



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JANUARY 23, 2023
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

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

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

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the December 5, 2022 meeting
- b. Changes submitted by Commissioners

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

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

IV. Request for future agenda items

- a. Any requests by Commissioners

V. Adjournment

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, JANUARY 23, 2023
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

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

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

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM DECEMBER 5, 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-23-35 (CD 5)** 2818 Avenue K (Primary Structure) aka Lot 5, Block 93, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas. Owner: Van T. McGraw aka Van Tonette McGraw. Lienholder(s): Internal Revenue Service, Custom Corporation, and Linebarger Goggan Blair & Sampson, LLP.
- b. **HS-23-36 (CD 8)** 957 East Harvey Avenue (Primary Structure) aka Lot Number Sixteen (16) in Block Number Twenty-Nine/SOUTHLAND, being a revision of Blocks 24 through 41, HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 310, Page 11, Plat Records, Tarrant County, Texas. Owner(s): Preston Ennis and wife, Doris Nell Ennis. Lienholder(s): None.
- c. **HS-23-37 (CD 5)** 1080 Sandy Lane (Primary Structure and Accessory Structure) aka Being a part of Lot 1 in Block Four (4) of FRANK M. ANDERSON SUBDIVISION OF S.B. Hopkins survey and part of G Wilson survey in Tarrant County, Texas, according to plat recorded in Volume 1255, Page 306, Deed Records, Tarrant County, Texas. Owner: Randol-Mill Investment, LLC. Lienholder(s): None.
- d. **HS-23-38 (CD 6)** 701 Crockett Drive (Accessory Structure Only) aka Lot 1, Block 7, of W.B. EDWARDS GARDEN ACRES ADDITION, in Tarrant County, Texas, according to the Revised Plat thereof recorded in Volume 388-20, Page 1, Plat Records of Tarrant County, Texas. Owner: William N. Halcomb. Lienholder(s): None.
- e. **HS-23-39 (CD 9)** 1311 East Peach Street (Accessory Structure Only) aka LOT 34, BLOCK 162, Original Town of Fort Worth, Fort Worth, Tarrant County, Texas, and commonly known as 1311 E. Peach Street, Fort Worth, Texas. Owner(s): Laura Camarillo and David Ortiz. Lienholder(s): None.
- f. **HS-23-40 (CD 8)** 1254 East Baltimore Avenue (Primary Structure) aka Lot 14, Block 49, Highland Parks Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Marshallah Rostami aka Marshaalah Varnosfadera Rostami. Lienholder(s): None.
- g. **HS-23-41 (CD 5)** 2217 Christine Avenue (Accessory Structure Only) aka Lot 29 A-B, Block 3, AVALON HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 309, Page 77, Plat Records, Tarrant County, Texas. Owner(s): Cornelio Galindo Hernandez and wife, Carolina Hernandez. Lienholder(s): None.
- h. **HS-23-42 (CD 8)** 4012 Collin Street (Primary Structure) aka Lot 8, Block 10, Homewood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-A, Page 126, Plat Records, Tarrant County, Texas. Owner: Molises Diaz. Lienholder(s): None.

X. NEW CASE COMMERCIAL

- a. **HS-23-43 (CD 4)** 1050 North Beach Street (Primary Structure) aka LOT 1-B, BLOCK 1, GREEN ACRES ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT RECORDED IN VOLUME 388/182, PAGE 90, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: ARC CafeHld001, LLC. Lienholder: Wells Fargo Foothill, LLC.

XI. CONTINUED NEW CASE RESIDENTIAL

- a. **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.

XII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-44 (CD 5)** 805 Winnie Street aka Lot D, LLOYD PARKER'S SUBDIVISION of a part of the C.N. Butts Survey, to the City of Fort Worth, Tarrant County, Texas accordng to the plat recorded in Volume 388-F, page 447 Plat Records, Tarrant County, Texas. Owner: L.V. runnels et ux Annie Mae Runnels By Tommie Runnels Attorney in fact. Lienholder(s): WestAmerica Mortgage Company and Great Southwest Mortgage Corporation..
- b. **ACP-23-45 (CD 5)** 4605 Avenue M aka 4605 M Avenue aka Lot 21, Block 1, South Eastlawn Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 1608, Page 429, Plat Records, Tarrant County, Texas. Owner: Willie Roberts. Lienholder(s): None.
- c. **ACP-23-47 (CD 2)** 308 NW 14th Street aka all that certain lot, tract or parcel of land situated in Tarrant County, Texas and known and described as Lot No. 3 of W.B. King's Subdivision of Lots 1, 2, 13 and 14, and the South one-half of Lots 3 and 12, in Block 100, North Fort Worth (now Fort Worth), Tarrant County, Texas; described on the Tarrant County Tax Rolls as being the East 45 feet of Lots 1 and 2 and the East 45 feet of the S ½ of Lot 3, in Block 100, North Fort Worth, Tarrant County, Texas. Owner(s): Genaro Perales and wife Antonia Perales. Lienholder(s): None.
- d. **ACP-23-48 (CD 5)** 2312 Forest Avenue aka LOT 6A, BLOCK M.L. CRAVENS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1897, PAGE 498, DEED RECORDS OF TARRANT COUNTY, TEXAS, ALSO KNOW AS 2312 FOREST AVENUE, FORT WORTH, TARRANT COUNTY, TEXAS. Owner(s): Richard S. Newberry and wife, Betty L. Newberry. Lienholder(s): Duke & Son Inc.
- e. **ACP-23-50 (CD 5)** 3725 Forbes Street aka Lot 4-A, Block 37, ENGLEWOOD HEIGHTS ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-57, page 568, Deed Records, Tarrant County, Texas. Owner: Pansy Hurd Dawson. Lienholder(s): None.

XIII. CONTINUED ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL

- a. **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 and Credit Union of Texas.

XIV. AMENDMENT CASES RESIDENTIAL

- a. **HS-22-179 (CD 8)** 3405 Avenue G (Primary Structure) aka LOT 11, BLOCK 25, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: N2Deep, Inc., Retirement Trust c/o Trustee-Jack Hodge. Lienholder(s): None.
- b. **HS-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 Partner as Assignee of Chase Manhattan Bank c/o Collins Asset Group.

XV. AMENDMENT CASE ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

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

XVI. CONTINUED AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **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.

XVII. EXECUTIVE SESSION

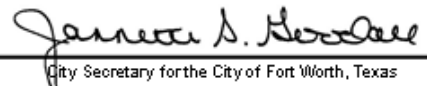
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any case appearing on this agenda.

XVIII. 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 Tuesday, January 10, 2023 at 10:15 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas



MINUTES

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

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

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

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. Paul Kerpoe (Position 5), and Mr. Pedro Juarez (Position 9).
- Mr. Michael Unell (Position 6) arrived for the meeting at 9:04 A.M.
- Position 2 is vacant.
- Mr. Bill Schur (Position 7), and Mr. James Walker (Position 8) 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 Amar Thakrar, and Amy Pletscher (Assistant City Attorneys).

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

- No discussion pertaining to the October 24, 2022 Minutes.
- Executive Secretary Annette Sefcik noted a correction in case number-ACP-22-163, this should be HS-22-163.
- Clarification on a continuance request with no subject property listed—found the owner had 2 cases on the agenda and was advised by Assistant City Attorney Amy Pletscher to read the request into record for both cases.

