\$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: DECEMBER 5, 2022**

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

Arletha Sanders, 3753 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445526590);
Arletha Sanders aka Arletha Christella Sanders, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276445526606);
John Rolland Sanders Jr., 5528 Rickenbacker Place, Fort Worth, TX 76112 (Cert. # 9489009000276445526613);
John Rolland Sanders Jr., 3428 El Benito Drive, Dallas, TX 75212 (Cert. # 9489009000276445526620);
Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 3765 Stalcup Road, Fort Worth,
TX 76119 (Cert. # 9489009000276445526637);
Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 5616 Macarthur Drive, Fort Worth,
TX 76112 (Cert. # 9489009000276445526644);
Roberta Wilson aka Roberta Sanders Wilson, 6408 Normandy Road, Fort Worth, TX 76112
(Cert. # 9489009000276445526651);
Jobe Sanders, 5540 Eisenhower Drive, Fort Worth, TX 76112 (Cert. # 9489009000276445526668);
Jobe Sanders, 8601 Vanderbilt Court, Apt 1414, Fort Worth, TX 76120 (Cert. # 9489009000276445526675);
Jobe Sanders, 4213 Commanche Street, Fort Worth, TX 76119 (Cert. # 9489009000276445526682);
Patrick Sanders aka Patrick Henry Sanders, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276445526699);
Ronnie Sanders, 3765 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445526705);
James Sanders aka James Earl Sanders, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276445526712);
Michael Sanders aka Michael Lloyd Sanders, 7900 Whitney Lane, Fort Worth, TX 76112
(Cert. # 9489009000276445526729);
Donnie Sanders aka Donnie Ray Sanders, 9743 Pinehurst Lane, Dallas, TX 75227
(Cert. # 9489009000276445526736);
Donnie Sanders aka Donnie Ray Sanders, PO Box 270707, Dallas, TX 75227 (Cert. # 9489009000276445526743)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

ACP-23-31 **Property Address:** 3753 Waldorf St

Legal Description: Lot 5, Block 1, ASTORIA ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 00096067 **Reference No(s).** 21-608447

Owner(s) per Deed: Arletha Sanders---D190116792---July 16, 1990

Owner(s) per TAD: Arletha Sanders

Mailing Address: 3753 Waldorf Street, Fort Worth, TX 76119

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

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **November 22, 2021**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **twenty (20)** 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 **fourteen (14)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **October 10, 2022** and expired on **October 20, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **November 17, 2022**. The last inspection was performed on **December 2, 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 measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on October 10, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 3/1/2022.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **October 20, 2022** Date of BSC Meeting: **December 5, 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: DECEMBER 5, 2022**

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

Arletha Sanders, 3753 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445526750);
Arletha Sanders aka Arletha Christella Sanders, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276445526767);
John Rolland Sanders Jr., 5528 Rickenbacker Place, Fort Worth, TX 76112 (Cert. # 9489009000276445526774);
John Rolland Sanders Jr., 3428 El Benito Drive, Dallas, TX 75212 (Cert. # 9489009000276445526781);
Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 3765 Stalcup Road, Fort Worth,
TX 76119 (Cert. # 9489009000276445526798);
Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 5616 Macarthur Drive, Fort Worth,
TX 76112 (Cert. # 9489009000276445526804);
Roberta Wilson aka Roberta Sanders Wilson, 6408 Normandy Road, Fort Worth, TX 76112
(Cert. # 9489009000276445526811);
Jobe Sanders, 5540 Eisenhower Drive, Fort Worth, TX 76112 (Cert. # 9489009000276445526828);
Jobe Sanders, 8601 Vanderbilt Court, Apt 1414, Fort Worth, TX 76120 (Cert. # 9489009000276445526835);
Jobe Sanders, 4213 Commanche Street, Fort Worth, TX 76119 (Cert. # 9489009000276445526842);
Patrick Sanders aka Patrick Henry Sanders, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276445526859);
Ronnie Sanders, 3765 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445526866);
James Sanders aka James Earl Sanders, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276445526873);
Michael Sanders aka Michael Lloyd Sanders, 7900 Whitney Lane, Fort Worth, TX 76112
(Cert. # 9489009000276445526880);
Donnie Sanders aka Donnie Ray Sanders, 9743 Pinehurst Lane, Dallas, TX 75227
(Cert. # 9489009000276445526897);
Donnie Sanders aka Donnie Ray Sanders, PO Box 270707, Dallas, TX 75227 (Cert. # 9489009000276445526903)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

