



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, FEBRUARY 27, 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 January 23, 2023 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, FEBRUARY 27, 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 JANUARY 23, 2023

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-23-53 (CD 2)** 3110 Hardy Street (Primary Structure) aka LOT ONE (1), BLOCK SEVEN (7), SHOE AND LEATHER COMPANY'S ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 37, Plat Records, Tarrant County, Texas aka Lot 1, Block 7, out of the Shoe & Leather Company's 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 Volume 7225, Page 1195, of the Tarrant County Deed Records. Owner: William Palkovics. Lienholder(s): None.
- c. **HS-23-56 (CD 5)** 4220 Pierce Avenue (Primary Structure) aka ACCT NO. 01359029; LOT 21A, BLOCK 3 OUT OF THE HOMEWOOD ADDITION SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY A DEED OF RECORD IN VOLUME 388-4, PAGE 169 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS C/K/A 4220 PIERCE AVE. Owner: Farnsworth Associates, LLC Series 4220. Lienholder: RNA Financial, LLC.
- d. **HS-23-57 (CD 2)** 2152 Moore Avenue (Accessory Structure Only) aka LOT 11 AND ALL OF LOT 12, BLOCK 28, DIAMOND HILL ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 21, DEED RECORDS, TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THOSE PORTIONS SET OUT IN GENERAL WARRANTY DEED FILED OCTOBER 7, 1991 AND RECORDED IN VOLUME 10408, PAGE 176 AND VOLUME 10408, PAGE 172, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. Owner: Axiom Interests, LLC. Lienholder(s): None.
- e. **HS-23-58 (CD 5)** 4324 East Rosedale Street (Primary Structure) aka Lot 4, Block 5, College Heights, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, page 47, Deed Records of Tarrant County, Texas, save and except the North 10 feet. Owner: Mary Plunkett aka Mrs. Mary Mitchell. Lienholder(s): None.

X. CONTINUED NEW CASES RESIDENTIAL

- a. **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.
- b. **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.

XI. HISTORICAL NEW CASE RESIDENTIAL

- a. **HS-23-59 (CD 8)** 975 East Pulaski Street (Primary Structure) aka Lot 13, Block 4, Guertler Subdivision of Lots 7, 8 and 9, Block 4, Evans South Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Rickey Waller. Lienholder(s): None.

XII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-60 (CD 8)** 501 East Ramsey Avenue aka LOT 248 AND THE LAST 12 FEET OF LOT 249, IN BLOCK 9, OF HYDE PARK ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN BOOK 63, PAGE 9, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Angelina Gomez. Lienholder(s): None.

- b. **ACP-23-62 (CD 9)** 4108 South Henderson Street aka Walker's Addition Blk 3 Lot 3 aka Lot 3, Block 3, WALKER'S ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 50, Plat Records, Tarrant County, Texas. Owner: Rebecca Shinn. Lienholder(s): None.
- c. **ACP-23-63 (CD 8)** 2710 Avenue A aka ACCT. NO. 00242438; Lot 3 and the East 10 feet of Lot 2 aka 2B, Block 2, out of the Boaz and Dillow 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 #D217013014, of the County Deed Records aka Lot 3 and the East 10 feet of Lot 2, Block 2, or BOAZ AND DILLOW, an Addition to the city of Fort Worth, Tarrant County, Texas according to the plant thereof recorded in Volume 204, Page 32, Plant Records, Tarrant County, Texas. Owner: Martha Moreno. Lienholder(s): Hector Arreguin and Lilia Perez.
- d. **ACP-23-64 (CD 8)** 6600 Sheridan Road aka Lot 1, Block 7, HIGHLAND TERRACE ADDITION, SECTION ONE, to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Book 388-3, Page 1, Deed Records, Tarrant County, Texas. Owner: Investor Alliance Group, LLC. Lienholder: Prosperity Bank.
- e. **ACP-23-65 (CD 5)** 7124 Anderson Blvd. aka BEING A TRACT OF LAND SITUATED IN THE G. WILSON SURVEY.ABSTRACT NO. 1629. TARRANT COUNTY.BEING A PART OF BLOCK 2-R.OF THE FRANK M. ANDERSON SUBDIVISION.AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY.TEXAS.ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B.PAGE 1675 OF THE PLAT RECORDS OF TARRANT COUNTY.TEXAS (P.R.T.C.T.). BEING A PART OF THAT SAME TRACT OF LAND DESCRIBED IN SPECIAL WARRANT DEED TO V BAR V REAL ESTATE PARTNERSHIP.L.P..AS RECORDED IN DOCUMENT NO. D208009819 OF THE DEED RECORDS OF TARRANT COUNTY.TEXAS (D.R.T.C.T.). Owner: Vic Partners, LLC. Lienholder(s): None.
- f. **ACP-23-67 (CD 8)** 2909 Sarah Jane Lane aka LOT 36 PEACEFUL ACRES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTRY, TEXAS, ACCORDING TO THE RECORDED PLAT IN VOLUME 388-X, PAGE 68 TARRANT COUNTY, TEXAS (AKA 2909 SARAH JANE LN, FORT WORTH 76119). Owner: Phillips Equity Capital LLC. Lienholder(s): None.