- Mr. Kerpoe moved to accept the 2023 Building Standards Commission calendar for meeting dates, second by Mr. Black. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
- Mr. Unell nominated Paul Clark for Chairman of the Building Standards Commission for 2023, second by Mr. Black. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
- Mr. Kerpoe nominated Brian Black for Vice-Chairman of the Building Standards Commission for 2023, second by Mr. Unell. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
- No request was made for future agenda items.
- **Chairman Clark adjourned Pre-Meeting at 9:22 A.M.**

**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: REGULAR MEETING STARTED AT 9:30 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 9:30 A.M.: Mr. Joshua Lindsay (Position 1), Paul Clark, Chairman (Position 3), Mr. Brian Black, Vice-Chairman, (Position 4), Mr. Paul Kerpoe (Position 5), Mr. Michael Unell (Position 6), and Mr. Pedro Juarez (Position 9).
- Position 2 is vacant.
- Mr. Bill Schur (Position 7), and Mr. James Walker (Position 8) 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), Merritt Ham (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), Alma Molina (Officer), Diana Navarro-Cruz (Officer), and Marilyn 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).
- Mr. Pedro Juarez (Position 9) left at 3:00 P.M. prior to the meeting being adjourned and case votes will reflect that count in these minutes as cases were heard in order of the agenda where there were citizens present to testify first, then back in order of the agenda where there were no citizens present to testify.

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 24, 2022

- Mr. Black moved to accept the October 24, 2022 Minutes, second by Mr. Juarez. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.

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

- Mr. Black moved to accept the December 5, 2022 Evidence Packet presented by Assistant City Attorney Amy Pletscher, second by Mr. Lindsay. MOTION CARRIED 6-0 with Position 2 vacant and 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 in attendance were sworn in.

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

- **Withdraw- New Cases Residential:** HS-23-14---4117 Lisbon Street, HS-23-21---4657 Feathercrest Drive, HS-23-22---2716 College Avenue.
- 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. Unell. MOTION CARRIED 5-0 with Position 2 vacant and 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-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. **Attorney Wesley Stripling, an agent for the owner, appeared for this case.**
 - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Black.
 - Mr. Kerpoe moved for a substitute motion that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 4-2 with Mr. Clark, Mr. Kerpoe, Mr. Unell, and Mr. Juarez voting yes, Mr. Lindsay and Mr. Black voting no, Position 2 vacant, and Mr. Schur and Mr. Walker absent.
- b. **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. **No one appeared for this case.**
 - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.
- c. **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. **Rick Rhodes, an heir, appeared for this case.**
 - After staff presented their case and Commissioners began to ask questions, it was determined by Mr. Juarez that he had a conflict of interest with this case and as such Chairman Clark requested a motion to continue.
 - Mr. Kerpoe moved to continue this case to the January 23, 2023 Building Standards Commission meeting, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, Mr. Schur and Mr. Walker absent, and Mr. Juarez abstaining.

- d. **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. **No one appeared for this case.**
- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.
 - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.
- e. **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. **Marie Chambers, formerly Marie Mays, the owner, appeared for this case.**
- Mr. Black moved to declare the structures substandard and hazardous, second by Mr. Unell. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
 - Mr. Black moved that the owner be ordered to repair or demolish the structures within thirty (30) days, second by Mr. Unell. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
- f. **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. **Toffiq Nazarali, the owner, appeared for this case.**
- Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
 - Mr. Unell moved that the owner be ordered to repair or demolish the structures within forty five (45) days, second by Mr. Juarez. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
- g. **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. **No one 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. Schur, Mr. Walker, and Mr. Juarez absent.
 - Mr. Black moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.
- h. **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. **Welton Martin, the owner, appeared for this case.**

- Mr. Juarez moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Position 2 vacant and 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 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
- i. **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. **No one appeared for this case.**
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.
- j. **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. **Lynn Mason, the owner, appeared for this case.**
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structures within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.

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. **No one appeared for this case.**
- A continuance request to hear this case at an unspecified Building Standards Commission meeting date was read into record by the Executive Secreatary Annette Sefcik.
 - Mr. Black moved to deny the request for a continuance, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.
 - 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. Schur, Mr. Walker, and Mr. Juarez 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. Schur, Mr. Walker, and Mr. Juarez absent.
- 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 Fazzio. **No one appeared for this case.**

- A continuance request to hear this case at an unspecified Building Standards Commission meeting date was read into record by the Executive Secretary Annette Sefcik.
 - Mr. Black moved to deny the request for a continuance, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.
 - 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. Schur, Mr. Walker, and Mr. Juarez 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. Schur, Mr. Walker, and Mr. Juarez absent.
- 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.
- **ACP 23-30 for 3749 Waldorf Street and ACP-23-31 for 3753 Waldorf Street were presented together by the City as the properties are next door to each other and have the same owner.**
 - City Staff requested an order on each of the properties.
 - **Michael Sanders and Vicki White, heirs, appeared for both cases. Mr. Sanders spoke on behalf of the family on both cases. Ms. White did not give testimony on either of the cases.**
 - **For ACP-23-30 for 3749 Waldorf Street**, Mr. Kerpoe moved not to assess an Administrative Civil Penalty to the owner, second by Mr. Black. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
 - **For ACP-23-30 for 3749 Waldorf Street**, Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
 - **For ACP-23-31 for 3753 Waldorf Street**, Mr. Kerpoe moved not to assess an Administrative Civil Penalty to the owner, second by Mr. Black. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
 - **For ACP-23-31 for 3753 Waldorf Street**, Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
- 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. **Attorney Samantha Kehl, an agent for the owners, and Angela Green, the owner's daughter and interested party, appeared for this case.**
- Mr. Lindsay moved to assess an Administrative Civil Penalty to the owner of \$50.00 per day for forty five (45) days for a total of \$2,250.00, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
 - Mr. Black moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Unell.
 - Mr. Lindsay moved for a substitute motion to order the owner to abate the nuisance within ninety (90) days, second by Mr. Kerpoe. MOTION CARRIED 5-1 with Mr. Lindsay, Mr. Clark, Mr. Kerpoe, Mr. Unell, and Mr. Juarez voting yes, Mr. Black voting no, Position 2 vacant, and Mr. Schur and Mr. Walker absent.
- 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, Neighborhood Housing Services of America c/o Trustee-Jeff King, and Credit Union of Texas c/o Blalack & Williams PC. **Jesse Maldonado, an owner, appeared for this case.**

- Mr. Unell moved to continue this case to the January 23, 2023 Building Standards Commission meeting, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.

XI. AMENDMENT CASE RESIDENTIAL

- a. **HS-22-163 (CD 7)** 8701 Overland Drive (Primary Structure) aka LOT NINE (9), in BLOCK TWENTY-FOUR (24), of LAKE COUNTRY ESTATES, PHASE IV, an Addition to the east side of Eagle Mountain Lake, Tarrant County, Texas, 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. **Jean Vega, agent and wife for the owner, appeared for this case.**
 - Mr. Unell moved to grant the amendment request for an additional ninety (90) days to repair or demolish the structure, second by Mr. Juarez. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.

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. **Denis Muilenburg, agent for the owner with Power of Attorney, appeared for this case.**
 - Mr. Juarez moved to grant the amendment request and reduce the previously assessed Administrative Civil Penalty of \$4,500.00 (\$100.00 per day for forty five (45) days) to \$900.00 (\$20.00 for day for forty five (45) days), second by Mr. Black. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
 - No additional time to abate the nuisance was requested or granted.
- 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. **Alma Castoreno, the owner, appeared for this case. Ms. Castoreno was ill, left prior to the case being called, and did not give testimony.**
 - Mr. Lindsay moved to continue this case to the January 23, 2023 Building Standards Commission meeting, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
- 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. **Raul Areola, the owner, appeared for this case.**
 - Mr. Kerpoe moved to grant the amendment request and remove the previously assessed Administrative Civil Penalty of \$2,250.00, second by Mr. Lindsay. MOTION CARRIED 6-0 with Position 2 vacant and Mr. Schur and Mr. Walker absent.
 - No additional time to abate the nuisance was requested or granted.

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. **Ronnie Pollard, the owner, appeared for this case.**

- Mr. Black moved to grant the amendment request and reduce the previously assessed Administrative Civil Penalty of \$4,400.00 (\$100.00 per day for forty four (44) days) to \$2,640.00 (\$60.00 for day for forty four (44) days), second by Mr. Kerpoe.
- Mr. Unell moved for a substitute motion to grant the amendment request and remove the previously assessed Administrative Civil Penalty of \$4,400.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.
- Mr. Black moved to grant the amendment request and grant an additional sixty (60) days to abate the nuisance, second by Mr. Unell. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.