ACP-23-32 **Property Address:** 4213 Wiman Street

Legal Description: Lot 19, Block F, Midwest Addition, being out of the G.J. Assabranner Survey, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Book 388-T, Page 50, Deed Records of Tarrant County, Texas

SKEY No. 01775871 **Reference No(s).** 22-614956

Owner(s) per Deed: Robert Lee Green and wife, Mertis Green---Volume 4468, Page 27---October 3, 1967

Owner(s) per TAD: Robert Lee Green

Mailing Address: 4213 Wiman Drive, Fort Worth, TX 76119

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

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **March 2, 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 **twenty (20)** 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 **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 **October 10, 2022** and expired on **October 20, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **November 17, 2022**. The last inspection was performed on **December 2, 2022**.

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

Staff recommendation: Assess a civil penalty of **\$2,250.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on October 10, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since 10/4/1967.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **October 20, 2022** **Date of BSC Meeting:** **December 5, 2022**
Number of days since NAO expired: **45**

\$50.00 per day x 45 days = \$2,250.00

(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: DECEMBER 5, 2022**

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

Robert Lee Green and wife, Mertis Green, 4213 Wiman Drive, Fort Worth, TX 76119
(Cert. # 9489009000276445526910);

Robert Lee Green and wife, Mertis Burns Green, 3000 Grand Gulf Road, Fort Worth, TX 76123
(Cert. # 9489009000276445526927)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

ACP-23-33 **Property Address:** 2314 Chestnut Avenue

Legal Description: LOT 20, BLOCK 10, ROSEN HEIGHTS, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 56, TARRANT COUNTY, TEXAS

SKEY No. 02522896 **Reference No(s).** 21-606012

Owner(s) per Deed: Jesse F. Maldonado and Leslie Quiroz---D196105500---June 4, 1996

Owner(s) per TAD: Jesse F. Maldonado and Leslie Quiroz

Mailing Address: 2314 Chestnut Avenue, Fort Worth, TX 76164

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

Council District No. 2

EVIDENTIARY REPORT:

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

There have been **twenty two (22)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** 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 **October 10, 2022** and expired on **October 20, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **November 17, 2022**. The last inspection was performed on **December 2, 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 October 10, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 11/9/2020.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **October 20, 2022** **Date of BSC Meeting:** **December 5, 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: DECEMBER 5, 2022**

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

Jesse F. Maldonado and Leslie Quiroz, 2314 Chestnut Avenue, Fort Worth, TX 76164
(Cert. # 9489009000276445526934);
Jesse F. Maldonado and Leslie Quiroz aka Leslie Ann Maldonado, 837 East Jefferson Avenue,
Fort Worth, TX 76104 (Cert. # 9489009000276445526941);
Lienholders: Neighborhood Housing Services of America, 2315 North Main, Suite 401, Fort Worth,
TX 76106 (Cert. # 9489009000276445526958);
Neighborhood Housing Services of America c/o Trustee-Jeff King, 2315 North Main, Suite 401,
Fort Worth, TX 76104 (Cert. # 9489009000276445526965);
Neighborhood Housing Services of America, PO Box 3341, Fort Worth, TX 76106
(Cert. # 9489009000276445526972);
Neighborhood Housing Services of America c/o Trustee-Jeff King, PO Box 3341, Fort Worth, TX 76104
(Cert. # 9489009000276445526989);
Credit Union of Texas c/o Blalack & Williams PC, 4851 LBJ Freeway, Suite 750, Dallas, TX 75244
(Cert. # 9489009000276445526996);
Credit Union of Texas c/o Blalack & Williams PC, 5550 LBJ Freeway, Suite 400, Dallas, TX 75240
(Cert. # 9489009000276445527009);
Credit Union of Texas c/o Blalack & Williams PC, PO Box 515718, Dallas, TX 75251
(Cert. # 9489009000276445528013)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

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

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

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

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

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

Owner(s) per TAD: Arthur Vega

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

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

Council District No. 7

CASE BACKGROUND:

- Case Originated: **March 1, 2022.**
- This case was initiated by: **Officer Jones.**
- Fire Date: **February 18, 2022.**
- Notices: **3/2/2022, 3/21/2022, 6/1/2022, and 6/22/2022.**
- Residential remodel construction permit PB22-14965 created on 08/18/2022 and issued on 08/19/2022.
- Structure is **vacant and secure.**
- An agent for the owner was present at the **August 22, 2022** hearing when the Commission ordered **sixty (60) days** to repair or demolish the structure.
- The owner had until **October 21, 2022** to comply with the Order.
- The owner requested an amendment on **October 21, 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 **November 17, 2022.**
- **At this time, some progress has been made to repair or demolish the structure.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

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

Arthur Vega, 4833 Ohio Garden Road, Fort Worth, TX 76114 (Cert. # 9489009000276445528020);
Arthur Vega aka Arcadio Vega Sr., 8701 Overland Drive, Fort Worth, TX 76179 (Cert. # 9489009000276445528037);
Jean Vega, 4833 Ohio Garden Road, Fort Worth, TX 76144 (Cert. # 9489009000276445528044);
Jean Vega, 5966 State Rt. 128, Cleves, OH 45002 (Cert. # 94890090002762445528051);
Arcadio Vega aka Arcadio Vega Jr., 8701 Overland Drive, Fort Worth, TX 76179
(Cert. # 9489009000276445525068);
Arcadio Vega aka Arcadio Vega Jr., 4833 Ohio Garden Road, Fort Worth, TX 76114
(Cert. # 9489009000276445528075);
Lienholders: Southwest Bank/Saginaw c/o Trustee-Jack R. Van Ness, PO Box 79340, Saginaw, TX 76179
(Cert. # 9489009000276445528082);
FYP, LLC D/B/A Texas Property Loans c/o Trustee-Fred Brown, 221 East Lamar Blvd., Suite 120, Arlington,
TX 76006 (Cert. # 9489009000276445528099);
Robert Eugene Meinecke, 104 Country Road 1133, Kilgore, TX 75662 (Cert. # 9489009000276445528105);
Robert Eugene Meinecke, 4332 Boat Club Road. Lake Worth, TX 76135 (Cert. # 9489009000276445528112)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

ACP-22-163

Date: OCTOBER 21ST 2022 BSC Case No. RB023622

Date of Order: 8/22/2022 Final Day to Comply with Order: 10/21/2022

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

Address of Property: 8701 OVERLAND DRIVE, FORT WORTH, 76179

Owner / Lienholder / Mortgagee Name: ARTHUR & JENE VEGA

Owner / Lienholder / Mortgagee Phone Number: (513) 802-0707

Owner / Lienholder / Mortgagee Mailing Address: 4833 OHIO GARDEN RD, FORT WORTH TX 76114

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

I am requesting additional 3 months, taking into account the era we are in of un-foreseen conditions

Justification for Request: WE DID NOT GET CLEARANCE TO ENTER OR REMOVE DEBRIS UNTIL THE END OF MAY, DUE TO THE MANY INVESTIGATION SOURCES, TO SORT OUT THE CAUSE. A FAMILY MEMBER SUDDENLY BECAME ILL IN JUNE & PASSED IN JULY. MANY DAYS WERE LOST DUE TO THE EXTREME RAIN DURING THIS PERMIT TIME./ I will supplement updates to this request.

Signature: [Handwritten Signature]
ARTHUR VEGA
Printed Name
5138020707
Telephone Number

OCT 21 2022
Date
4833 OHIO GARDEN RD, FORT WORTH TX 76114
Address (including City/State/Zip)
hyacinthgroup@hotmail.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: p. Annette Sefcik
RECEIVED DATE: 10/21/2022

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



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

August 22, 2022

Arthur Vega
(Cert. # 9489009000276350392501)
4833 Ohio Garden Road
Fort Worth, TX 76114

RE: 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, according to the plat recorded in Volume 388-82, Page 21, of the Plat Records of Tarrant County, Texas, HS-22-163, Reference #22-615158, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **August 22, 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 October 21, 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 October 21, 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: Arthur Vega aka Arcadio Vega Sr., 8701 Overland Drive, Fort Worth, TX 76179 (Cert. # 9489009000276316088011); Jean Vega, 4833 Ohio Garden Road, Fort Worth, TX 76144 (Cert. # 9489009000276316088028); Jean Vega, 5966 State Rt. 128, Cleves, OH 45002 (Cert. # 9489009000276227550942); Arcadio Vega aka Arcadio Vega Jr., 8701 Overland Drive, Fort Worth, TX 76179 (Cert. # 9489009000276227550959); Arcadio Vega aka Arcadio Vega Jr., 4833 Ohio Garden Road, Fort Worth, TX 76114 (Cert. # 9489009000276227550966);
Lienholders: Southwest Bank/Saginaw c/o Trustee-Jack R. Van Ness, PO Box 79340, Saginaw, TX 76179 (Cert. # 9489009000276227550973); FYP, LLC D/B/A Texas Property Loans c/o Trustee-Fred Brown, 221 East Lamar Blvd., Suite 120, Arlington, TX 76006 (Cert. # 9489009000276227550980); Robert Eugene Meinecke, 104 Country Road 1133, Kilgore, TX 75662 (Cert. # 9489009000276350392129); Robert Eugene Meinecke, 4332 Boat Club Road. Lake Worth, TX 76135 (Cert. # 9489009000276350392136)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-22-163**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **August 22, 2022** regarding the structure present on **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,** and more commonly known as **8701 Overland Drive (Primary Structure) ("Affected Property") in Fort Worth, Texas;** and