XIV. EXECUTIVE SESSION

- No session was conducted.

XV. ADJOURNMENT

- Mr. Black moved to adjourn the regular meeting, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant and Mr. Schur, Mr. Walker, and Mr. Juarez absent.
- **Regular meeting adjourned at 4:35 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

HS-23-35 **Property Address:** 2818 Avenue K (Primary Structure)

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

Legal Description: Lot 5, Block 93, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas

SKEY No. 02245388 **Reference No(s).** 22-618255

Owner(s) per Deed: Van T. McGraw aka Van Tonette McGraw---D199145225

Owner(s) per TAD: Van T. McGraw

Mailing Address: 2818 Avenue K, Fort Worth, TX 76105

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

Council District No. 5

CASE BACKGROUND:

WITHDRAW---MOVED TO THE FEBRUARY AGENDA

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

HS-23-36 **Property Address:** 957 East Harvey Avenue (Primary Structure)

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

Legal Description: Lot Number Sixteen (16) in Block Number Twenty-Nine/SOUTHLAND, being a revision of Blocks 24 through 41, HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 310, Page 11, Plat Records, Tarrant County, Texas

SKEY No. 02855488 **Reference No(s).** 22-616076

Owner(s) per Deed: Preston Ennis and wife, Doris Nell Ennis---D179540304

Owner(s) per TAD: Preston Ennis

Mailing Address: 957 East Harvey Avenue, Fort Worth, TX 76104

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **March 14, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **March 14, 2022.**
- Notices: **3/14/2022 and 8/26/2022.**
- No active permits on file.
- Structure is **vacant and secured by the City.**
- Inspection was conducted on **January 12, 2023 with permission from an heir Patricia Myer.**
- Current owner's deed was recorded **June 21, 1979.**
- Notice to appear at today's hearing was mailed and posted on the property on **January 11, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - The back of the structure is severely charred compromising the integrity of the structure
 - Missing, broken, and charred ceiling joist and rafters
 - Charred decking with breaches
 - Charred and missing wall studs
- 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: JANUARY 23, 2023**

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

Preston Ennis and wife, Doris Nell Ennis, 957 East Harvey Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276447507504);
Preston Ennis, 957 East Harvey Avenue, Fort Worth, TX 76104-6561 (Cert. # 9489009000276447508013);
Preston Ennis and Doris Ennis Estates, 957 East Harvey Avenue, Fort Worth, TX 76104-6561
(Cert. # 9489009000276447508020);
Karen A. Washington aka Karen Annette Ennis, 11600 Olmo Way, Fort Worth, TX 76108
(Cert. # 9489009000276447508037);
Karen A. Washington aka Karen Annette Ennis, 2033 Belshire Court, Fort Worth, TX 76140
(Cert. # 9489009000276447508044);
Marilyn R. Cain aka Marilyn Ennis aka Marilyn R. McClellan, 224 Georgian Road, Fort Worth, TX 76134
(Cert. # 9489009000276447508051); J
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate, 4420 Wayside Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276447508068);
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate, 158 Pappy Spikes Road, Merryville, LA 70653
(Cert. # 9489009000276447508075);
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate c/o Joe Spikes, 4420 Wayside Avenue,
Fort Worth, TX 76115 (Cert. # 9489009000276447508082);
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate c/o Joe Spikes, 158 Pappy Spikes Road,
Merryville, LA 70653 (Cert. # 9489009000276447508099);
Patricia Anne Ennis aka Patricia Ann Myers, 224 Georgian Road, Fort Worth, TX 76134
(Cert. # 9489009000276447508105);
Preston Ennis Jr. Estate, 957 East Harvey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276447508112);
Preston Ennis Jr. Estate, 5616 Hensley Drive, Fort Worth, TX 76134 (Cert. # 9489009000276447508129);
Joseph E. Ennis aka Joseph Earl Ennis, 217 Georgian Road, Fort Worth, TX 76134
(Cert. # 9489009000276447508136);
Joseph E. Ennis aka Joseph Earl Ennis, 8509 Prairie Rose Lane, Fort Worth, TX 76123
(Cert. # 9489009000276447508143);
Calvin Maurice Ennis Estate, 957 East Harvey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276447508150)

Motion: _____ **Made by:** _____

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

From: [Karen Washington](#)
To: [Stubenbordt, Annette](#)
Subject: 957 E.Harvey
Date: Tuesday, January 17, 2023 7:18:38 PM

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

To whom this may concern:

My name is Karen Washington, the daughter of Preston and Doris Ennis. I received a notice of hearing regarding the property located at 957 E Harvey, Ft. Worth.

As of January 9, 2023, I have been appointed executor of my parents estate which includes this residence. I am requesting a continuance of the hearing scheduled January 23, 2023 as I am working to get all of the estate affairs in order and will be out of town on this date.

If you have any questions, please feel free to contact me at 817-841-7811. I look forward to working with everyone to get this matter resolved.

Kind Regards,
Karen Washington



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **M.TURNER-MIMS**

Date/Time **1/12/2023**

INSPECTION INFORMATION

Address **957 HARVEY AVE**

Number of Stories **1**

Legal Description: Block **29** Lot **16** Case No. **22-616076** Tax Acct No. **02855488**

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe fire damage
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches with charred wall studs, struts
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred wall studs
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred rafters and decking
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and broken ceiling joist
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate support due to charred back wall
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred sub floors
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken and missing glass / charred boarders
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and hanging wiring
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned plumbing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☐ Poured Concrete
☐ Stem Wall
☒ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)

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

NONE **MINOR** **MAJOR** **DESTROYED**

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.
9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and 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: JANUARY 23, 2023**

HS-23-37 **Property Address:** 1080 Sandy Lane (Primary Structure and Accessory Structure)

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

Legal Description: Being a part of Lot 1 in Block Four (4) of FRANK M. ANDERSON SUBDIVISION OF S.B. Hopkins survey and part of G Wilson survey in Tarrant County, Texas, according to plat recorded in Volume 1255, Page 306, Deed Records, Tarrant County, Texas

SKEY No. 00039217 **Reference No(s).** 22-615630

Owner(s) per Deed: Randol-Mill Investment, LLC---D222104264

Owner(s) per TAD: Randol-Mill Investment, LLC.

Mailing Address: 518 Springbranch Drive, Keller, TX 76248

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

Council District No. 5

CASE BACKGROUND:

WITHDRAW---DEMOLISHED (BOTH)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

HS-23-38 **Property Address:** 701 Crockett Drive (Accessory Structure Only)

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

Legal Description: Lot 1, Block 7, of W.B. EDWARDS GARDEN ACRES ADDITION, in Tarrant County, Texas, according to the Revised Plat thereof recorded in Volume 388-20, Page 1, Plat Records of Tarrant County, Texas

SKEY No. 00821314 **Reference No(s).** 20-544141

Owner(s) per Deed: William N. Halcomb---D192172185

Owner(s) per TAD: William N. Halcomb Estate

Mailing Address: 701 Crockett Drive, Burleson, TX 76028-6802

Agenda Category: New Case – Residential **Code Compliance Officer:** Scott Castillo

Council District No. 6

CASE BACKGROUND:

WITHDRAW---DEMOLISHED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

HS-23-39 **Property Address:** 1311 East Peach Street (Accessory Structure Only)

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

Legal Description: LOT 34, BLOCK 162, Original Town of Fort Worth, Fort Worth, Tarrant County, Texas, and commonly known as 1311 E. Peach Street, Fort Worth, Texas

SKEY No. 00009210 **Reference No(s).** 13-321729

Owner(s) per Deed: Laura Camarillo and David Ortiz---D219172687

Owner(s) per TAD: Laura Camarillo and David Ortiz

Mailing Address: 1311 East Peach Street, Fort Worth, TX 76102

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **October 12, 2021.**
- This case was initiated by: **Officer Gonzalez-Vargas.**
- Notices: **11/11/2021 and 11/2/2022.**
- No active permits on file **as of January 12, 2023.**
- Structure is **vacant and secure.**
- Inspection was conducted on **January 6, 2023 with an owner David Ortiz present.**
- Notice to appear at today's hearing was mailed and posted on the property on **January 11, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Structure is out of plumb causing a serious lean
 - Inadequate support of subfloor
 - Breaches in flooring
 - Broken wood on staircase which has steps missing
 - Deteriorated soffit
 - Exposed plumbing
 - Missing siding causing breaches
 - Exposed joists in the subfloor
- 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: JANUARY 23, 2023**

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

Laura Camarillo and David Ortiz, 1311 East Peach Street, Fort Worth, TX 76102 (Cert. # 9489009000276447508259);
Laura Camarillo aka Laura Ann Camarillo Hernandez-Reyes, 1311 East Peach Street, Fort Worth, TX 76102
(Cert. # 9489009000276447508266);
Laura Camarillo aka Laura Ann Camarillo Hernandez-Reyes, 1520 Jessica Lane, Mesquite, TX 75149
(Cert. # 9489009000276447508273);
Laura Camarillo aka Laura Ann Camarillo Hernandez-Reyes, 3322 Willow Creek Drive, Apt 350, Irving,
TX 75061 (Cert. # 9489009000276447508280);
Laura Camarillo aka Laura Ann Camarillo Hernandez-Reyes, 2707 N. Fitzhugh Avenue, Apt 1124,
Dallas, TX 75204 (Cert. # 9489009000276447508297);
David Ortiz, 1311 East Peach Street, Fort Worth, TX 76102 (Cert. # 9489009000276447508303);
David Ortiz, 1516 Lee Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276447508310)

Motion: _____ **Made by:** _____

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Jenkins, T.**Date/Time **01/05/2023 - 12:08 PM****INSPECTION INFORMATION**Address **1311 E PEACH ST - Accessory Structure**Number of Stories **1**Legal Description: Block **162** Lot **34** Case No. **13-321729** Tax Acct No. **00009210**☐ Exterior Only ☒ Interior & Exterior**CATEGORY**☒ I - Hazardous☐ II - Sub (Major)☐ III - Sub (Minor)**OBSERVED DEFICIENCIES**

MINOR MODERATE SEVERE

COMMENTS

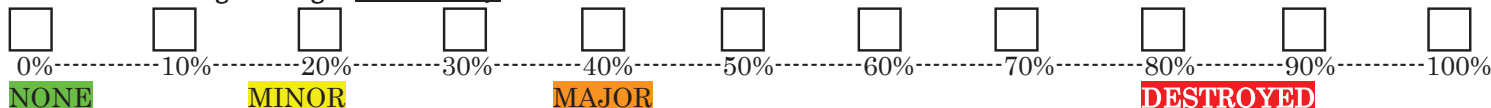
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Damaged paint
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trim has rotten wood / damaged fascia boards
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches and weakened also has improper support
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing windows
Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exposed light switches
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and Exposed
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scattered combustible debris

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

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

PERMITS REQUIRED*
☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
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: JANUARY 23, 2023**

HS-23-40 **Property Address:** 1254 East Baltimore Avenue (Primary Structure)

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

Legal Description: Lot 14, Block 49, Highland Parks Addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 01245309 **Reference No(s).** 22-634812

Owner(s) per Deed: Marshallah Rostami aka Marshaalah Varnosfadera Rostami---D197185761

Owner(s) per TAD: Marshallah Rostami

Mailing Address: 1254 East Baltimore Avenue, Fort Worth, TX 76104-6142

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **November 8, 2022.**
- This case was initiated by: **Officer Molina.**
- Fire Date: **November 8, 2022.**
- Notices: **11/8/2022 and 11/22/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **January 13, 2023 without the owner present.**
- Current owner's deed was recorded **October 6, 1997.**
- Notice to appear at today's hearing was mailed and posted on the property on **January 11, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Back of the structure is severely charred compromising the integrity of the structure
 - Exterior walls out of plumb due to charred and missing walls
 - Interior walls are charred with missing and broken wall studs
 - Roof has collapsed ceiling with broken and charred ceiling joist and rafters
- 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: JANUARY 23, 2023**

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

Marshallah Rostami aka Marshaalah Varnosfadera Rostami, 1254 East Baltimore Avenue, Fort Worth,
TX 76104-6142 (Cert. # 9489009000276447508327);
Marshallah Rostami aka Marshaalah Varnosfadera Rostami, PO Box 15962, Fort Worth,
TX 76164 (Cert. # 9489009000276447508334)

Motion: _____ **Made by:** _____

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **M.TURNER-MIMS**Date/Time **1/13/2023****INSPECTION INFORMATION**Address **1254 E BALTIMORE AVE**Number of Stories **1**Legal Description: Block **49** Lot **14** Case No. **22-634812** Tax Acct No. **01245309**☐ 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"/>	Severely fire damaged structure
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Out of plumb due to charred and missing walls
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"/>	Collapsed w missing and charred rafters/collar beams
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed ceiling joist and headers
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate support
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing sub floors/floor joist
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing studs/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"/>	Burned and missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

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

PERMITS REQUIRED*☒ Building☒ Mechanical☒ Plumbing☒ Electrical

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

Estimated Building Damage (HCLC Only)

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

NONE **MINOR** **MAJOR** **DESTROYED**

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

HS-23-41 **Property Address:** 2217 Christine Avenue (Accessory Structure Only)

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

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

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

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

Owner(s) per TAD: Cornelio G Hernandez

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

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **July 15, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **7/25/2022 and 12/2/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **January 13, 2023 without the owner present.**
- Current owner's deed was recorded **July 14, 1975.**
- Notice to appear at today's hearing was mailed and posted on the property on **January 11, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Unsafe to enter into the structure
 - Collapsed and deteriorated roof top
 - Leaning walls
 - Rotted wood siding
- 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: JANUARY 23, 2023**

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

Cornelio Galindo Hernandez and wife, Carolina Hernandez, 2217 Christine Avenue, Fort Worth, TX 76105, TX 76104-6142 (Cert. # 9489009000276447508396);
Cornelio Galindo Hernandez, 2217 Christine Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276447508402);
Carolina Hernandez aka Carolina Castro Mendez, 207 Dixie Drive, Eldorado, TX 76936
(Cert. # 9489009000276447508419);
Carolina Hernandez aka Carolina Castro Mendez, PO Box 137, Eldorado, TX 76936
(Cert. # 9489009000276447508426);
Michelle Weingart, 5500 Canyon Road, Apt 134, Benbrook, TX 76126 (Cert. # 9489009000276447508433)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **January 13, 2023**

INSPECTION INFORMATION

Address **2217 Christine Ave** Number of Stories
 Legal Description: Block **3** Lot **29** Case No. **21-600043** Tax Acct No. **00100536**
☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated wood/leaning/holes
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate due to leaning walls
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rotted framing on window/door
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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

STRUCTURE USE

- ☐ Single Family
☐ Two Family
☐ Commercial
☒ Accessory

FOUNDATION

- ☐ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

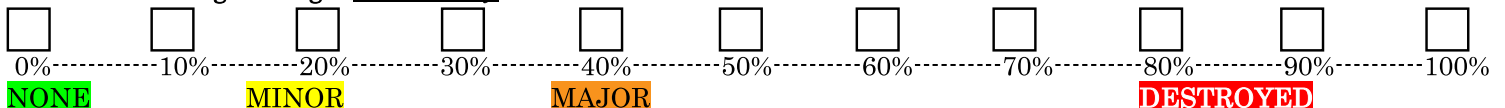
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