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

WHEREAS notice of the public hearing was mailed to the Owner **ten (10)** 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 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,** and more commonly known as **8701 Overland 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 October 21, 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 **October 21, 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.

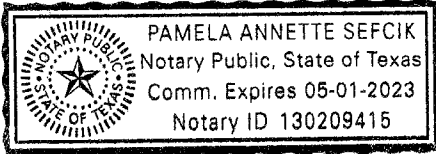
FAILURE TO COMPLY WITH THIS ORDER may result in the scheduling and conducting a of a Civil Penalty hearing in order to determine the amount of penalty to be paid. The Code of the City of Fort Worth, Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," limits the amount of Civil Penalty 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 30th 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 30th day of August, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:

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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 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: Continued Amendment Case **Code Compliance Officer:** Alfonso Hurtado
Administrative Civil Penalty Residential

Council District No. 8

CASE BACKGROUND:

- This case was identified on **April 27, 2021** and was **officer** initiated.
- The owners were not present at the **September 26, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owners had until **October 26, 2022** to comply with the Order.
- An owner requested an amendment on **October 25, 2022**.
- An owner requested in writing reduction or removal of the previously assessed Administrative Civil Penalty of **\$4,500.00** and stated that nuisance had been abated.
- Notice to appear for today's hearing was mailed and posted on **November 17, 2022**.
- **At this time, 80% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 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. # 9489009000276445528129);
Donald A. Jennings and Linda N. Conner, 904 10th Avenue NE, Ardmore, OK 73401 (Cert. # 9489009000276445528136);
Donald A. Jennings Estate, 904 10th Avenue NE, Ardmore, OK 73401-7236 (Cert. # 9489009000276445528143);
Donald A. Jennings Estate, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276445528150);
Donald A. Jennings Estate, 11845 Ballot Lane, Crowley, TX 76036 (Cert. # 9489009000276445528167);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 15 King Drive, Leicester, NC 28748-7536 (Cert. # 9489009000276445528174);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 1200 Park Center Street, Benbrook, TX 76126-3508 (Cert. # 9489009000276445528181);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 7690 Floyd Hampton Road, Crowley, TX 76036 (Cert. # 9489009000276445528198);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 10036 Regent Row, Benbrook, TX 76126 (Cert. # 9489009000276445528204);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 904 10th Ave NE, Ardmore, OK 73401-7236 (Cert. # 9489009000276445528211);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276445528228);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 11845 Ballot Lane, Crowley, TX 76036 (Cert. # 9489009000276445528235);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 904 Martin Luther King Drive, Ardmore, OK 73401-7521 (Cert. # 9489009000276445528242);
Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 31 Kera Drive, Mountain View, AR 72560 (Cert. # 9489009000276445528259);
Denis Chenry Muilenburg, 7690 Floyd Hampton Road, Crowley, TX 76036 (Cert. # 9489009000276445528266);
Denis Chenry Muilenburg, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276445528273);
Andrea Gingrich, 7113 Craig Street, Fort Worth, TX 76112 (Cert. # 9489009000276445528280);
Andrea Gingrich, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276445528297);
Lienholder: Countrywide Bank, FSB, 1199 North Fairfax Street, Suite 500, Alexandria, VA 22314 (Cert. # 9489009000276445528303);
Countrywide Bank, FSB c/o Tommy Bastian, 15000 Surveyor Blvd, Addison, TX 75001 (Cert. # 9489009000276445528310);
Countrywide Bank, FSB c/o MERS, PO Box 2026, Flint MI 48501-2026 (Cert. # 9489009000276445528327)