HS-23-42 **Property Address:** 4012 Collin Street (Primary Structure)

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

Legal Description: Lot 8, Block 10, Homewood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-A, Page 126, Plat Records, Tarrant County, Texas

SKEY No. 01360078 **Reference No(s).** 22-627085

Owner(s) per Deed: Molises Diaz---D222009254

Owner(s) per TAD: Molises Diaz

Mailing Address: 609 County Road 904, Joshua, TX 76058-5157

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **July 9, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **Unknown.**
- Notices: **7/9/2022 and 10/31/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **January 13, 2023 with written consent from the owner Molises Diaz.**
- Current owner's deed was recorded **January 11, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **January 11, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Fire damaged decking and rafters
 - Portions of the exterior walls are missing
 - Exposed framing
 - Roof severely sagging
 - Charred rood decking and broken ceiling joist
 - Water damaged roof decking
- 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: JANUARY 23, 2023**

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

Molses Diaz, 609 County Road 904, Joshua, TX 76058-5157 (Cert 9489009000276447508440)

Motion: _____ **Made by:** _____

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer M. Turner-MimsDate/Time 01/13/2023**INSPECTION INFORMATION**Address 4012 COLLIN STNumber of Stories 1Legal Description: Block 10 Lot 8 Case No. 22-627085 Tax Acct No. 01360078☒ Exterior Only ☐ Interior & Exterior**CATEGORY**

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage on the decking and rafters
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing / deteriorated siding, borders w breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing walls, ceiling and studs
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severely sagging with deteriorated decking
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken ceiling joist and rafters
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing sub floors, bricks missing on porch
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing / broken glass, borders/door poor fit
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and hanging wired
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

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☐ Poured Concrete
☐ Stem Wall
☒ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)

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

NONE **MINOR** **MAJOR** **DESTROYED**

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
9. 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: JANUARY 23, 2023**

HS-23-43 **Property Address:** 1050 North Beach Street (Primary Structure)

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

Legal Description: LOT 1-B, BLOCK 1, GREEN ACRES ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT RECORDED IN VOLUME 388/182, PAGE 90, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 05898943 **Reference No(s).** 21-607668

Owner(s) per Deed: ARC CafeHld001, LLC---D213176883

Owner(s) per TAD: ARC CafeHld001, LLC

Mailing Address: 106 York Road, Jenkintown, PA 19046

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

Council District No. 4

CASE BACKGROUND:

- Case Originated: **November 19, 2021.**
- This case was initiated by: **Officer Molina.**
- Notices: **11/19/2021, 1/24/2022, and 12/16/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **January 13, 2023 with owner's representative Kristy Robertson present.**
- Current owner's deed was recorded **July 9, 2013.**
- Notice to appear at today's hearing was mailed and posted on the property on **January 11, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Breaches in the roof allowing the elements to enter the structure
 - The brick veneer has separated from the structure framing
 - The metal roof truss is rusted
 - Collapsed ceiling due to water damage
 - Deteriorated kitchen supply
 - Exposed electrical wiring
 - Damaged interior plumbing
 - Accumulation of dilapidated ceiling tiles, fiberglass insulation, and discarded commercial appliances
- 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: JANUARY 23, 2023**

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

ARC CafeHld001, LLC, 106 York Road, Jenkintown, PA 19045 (Cert. # 9489009000276447508457);
ARC CafeHld001, LLC, 1717 Elm Hill Pike, Ste A-1, Nashville, TN 37210 (Cert. # 9489009000276447508464);
ARC CafeHld001, LLC, 2325 Camelback Road, 9th Floor, Phoenix, AZ 85016 (Cert. # 94890090002764447508471);
ARC CafeHld001, LLC c/o American Realty Capital Operating Partnership Attn: Akomea Poku-Kankum,
106 York Road, Jenkintown, PA 19046 (Cert. # 9489009000276447508488);
ARC CafeHld001, LLC c/o Registered Agent-Corporation Service Company D/B/A Lawyers Inco., 211 E 7th
Street, Suite 620, Austin TX 78701, (Cert. # 9489009000276447508495);
ARC CafeHld001, LLC c/o VEREIT Operating Partnership Attn: Vereit, Inc., 2325 Camelback Road, 9th
Floor, Phoenix, AZ 85016 (Cert. # 9489009000276447508501);
ARC CafeHld001, LLC c/o VEREIT Operating Partnership Attn: Daniel T. Haug, 2325 Camelback Road, 9th
Floor, Phoenix, AZ 85016 (Cert. # 9489009000276464530011);
ARC CafeHld001, LLC c/o Realty Income Corporation Attn: Manager-Christine Gilbert, 2325 Camelback Road,
9th Floor, Phoenix, AZ 85016 (Cert. # 9489009000276464530028);
Lienholder: Wells Fargo Foothill, LLC, 2450 Colorado Avenue, Suite 3000 West, Santa Monica, CA 90404
(Cert. # 9489009000276464530035);
Wells Fargo Foothill, LLC c/o First American Title Insurance Company, 355 South Hope Street, Suite 1950,
Los Angeles, CA 90071 (Cert. # 9489009000276464530042)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Diana I Navarro Cruz**

Date/Time **January 19, 2023 9:23 a.m.**

INSPECTION INFORMATION

Address **1050 N Beach St aka Green Acres Addition-Ft Worth** Number of Stories **1**
Legal Description: Block **1** Lot **1B** Case No. **21-607668** Tax Acct No. **05898943**
☐ 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"/>	Brick veneer has separated from framing
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches; metal roof truss rusted
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed due to water damage
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed electrical wiring
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged interior plumbing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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

STRUCTURE USE

- ☐ Single Family
☐ Two Family
☒ Commercial
☐ Accessory

FOUNDATION

- ☒ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

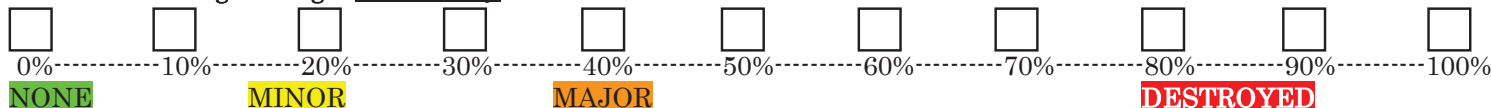
Accumulaiton of dilapidated ceiling tiles, fiberglass insulation including discarded commercial appliances.

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

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 – Continued Residential **Code Compliance Officer:** Andrea Alexander

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 open---turned over to Senior Officer to be secured by the City.**
- Inspection was conducted on **January 13, 2023 with heir, Rick Rhodes present.**
- Current owner's deed was recorded **November 11, 1979.**
- This case was scheduled for the **December 5, 2022** Building Standards Commission meeting but was continued to today's meeting due to a conflict of interest with a Commission member.
- Notice to appear at today's hearing was mailed and posted on the property on **January 23, 2023.**
- 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 exposed
 - 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: JANUARY 23, 2023**