Motion: _____ **Made by:** _____

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

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

Date: October 25, 2022

BSC Case No. ACP-22-183

Date of Order: September 26, 2022

Final Day to Comply with Order: Oct 26, 2022

Type of Order: CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH

Address of Property: 5333 Carver Drive, Fort Worth, Texas 76107

Owner / Lienholder / Mortgagee Name: Linda N. Conner Henry

Owner / Lienholder / Mortgagee Phone Number: (828) 582-3166

Owner / Lienholder / Mortgagee Mailing Address: 15 King Drive, Leicester, NC 28748

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: None

Justification for Request: Debris has been cleaned up..... Need Penalty Removed

Linda N. Conner (Henry)

October 25, 2022

Signature

Date

Linda N. Conner (Henry)

15 King Dr., Leicester, N.C. 28748

Printed Name

Address (including City/State/Zip)

828-582-3166

lindaconner30@gmail.com

or Behenry1@charter.net

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**

RECEIVED BY: P. Annette Sefcik

DATE: 10/25/2022

ID VERIFIED

Revised October 2018



ORDER OF THE BUILDING STANDARDS COMMISSION

September 26, 2022

Certified/Return Receipt Requested

Donald A. Jennings and Linda N. Conner
(Cert. # 9489009000276350357661)
11845 Ballot Lane
Crowley, TX 76036

RE: 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, ACP-22-183, Reference #21-590611, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 26, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is October 26, 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 October 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 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: Donald A. Jennings and Linda N. Conner, 904 10th Avenue NE, Ardmore, OK 73401 (Cert. # 9489009000276350357678); Donald A. Jennings Estate, 904 10th Avenue NE, Ardmore, OK 73401-7236 (Cert. # 9489009000276350357685); Donald A. Jennings Estate, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276350357692); Donald A. Jennings Estate, 11845 Ballot Lane, Crowley, TX 76036 (Cert. # 9489009000276350357708); Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 15 King Drive, Leicester, NC 28748-7536 (Cert. # 9489009000276350357715); Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 1200 Park Center Street, Benbrook, TX 76126-3508 (Cert. # 9489009000276350357722); Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 7690 Floyd Hampton Road, Crowley, TX 76036 (Cert. # 9489009000276350357739); Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 10036 Regent Row, Benbrook, TX 76126 (Cert. # 9489009000276350357746); Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 904 10th Ave NE, Ardmore, OK 73401-7236 (Cert. # 9489009000276350357753); Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276350357760); Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 11845 Ballot Lane, Crowley, TX 76036 (Cert. # 9489009000276350357777); Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 904 Martin Luther King Drive, Ardmore, OK 73401-7521 (Cert. # 9489009000276350357784); Linda N. Conner aka Linda Norma Conner aka Linda N. Jennings, 31 Kera Drive, Mountain View, AR 72560 (Cert. # 9489009000276350357791); Denis Chenry Muilenburg, 7690 Floyd Hampton Road, Crowley, TX 76036 (Cert. # 9489009000276350357807); Denis Chenry Muilenburg, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276350357814); Andrea Gingrich, 7113 Craig Street, Fort Worth, TX 76112 (Cert. # 9489009000276350357821); Andrea Gingrich, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276350357838); Lienholder: Countrywide Bank, FSB, 1199 North Fairfax Street, Suite 500, Alexandria, VA 22314 (Cert. # 9489009000276350357845); Countrywide Bank, FSB c/o Tommy Bastian, 15000 Surveyor Blvd, Addison, TX 75001 (Cert. # 9489009000276350357852); Countrywide Bank, FSB c/o MERS, PO Box 2026, Flint MI 48501-2026 (Cert. # 9489009000276350357869)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-183**

On **September 26, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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,** and located on property more commonly known as **5333 Carver Drive, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners, jointly and severally, be, and are hereby, assessed an Administrative Civil Penalty of **One Hundred Dollars (\$100.00) per day for a total of Four Thousand Five Hundred Dollars (\$4,500.00)** for failure to remove the accumulation in the **forty five (45) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 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,** and located on property more commonly known as **5333 Carver Drive, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until October 26, 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 **October 26, 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.

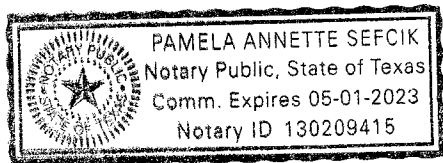
SIGNED this the 4th day of October, 2022.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 4th day of October, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:

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

Approved by Legal as to form and legality

Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 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: Amendment Case Administrative **Code Compliance Officer:** Marc Oler
Civil Penalty Residential

Council District No. 5

CASE BACKGROUND:

- This case was identified on **January 7, 2022** and was **citizen** initiated.
- The owner was present at the **September 26, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **October 26, 2022** to comply with the Order.
- The owner requested an amendment on **October 20, 2022**.
- The owner requested in writing an additional **thirty (30) days** to abate the nuisance and reduction or removal of the previously assessed Administrative Civil Penalty of **\$4,500.00**.
- , Notice to appear for today's hearing was mailed and posted on **November 17, 2022**.
- **At this time, 40% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

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

Alma Castoreno, 5324 Purington Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276445528129);
Alma Jean Castoreno, 3732 East 1st Street, Fort Worth, TX 76111 (Cert. # 9489009000276445528341); Alma Jean
Castoreno, 5321 Old Handley Road, Fort Worth, TX 76112 (Cert. # 9489009000276445528358)

Motion: _____ **Made by:** _____

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



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

Date: 10-20-22 BSC Case No. ACP-22-186

Date of Order: 9-26-22 Final Day to Comply with Order: 10-26-22

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

Address of Property: 5324 Old Handley Road

Owner / Lienholder / Mortgagee Name: Alma Castoreno

Owner / Lienholder / Mortgagee Phone Number: (817) 902-2133

Owner / Lienholder / Mortgagee Mailing Address: 5324 Purington Ave

Fort Worth TX 76112

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

30 days

Justification for Request: waiting on Dumpster - pick-up of tires.

Please remove penalties

Alma Castoreno _____
Signature Date

Alma Castoreno
Printed Name

5324 Purington Ave Fort Worth TX 76112
Address (including City/State/Zip)

817 902-2133
Telephone Number

Alma.Castoreno@tccd.edu
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 ID Verified
FORT WORTH, TEXAS 76104
FAX: 817-392-2249**

FOR OFFICE USE ONLY
RECEIVED BY: P. Annette Sefcik
RECEIVED DATE: 10/20/2022

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.



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

September 26, 2022

Certified/Return Receipt Requested

Alma Castoreno
(Cert. # 9489009000276350367530)
5324 Purington Avenue
Fort Worth, TX 76112

RE: 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, ACP-22-186, Reference #22-611532, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 26, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is October 26, 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 October 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 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: Alma Jean Castoreno, 3732 East 1st Street, Fort Worth, TX 76111 (Cert. # 9489009000276350367547); Alma Jean Castoreno, 5321 Old Handley Road, Fort Worth, TX 76112 (Cert. # 9489009000276350367554)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-186**

On **September 26, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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,** and located on property more commonly known as **5321 Old Handley Road, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **One Hundred Dollars (\$100.00) per day for a total of Four Thousand Five Hundred Dollars (\$4,500.00)** for failure to remove the accumulation in the **forty five (45) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 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,** and located on property more commonly known as **5321 Old Handley Road, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until October 26, 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 **October 26, 2022**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

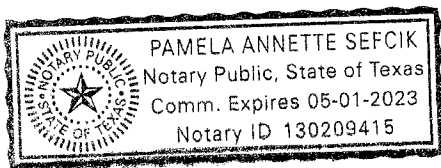
SIGNED this the 4th day of October, 2022.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 4th day of October, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:

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

Approved by Legal as to form and legality

Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 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. # 9489009000276445528365);
Raul Chamarro Areola aka Raul Chamarro, 3537 Strong Avenue, Fort Worth, TX 76105
(Cert. # 948900900276445528372);
Lienholders: Favian Ocegueda, 3534 Avenue J, Fort Worth, TX 76105 (Cert. # 948900900276445528389);
Panacea Fund I, LLC, 4407 Bee Cave Road, Suite 412, Austin, TX 78746 (Cert. # 948900900276445528396);
Panacea Fund I, LLC c/o FGMS Holdings, LLC, 8401 Datapoint Drive, Suite 1000, San Antonio, TX 78229
(Cert. # 948900900276445528402);
Panacea Fund I, LLC c/o Ovation Services, LLC, 8401 Datapoint Drive, Suite 1000, San Antonio, TX 78229
(Cert. # 948900900276445528419)

Motion: _____ **Made by:** _____

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



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

Date: 10/26/2022 BSC Case No. ACP-22-188

Date of Order: 09/26/22 Final Day to Comply with Order: 10/26/22

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

Address of Property: 3004 Avenue J Fort Worth TX 76105

Owner / Lienholder / Mortgagee Name: Raul Areola

Owner / Lienholder / Mortgagee Phone Number: (817)941-5173

Owner / Lienholder / Mortgagee Mailing Address: 3004 Avenue J Fort Worth TX 76105

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

Justification for Request: conflicting schedule with 2 jobs and college course making it hard to have an allotted time. Would also want to dismiss penalty.