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

Johnny Lumpkin Rhodes Estate, 3129 Ramona Drive, Fort Worth, TX 76116 (Cert. # 9489009000276447507139);
Johnny Lumpkin Rhodes Estate, 317 Avenue B, Walnut Springs, TX 76690 (Cert. # 9489009000276447507146);
Ricky Eugene Rhodes, 1008 Poe Lane, Mansfield, TX 76063 (Cert. # 9489009000276447507153);
Kenny Matthew Rhodes, 2383 County Rd. 303, Glen Rose, TX 76031 (Cert. # 9489009000276447507160);
Kenny Matthew Rhodes, PO Box 459, Glen Rose, TX 76043 (Cert. # 9489009000276447507177);
Johnny Keith Rhodes aka Keith Rhodes Estate, 2014 E Belclaire Circle, Corsicana, TX 75110
(Cert. # 9489009000276447507184);
Carolyn Ferrell Rhodes, 2014 E Belclaire Circle, Corsicana, TX 75110 (Cert. # 9489009000276447507191);
Sherry Rhodes Walker Estate, 1008 Poe Lane, Mansfield, TX 76063 (Cert. # 9489009000276447507207);
Sherry Rhodes Walker Estate, PO Box 1245, Glen Rose, TX 76043 (Cert. # 9489009000276447507214);
Sherry Rhodes Walker Estate, 1067 Cross Branch Drive, Glen Rose, TX 76043 (Cert. # 9489009000276447507221);
Jennifer Lynn Walker, 1008 Poe Lane, Mansfield, TX 76063 (Cert. # 9489009000276447507238);
Jennifer Lynn Walker, 104 Charlene Drive, Hurst, TX 76053 (Cert. # 9489009000276447507245);
Steven Blake Rhodes Estate, PO Box 1245, Glen Rose, TX 76043 (Cert. # 9489009000276447507252);
Steven Blake Rhodes Estate, 4403 Kristy Court, Granbury, TX 76049 (Cert. # 9489009000276447507269);
Steven Eric Rhodes aka Steven Enic Rhodes, 4403 Kristy Court, Granbury, TX 76049
(Cert. # 9489009000276447507276);
Steven Eric Rhodes aka Steven Enic Rhodes, 1105 Willow Springs Drive, Longview, TX 75604
(Cert. # 9489009000276447507283);
Steven Eric Rhodes aka Steven Enic Rhodes, 817 Holly Hills Cemetery, Granbury, TX 76048
(Cert. # 9489009000276447507290)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer A Alexander Date/Time January 13, 2023

INSPECTION INFORMATION				CATEGORY	
Address <u>3129 Ramona Dr.</u>		Number of Stories <u> </u>		<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <u>18</u>	Lot <u>7&N10th</u>	Case No. <u>22-621040</u>	Tax Acct No. <u>00027103</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 type="checkbox"/>		<input checked="" type="checkbox"/> Open
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Framing under the siding is rotted	<input checked="" type="checkbox"/> Vacant
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Secured
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fascia boards rotted wood/shingles deteriorated	<input type="checkbox"/> Secured (City)
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sheathing and ceiling joist rotted/collapse	<input type="checkbox"/> Tenant Occupied
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate due to shifting	<input type="checkbox"/> Owner Occupied
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rotted unstable floors with breaches	
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window and door framing rotted/broken window	STRUCTURE USE
Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exposed wiring	<input checked="" type="checkbox"/> Single Family
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Two Family
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Commercial
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accumulation of trash/debris/discarded furniture	<input type="checkbox"/> Accessory

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

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

Estimated Building Damage (HCLC Only)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
0%	10%	20%	30%	40%	50%	60%	70%	80%	90%
NONE		MINOR		MAJOR		DESTROYED			

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
7. 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.
8. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
9. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
10. 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.
11. 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.
12. 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: JANUARY 23, 2023**

ACP-23-44 **Property Address:** 805 Winnie Street

Legal Description: Lot D, LLOYD PARKER'S SUBDIVISION of a part of the C.N. Butts Survey, to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 388-F, page 447 Plat Records, Tarrant County, Texas

SKEY No. 02124645 **Reference No(s).** 21-588072

Owner(s) per Deed: L.V. Runnels et ux Annie Mae Runnels By Tommie Runnels Attorney in fact---D193055077
---March 24, 1993

Owner(s) per TAD: L.V. Runnels Estate

Mailing Address: 805 Winnie Street, Fort Worth, TX 76112

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Merritt Ham
Residential

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **March 23, 2021**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **twenty eight (28)** inspections by multiple officers since the inception of this case. **Three (3)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **twenty (20)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **November 30, 2022** and expired on **December 10, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **January 11, 2023**. The last inspection was performed on **January 19, 2023**.

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 owners of the property is deceased. Some progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on November 30, 2022. The property contains a health hazard of items that can harbor vectors. This address has active trash service since October 5, 2012.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **December 10, 2022**
Number of days since NAO expired: **43**

Date of BSC Meeting: **January 23, 2023**

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

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

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

L.V. Runnels et ux Annie Mae Runnels By Tommie Runnels Attorney in fact, 805 Winnie Street, Fort Worth, TX 76112 (Cert. # 9489009000276464530059);
L.V. Runnels aka Larry V. Runnels aka Lawrence V. Runnels Estate and Annie Mae Runnels Estate, 805 Winnie Street, Fort Worth, TX 76112 (Cert. # 9489009000276464530066);
L.V. Runnels aka Larry V. Runnels aka Lawrence V. Runnels Estate and Annie Mae Runnels Estate, 6264 Canyon Circle, Fort Worth, TX 76133 (Cert. # 9489009000276464530073);
L.V. Runnels aka Larry V. Runnels aka Lawrence V. Runnels Estate and Annie Mae Runnels Estate, 2950 Watermark Drive #300, Fort Worth, TX 76135 (Cert. # 9489009000276464530080);
L.V. Runnels Estate, 805 Winnie Street, Fort Worth, TX 76112 (Cert. # 9489009000276464530097);
Tommie Runnels aka Tommie Mae Runnels, 805 Winnie Street, Fort Worth, TX 76112 (Cert. # 9489009000276464530103);
Tommie Runnels aka Tommie Mae Runnels, 6264 Canyon Circle, Fort Worth, TX 76133 (Cert. # 9489009000276464530110);
Tommie Runnels aka Tommie Mae Runnels, 2950 Watermark Drive #300, Fort Worth, TX 76135 (Cert. # 9489009000276464530127);
Gloria Martin Flowers, 805 Winnie Street, Fort Worth, TX 76112 (Cert. # 9489009000276464530134);
Gloria Martin Flowers, 1513 E. 7th Street, Lubbock, TX 79403 (Cert. # 9489009000276464530141);
Lienholders: WestAmerica Mortgage Company, 1 South Midwest Road, Suite 100, Oakbrook Terrace, IL 60181 (Cert. # 9479009000276464530158);
Great Southwest Mortgage Corporation, 13150 Coit Road, Suite 115, Dallas, TX 75240 (Cert. # 9489009000276464530165)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

ACP-23-45 **Property Address:** 4605 Avenue M

Legal Description: 4605 M Avenue aka Lot 21, Block 1, South Eastlawn Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 1608, Page 429, Plat Records, Tarrant County, Texas

SKEY No. 02803429 **Reference No(s).** 21-605278

Owner(s) per Deed: Willie Roberts---D206084575 and D218255567---March 23, 2003 and November 11, 2018

Owner(s) per TAD: Willie Roberts

Mailing Address: 4605 Avenue M, Fort Worth, TX 76105

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Merritt Ham
Residential

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **March 11, 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 **eleven (11)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **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 **November 30, 2022** and expired on **December 10, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **January 11, 2023**. The last inspection was performed on **January 19, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$3,010.00**. 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 November 30, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since March 1, 2022.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **December 10, 2022**
Number of days since NAO expired: **43**

Date of BSC Meeting: **January 23, 2023**

\$70.00 per day x 43 days = \$3,010.00

(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: JANUARY 23, 2023**

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

Willie Roberts, 4605 Avenue M, Fort Worth, TX 76105 (Cert. # 9489009000276464530172)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

ACP-23-47

Property Address: 308 NW 14th Street

Legal Description:

all that certain lot, tract or parcel of land situated in Tarrant County, Texas and known and described as Lot No. 3 of W.B. King's Subdivision of Lots 1, 2, 13 and 14, and the South one-half of Lots 3 and 12, in Block 100, North Fort Worth (now Fort Worth), Tarrant County, Texas; described on the Tarrant County Tax Rolls as being the East 45 feet of Lots 1 and 2 and the East 45 feet of the S ½ of Lot 3, in Block 100, North Fort Worth, Tarrant County, Texas

SKEY No. 01910159

Reference No(s). 22-614641

Owner(s) per Deed:

Genaro Perales and wife Antonia Perales---D164020752---March 3, 1964

Owner(s) per TAD:

Antonia R. Perales

Mailing Address:

308 NW 14th Street, Fort Worth, TX 76164

Agenda Category:

Administrative Civil Penalty
Residential

Code Compliance Officer: Alfonsno Hurtado

Council District No. 2

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

ACP-23-48 **Property Address:** 2312 Forest Avenue

Legal Description: LOT 6A, BLOCK M.L. CRAVENS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1897, PAGE 498, DEED RECORDS OF TARRANT COUNTY, TEXAS, ALSO KNOW AS 2312 FOREST AVENUE, FORT WORTH, TARRANT COUNTY, TEXAS

SKEY No. 000648590 **Reference No(s).** 22-615287

Owner(s) per Deed: Richard S. Newberry and wife, Betty L. Newberry---D212040389---Febuary 17, 2012

Owner(s) per TAD: Richard S, Newberry and Betty Newberry

Mailing Address: 2312 Forest Avenue, Fort Worth, TX 76112

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

Council District No. 5

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

ACP-23-50 **Property Address:** 3725 Forbes Street

Legal Description: Lot 4-A, Block 37, ENGLEWOOD HEIGHTS ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-57, page 568, Deed Records, Tarrant County, Texas

SKEY No. 04850912 **Reference No(s).** 22-625225

Owner(s) per Deed: Pansy Hurd Dawson---D180332895---June 26, 1980

Owner(s) per TAD: Pansy H Dawson

Mailing Address: 3725 Forbes Street, Fort Worth, TX 76105

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

Council District No. 5

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

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: Continued Administrative **Code Compliance Officer:** Alfonso Hurtado
Civil Penalty Residential

Council District No. 2

EVIDENTIARY REPORT:

WITHDRAW---NOTIFICATION ERROR

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

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

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

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

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

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

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

Mailing Address: 5506 Windmier Circle, Dallas, TX 75252

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **February 10, 2021.**
- This case was initiated by: **Officer Molina.**
- Fire Date: **February 9, 2021.**
- Notices: **3/9/2022, 3/30/2022, and 7/22/2022.**
- Active permits on file: **Residential Remodel PB22-06792 approved on September 21, 2022.**
- Structure is **vacant and secure.**
- The owner was present at the **September 26, 2022** hearing when the Commission ordered **ninety (90) days** to repair or demolish the structure.
- The owner had until **December 25, 2022** to comply with the Order.
- The owner requested an amendment on **December 9, 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 **January 11, 2023.**
- **At this time, substantial progress has been made to repair the structure.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

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

N2Deep, Inc., Retirement Trust c/o Trustee-Jack Hodge, 5506 Windmier Circle, Dallas, TX 75252
(Cert. # 9489009000276464530349)

Motion: _____ **Made by:** _____

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



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

HS-22-179

Date: 12/9/22 BSC Case No. 21-585008Date of Order: 9/24/22 Final Day to Comply with Order: 12/25/22

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

Address of Property: 3405 / 3407 Ave GOwner / Lienholder / Mortgagee Name: N 2 Deep Inc Retirement TrustOwner / Lienholder / Mortgagee Phone Number: (469) 766-7548Owner / Lienholder / Mortgagee Mailing Address: 5506 Windmiller Cir
Dallas TX 75252Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 90 daysJustification for Request: Work is in progress + should be
completely finished in 90 day

Signature

Date

JACK Hodge
Printed Name5506 Windmiller Cir Dallas TX
75252
Address (including City/State/Zip)469-766-7548
Telephone Numberjasco@dades.net
E-Mail Address

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

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

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

FOR OFFICE USE ONLYRECEIVED BY: P. Annette SefcikRECEIVED DATE: 12/9/2022



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

September 26, 2022

N2Deep, Inc., Retirement Trust
c/o Trustee-Jack Hodge
(Cert. # 9489009000276350357517)
5506 Windmier Circle
Dallas, TX 75252

RE: 3405 Avenue G (Primary Structure) aka LOT 11, BLOCK 25, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS, HS-22-179, Reference #21-585008, NEW CASE 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:

- Repair or demolish the structure within **ninety (90) days** of the effective date of the Order.
- **Last day to comply with the order is December 25, 2022.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **ninety (90) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on December 25, 2022.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-22-179**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **September 26, 2022** regarding the structure present on **LOT 11, BLOCK 25, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS**, and more commonly known as **3405 Avenue G (Primary Structure) ("Affected Property")** in Fort Worth, Texas; and

WHEREAS the Tarrant County Deed Records indicate that **N2Deep, Inc. Retirement Trustee co Trustee-Jack Hodge** is the recorded owner ("Owner") of the Affected Property; and

WHEREAS notice of the public hearing was mailed to the Owner **twelve (12)** days prior to the date of the hearing; and

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner repair or demolish the structure and remove the debris described as **LOT 11, BLOCK 25, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS**, and more commonly known as **3405 Avenue G (Primary Structure) ("Affected Property")** in Fort Worth, Texas in conformance to the codes of the City within **ninety (90)** days of the effective date of this Order. Owner must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owner has until December 25, 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 **December 25, 2022**. After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104

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

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

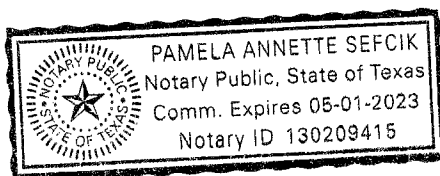
SIGNED this the 4th day of October, 2022.

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 4th day of October, 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

Christine Anderson
Approved by Legal as to form and legality

Paul
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

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: Amendment Case **Code Compliance Officer:** Scott Castillo
Residential

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.
- The primary structure is **vacant and open**, the accessory structure is **vacant and secure.**
- The owner was present at the **December 5, 2022** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owner had until **January 4, 2023** to comply with the Order.
- The owner requested an amendment on **December 16, 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 **January 11, 2023.**
- **At this time, no progress has been made to repair or demolish either structure.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

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

Marie Mays, 3101 Lake Como Drive, Fort Worth, TX 76107 (Cert. # 9489009000276464530356);
Marie Mays aka Mary Chambers aka Marie Chambers aka Marie Mays Chambers, 5505 Brubeck Lane, Apt 1424, Fort Worth, TX 76132 (Cert. # 9489009000276464530363);
Marie Mays aka Mary Chambers aka Marie Chambers aka Marie Mays Chambers, 7604 Camelot Road, Fort Worth, TX 76134 (Cert. # 9489009000276464530370);
Bianca L. Chambers, 5505 Brubeck Lane, Apt 1424, Fort Worth, TX 76132 (Cert. # 9489009000276464530387);
Lienholder: Collins Revocable Funding Partner as Assignee of Chase Manhattan Bank c/o Collins Asset Group, PO Box 91059, Austin, TX 78709 (Cert. # 9489009000276464530394)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 12/10/2022 BSC Case No. HS-23-19
Date of Order: 12-5-22 Final Day to Comply with Order: 1-5-23
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 3101 Lake Como Dr Ft Worth, Texas
Owner / Lienholder / Mortgagee Name: Marie Mays Chambers
Owner / Lienholder / Mortgagee Phone Number: (817) 568-4722
Owner / Lienholder / Mortgagee Mailing Address: 0

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 90 days.
or longer
Justification for Request: _____

Marie Chambers
Signature
Marie Chambers
Printed Name
817-5684722
Telephone Number

12/10/2022
Date
7604 Camelot Rd Ft Worth TX
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 ID VERIFIED
FORT WORTH, TEXAS 76104
FAX: 817-392-2249

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

FOR OFFICE USE ONLY

RECEIVED BY: P. Annette Sefcik

RECEIVED DATE: 12/16/2022



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

December 5, 2022

Marie Mays
(Cert. # 9489009000276447504930)
3101 Lake Como Drive
Fort Worth, TX 76107

RE: 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, HS-23-19, Reference #20-560319, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **December 5, 2022** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structures within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the order is January 4, 2023.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on January 4, 2023.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: Marie Mays aka Mary Chambers aka Marie Chambers aka Marie Mays Chambers, 5505 Brubeck Lane, Apt 1424, Fort Worth, TX 76132 (Cert. # 9489009000276447504947); Marie Mays aka Mary Chambers aka Marie Chambers aka Marie Mays Chambers, 7604 Camelot Road, Fort Worth, TX 76134 (Cert. # 9489009000276447507016); Bianca L. Chambers, 5505 Brubeck Lane, Apt 1424, Fort Worth, TX 76132 (Cert. # 9489009000276447507023);
Lienholder: Collins Revocable Funding Partner as Assignee of Chase Manhattan Bank c/o Collins Asset Group, PO Box 91059, Austin, TX 78709 (Cert. # 9489009000276447507030)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-23-19**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **December 5, 2022** regarding the structure present on **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 and more commonly known as **3101 Lake Como Drive (Primary Structure and Accessory Structure) ("Affected Property")** in Fort Worth, Texas; and

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

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

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

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

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

WHEREAS the Commission finds that the Owner did not show by preponderance of the evidence that the work could not reasonably be completed within **thirty (30) days**; and

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner repair or demolish the structures and remove the debris described as **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 and more commonly known as **3101 Lake Como Drive (Primary Structure and Accessory Structure) ("Affected Property")** in Fort Worth, Texas in conformance to the codes of the City within **thirty (30) days** of the effective date of this Order. Owner must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the property Owner has until **January 4, 2023 to comply with this Order**.

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

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structures, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **January 4, 2023**. After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

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

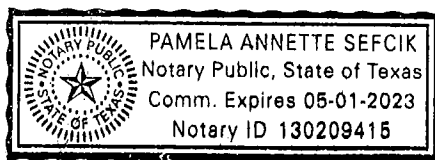
SIGNED this the 13th day of December, 2022.



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 13th day of December, 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: JANUARY 23, 2023**

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

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

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

Owner(s) per Deed: Aurelio Napo Escalante and wife, Joann Votion Escalante---D187347568---May 14, 1987

Owner(s) per TAD: Joan Votion Escalante

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

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

Council District No. 8

CASE BACKGROUND:

- This case was identified on **March 9, 2022** and was **officer** initiated.
- The owners were not present at the **September 26, 2022** hearing when the Commission ordered the owners to abate the nuisance within **thirty (30)** days.
- The owners had until **October 26, 2022** to comply with the Order.
- An heir requested an amendment on **October 26, 2022**.
- An heir requested in writing an additional **sixty (60)** days to abate the nuisance.
- Notice to appear for today's hearing was mailed and posted on **January 11, 2023**.
- **At this time, no progress has been made to abate the nuisance.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

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

Aurelio Nap Escalante and wife, Joann Votion Escalante, 120 Blevins Street, Fort Worth, TX 76111
(Cert. # 9489009000276464530400);
Joann Votion Escalante, 120 Blevins Street, Fort Worth, TX 76111-3902 (Cert. # 9489009000276464530417);
Aurelio Napo Escalante and Joann Votion Escalante Estates, 120 Blevins Street, Fort Worth, TX 76111
(Cert. # 9489009000276464530424);
Maria Christina Escalante aka Johnson aka Crawford, 120 Blevins Street, Fort Worth, TX 76111
(Cert. # 9489009000276464530431);
Eric Daniel Escalante Estate, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276464530448)

Motion: _____ **Made by:** _____

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



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

Date: October 26, 2022

BSC Case No. ACP-22-184

Date of Order: September 26, 2022

Final Day to Comply with Order: October 24, 2022

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

Address of Property: 120 Blevins Street, Ft. Worth, TX 76111

Owner / Lienholder / Mortgagee Name: JoAnn Escalante

Owner / Lienholder / Mortgagee Phone Number: (_____) 817-715-3467

Owner / Lienholder / Mortgagee Mailing Address: 120 Blevins Street, Ft. Worth, TX 76111

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

Justification for Request: mother just passed away and I am disabled and unable to complete on my own. Please grant time because it is just me cleaning

Maria Escalante

Signature

10/26/2022

Date

Maria C Escalante

Printed Name

120 Blevins Street, Ft. Worth, TX 76111

Address (including City/State/Zip)

817-715-93467

Telephone Number

hunnybear2011@gmail.com

E-Mail Address

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

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

ID VERIFIED

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: 10/26/2022



ORDER OF THE BUILDING STANDARDS COMMISSION

September 26, 2022

Certified/Return Receipt Requested

Aurelio Napo Escalante and wife, Joann Votion Escalante
(Cert. # 9489009000276350357876)
120 Blevins Street
Fort Worth, TX 76111

RE: 120 Blevins Street aka Situated in Tarrant County, Texas and being: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas, ACP-22-184, Reference #22-615820, 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:

- Not be assessed an Administrative Civil Penalty at this time.
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is 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: Joan Votion Escalante, 120 Blevins Street, Fort Worth, TX 76111-3902 (Cert. # 9489009000276350357883); Aurelio Napo Escalante and Joann Votion Escalante Estates, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276350357890); Maria Christina Escalante aka Johnson aka Crawford, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276350357906); Eric Daniel Escalante Estate, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276350357913)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-184**

On **September 26, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Situated in Tarrant County, Texas and being: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **120 Blevins Street, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Aurelio Napo Escalante and wife, Joann Votion Escalante** 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, are hereby not assessed an Administrative Civil Penalty at this time.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner/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 **Situated in Tarrant County, Texas and being: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **120 Blevins Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until 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 owed plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

SIGNED this the 4th day of October, 2022.

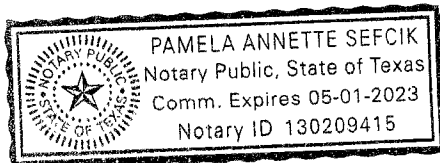
Paul Clark

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 4th day of October, 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

Christy Ann

Approved by Legal as to form and legality

Dr. M

Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

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---February 20, 1992

Owner(s) per TAD: Alma Castoreno

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

Agenda Category: Continued Amendment Administrative **Code Compliance Officer:** Marc Oler
Civil Penalty Case 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**.
- This case was scheduled for the December 5, 2020 hearing but was continued by Commission because the owner, who was in attendance, was ill.
- Notice to appear for today's hearing was mailed and posted on **January 11, 2023**.
- **At the time of the December 5, 2022 hearing, 40% of the nuisance has been abated.**
- **At this time, it remains that 40% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

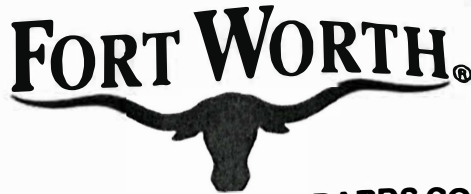
**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 23, 2023**

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

Alma Castoreno, 5324 Purington Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276447507399);
Alma Jean Castoreno, 3732 East 1st Street, Fort Worth, TX 76111 (Cert. # 9489009000276447507405);
Alma Jean Castoreno, 5321 Old Handley Road, Fort Worth, TX 76112 (Cert. # 9489009000276447507412)

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 Hendley 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 day's

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

Please remove penalties

Alma Castoreno 10-20-22
Signature Date

Alma Castoreno 5324 purington ave Fort Worth TX 76112
Printed Name Address (including City/State/Zip)

817 902-2133 Alma.Castoreno@tcad.edu
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 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: 10/20/2022

Revised October 2018



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.

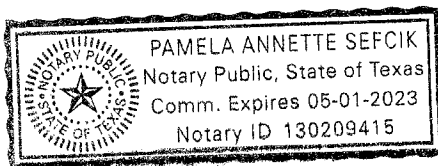
Paul Clark

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

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

Christine Anette
Approved by Legal as to form and legality

Paul
Approved by Code