Raul Areola
Signature

10/26/2022
Date

Raul Areola
Printed Name

3004 Avenue J Fort Worth TX 76105
Address (including City/State/Zip)

(817)941-5173
Telephone Number

raulchamorroarreola@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 ID VERIFIED
FORT WORTH, TEXAS 76104
FAX: 817-392-2249**

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

FOR OFFICE USE ONLY

RECEIVED BY: P. Annette Sefcik

RECEIVED DATE: 10/26/22



ORDER OF THE BUILDING STANDARDS COMMISSION

September 26, 2022

Certified/Return Receipt Requested

Raul Chamarro Areola
(Cert. # 9489009000276350367769)
3004 Avenue J
Fort Worth, TX 76105

RE: 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, ACP-22-188, Reference #21-606925, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 26, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for forty five (45) days for a total of \$2,250.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is October 26, 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 October 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 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: Raul Chamarro Areola aka Raul Chamarro, 3537 Strong Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276350367776);
Lienholders: Favian Ocegueda, 3534 Avenue J, Fort Worth, TX 76105 (Cert. # 9489009000276350367783);
Panacea Fund I, LLC, 4407 Bee Cave Road, Suite 412, Austin, TX 78746 (Cert. # 9489009000276350367790);
Panacea Fund I, LLC c/o FGMS Holdings, LLC, 8401 Datapoint Drive, Suite 1000, San Antonio, TX 78229 (Cert. # 9489009000276350367806); Panacea Fund I, LLC c/o Ovation Services, LLC, 8401 Datapoint Drive, Suite 1000, San Antonio, TX 78229 (Cert. # 9489009000276350367813)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-188**

On **September 26, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **3004 Avenue J, Fort Worth, Texas** ("Affected Property").

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

- (1). **Raul Chamarro Areola** 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 **Fifty Dollars (\$50.00) per day for a total of Two Thousand Two Hundred Fifty Dollars (\$2,250.00)** for failure to remove the accumulation in the **forty five (45) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the 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 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**, and located on property more commonly known as **3004 Avenue J, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until October 26, 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 **October 26, 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.

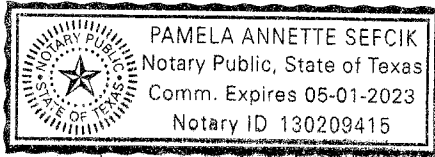
SIGNED this the 4th day of October, 2022.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 4th day of October, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:

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

Approved by Legal as to form and legality
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

ACP-22-150 **Property Address:** 1040 East Morningside Drive

Legal Description: LOT 11, BLOCK 39, RYAN SOUTHEAST ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388,
PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 02615150 **Reference No(s).** 20-560897

Owner(s) per Deed: Ronnie Pollard---D206345918

Owner(s) per TAD: Ronnie Pollard

Mailing Address: 1040 East Morningside Drive, Fort Worth, TX 76104-6820

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

Council District No. 8

CASE BACKGROUND:

- This case was identified on **June 10, 2020** 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 forty four (44) days for a total of \$4,400.00** and ordered the owner to abate the nuisance within **sixty (60) days**.
- The owner had until **September 23, 2022** to comply with the Order.
- The owner requested an amendment on **September 20, 2022**.
- The owner requested in writing an additional **thirty (30) days** to abate the nuisance and reduction or removal of the previously assessed Administrative Civil Penalty of **\$4,400.00**.
- This case was on the **October 24, 2022** agenda and the owner was present, however, he was ill, and the City requested to Continue this case.
- On **October 24, 2022** the Commission voted to continue the case to the **December 5, 2022** Building Standards Commission meeting.
- Notice to appear for today's hearing was mailed and posted on **November 17, 2022**.
- **At this time, 40% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

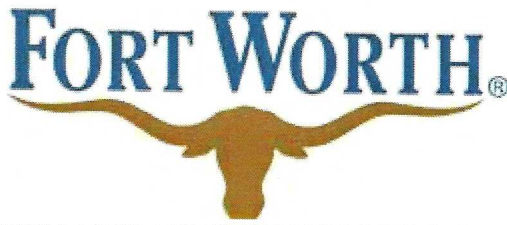
**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 5, 2022**

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

Ronnie Pollard, 1040 East Morningside Drive, Fort Worth, TX 76104-6820 (Cert. # 9489009000276445528426);
Ronnie Pollard aka Ronnie Reginald Pollard, 1040 East Morningside Drive, Fort Worth, TX 76104
(Cert. # 9489009000276445528433);
Lienholder: Wells Fargo Bank, N.A., PO Box 5137, Des Moines, IA 50306 (Cert. # 9489009000276445528440);
Wells Fargo Bank N.A. c/o Robert K. Fowler, 10333 Richmond #860, Houston, TX 77042 (Cert. #
9489009000276445528457);
Wells Fargo Bank, N.A., 1150 West Washington Street, Tempe, AZ 85281 (Cert. # 9489009000276445528464);
Wells Fargo Bank N.A. Attn: Final Documents, 1000 Blue Gentian Road, Eagan, MN 55121
(Cert. # 9489009000276445528471)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 9-20-2022

BSC Case No. ACP-22-150

Date of Order: July 25, 2022

Final Day to Comply with Order: 9-23-2022

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

Address of Property: 1040 E Morningside Dr

Owner / Lienholder / Mortgagee Name: RONNIE POLLARD

Owner / Lienholder / Mortgagee Phone Number: (817) 714-7545

Owner / Lienholder / Mortgagee Mailing Address: 1040 E Morningside Dr

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: I WANT CIVIL PENALTYS REMOVED & 30 DAY EXTENTION TO COMPLETE JOB

Justification for Request: I LIVE ON FIXED INCOME AND AM A DISABLED PERSON TAKING A LOT OF MEDACATION WHICH IMPAIRES HEALTH FUNTIONS / Ronnie Pollard 9/20/2022

Signature
RONNIE POLLARD
Printed Name
817-714-7545
Telephone Number

Date
1040 E MORNINGSIDE DR
Address (including City/State/Zip)
E-Mail Address

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

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

FOR OFFICE USE ONLY
RECEIVED BY: A. Spol
RECEIVED DATE: 9/21/22

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.

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

July 25, 2022

Ronnie Pollard
(Cert. # 9489009000276121567398)
1040 East Morningside Drive
Fort Worth, TX 76104-6820

RE: 1040 East Morningside Drive aka LOT 11, BLOCK 39, RYAN SOUTHEAST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS, ACP-22-150, Reference #20-560897, 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 forty four (44) days for a total of \$4,400.00.**
- Remove the items outlined in Section 11A-26 within **sixty (60) days** of the effective date of the Order.
- **Last day to comply with the Order is September 23, 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 **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 September 23, 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: Ronnie Pollard aka Ronnie Reginald Pollard, 1040 East Morningside Drive, Fort Worth, TX 76104 (Cert. # 9489009000276121567404);
Lienholder: Wells Fargo Bank, N.A., PO Box 5137, Des Moines, IA 50306 (Cert. # 9489009000276121567411);
Wells Fargo Bank N.A. c/o Robert K. Fowler, 10333 Richmond #860, Houston, TX 77042 (Cert. # 9489009000276124567428); Wells Fargo Bank, N.A., 1150 West Washington Street, Tempe, AZ 85281 (Cert. # 9489009000276121567435); Wells Fargo Bank N.A. Attn: Final Documents, 1000 Blue Gentian Road, Eagan, MN 55121 (Cert. # 9489009000276121567442)

CODE COMPLIANCE DEPARTMENT

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-150**

On **July 25, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **LOT 11, BLOCK 39, RYAN SOUTHEAST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS**, and located on property more commonly known as **1040 East Morningside Drive, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **One Hundred Dollars (\$100.00) per day for a total of Four Thousand Four Hundred Dollars (\$4,400.00)** for failure to remove the accumulation in the **forty four (44) 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 11, BLOCK 39, RYAN SOUTHEAST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS**, and located on property more commonly known as **1040 East Morningside Drive, Fort Worth, Texas** within **sixty (60) 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 September 23, 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 **September 23, 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.

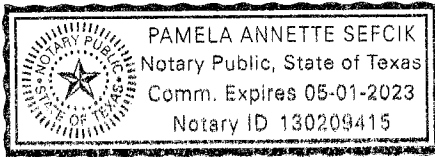
SIGNED this the 2nd day of August, 2022.

Paul Clark
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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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
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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code