XIII. AMENDMENT CASES RESIDENTIAL

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

XIV. AMENDMENT CASES ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-23-28 (CD 9)** 4905 Gordon Avenue aka Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Lot 2 Block 29 with the exception of 6 feet extending from the south boundry of the lot to a duplex addressed as 4909 Gordon Ave. this easement which had been encroached by Lot 3 of block 29 having taken place for more than 50 years prior to a corrected deed execututed on October 10, 2006. Owner: Jewish Festival and Memorial Gardens, Inc. Lienholder(s): None.
- b. **ACP-23-29 (CD 9)** 4909 Gordon Avenue aka Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Legal per D.C. Case 236-D10544-16: ACCT. NO. 07869053; Lot 3, Block 29, out of the Seminary Hill Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D213045587, of the Tarrant County Deed Records. Owner: Hill of Peace Legal Services, Inc. Lienholder(s): Midge Ellis and Darlene Hay Fazzio.

- 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.

XV. EXECUTIVE SESSION

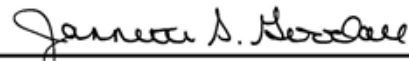
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

XVI. 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, February 14, 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

**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: Pre-Meeting started at 9:01 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), Mr. Michael Unell (Position 6), Mr. Bill Schur (Position 7), and Mr. James Walker (Position 8).
- Mr. Michael Unell (Position 6) arrived for the meeting at 9:04 A.M.
- Position 2 is vacant.
- Mr. Pedro Juarez (Position 9) notified the City that he would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent), Kenneth Young (Acting Superintendent), Manny Ramirez (Acting Supervisor), Ty Kitchens (Supervisor), Annette Stubenbordt (Executive Secretary), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Amar Thakrar and Destiney Hicks (Assistant City Attorneys).

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

- No discussion of corrections to the December 5, 2022 Minutes.
- Chairman Clark asked if there was any information available of potential new Council Representatives or Commission members and Assistant Code Director Shannon Elder replied that it was her understanding that the vote for 2 new Council Representatives would occur potentially in March, then those Representatives would select new Board and Commission members after, and further stated that as more information becomes available she would share that with the Commission.
- No discussion to or questions asked regarding the current agenda.
- No requests were made for future agenda items.
- **Chairman Clark adjourned Pre-Meeting at 9:03 A.M.**

**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: 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), Mr. Bill Schur (Position 7), and Mr. James Walker (Position 8).
- Position 2 is vacant.
- Mr. Pedro Juarez (Position 9) notified the City that he would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent), Kenneth Young (Acting Superintendent), Manny Ramirez (Acting Supervisor), Ty Kitchens (Supervisor), Marc Oler (Senior Officer), Andrea Alexander (Officer), Scott Castillo (Officer), Merritt Ham (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), William Lowry (Officer), Diana Navarro-Cruz (Officer), Marilyn Turner-Mims (Officer), Robert Webster (Officer), Annette Stubenbordt (Executive Secretary), Belinda Burns (Title Investigator), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Amar Thakrar and Destiney Hicks (Assistant City Attorneys).

II. PLEDGE OF ALLEGIANCE

- Chairman Clark asked all in attendance to join the Building Standards Commission and City Staff for the Pledge of Allegiance.

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM DECEMBER 5, 2022

- Mr. Black moved to accept the December 5, 2022 Minutes, second by Mr. Unell. MOTION CARRIED 6-0 with Position 2 vacant, Mr. Schur abstaining, and Mr. Juarez absent.

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

- The Evidence Packet for today's meeting was presented to Executive Secretary Annette Stubenbordt by Assistant City Attorney Destiney Hicks.
- Mr. Kerpoe moved to accept the Evidence Packet presented, second by Mr. Black. MOTION CARRIED 7-0 with Position 2 vacant Juarez absent.

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

- No Interpreter was requested for today's meeting.

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

- All citizens and staff in attendance were sworn in by Chairman Clark.

VII. CASES TO WITHDRAW OR CONTINUE FROM TODAY'S AGENDA

- **Withdraw-** **New Cases Residential:** HS-23-35---2818 Avenue K (Primary Structure); HS-23-37---1080 Sandy Lane (Primary Structure and Accessory Structure); HS-23-38---701 Crockett Avenue (Accessory

Structure Only); Administrative Civil Penalty Cases Residential: ACP-23-47---308 NW 14th Street; HS-23-48---2312 Forest Avenue; ACP-23-50---3725 Forbes Street; CONTINUED CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL: ACP-23-33---2314 Chestnut Avenue.

- Mr. Black moved to grant the City's request to Withdraw the 7 cases read into record by Executive Secretary Annette Stubenbordt, second by Mr. Schur. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent.
- **Continue-** New Cases Residential: HS-23-39---1311 East Peach Street (Accessory Structure Only).
- Mr. Black moved to grant the City's request to Continue the 1 read into record by Executive Secretary Annette Stubenbordt to the February 27, 2023 Building Standards Commission meeting, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent.

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

- As stated by Executive Secretary Annette Stubenbordt, the cases will go in order as they appear on the agenda with cases where citizens have appeared to give testimony to be heard first, then back in order as they appear on the agenda with cases where no citizens have appeared to give testimony.

IX. NEW CASES RESIDENTIAL

- 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. **Patricia Myers and Mary McClellan, heirs, but neither the Executor of the Estate, and Darrell Hayle, an interested party, appeared for this case. Neither Ms. Myers, Ms. McClellan, nor Mr. Hayle gave testimony.**
 - Executive Secretary Annette Stubenbordt read into record an email from Karen Washington, Executor of the Estate, requesting a continuance for this case as she would be out of town.
 - Mr. Black moved to grant the continuance request and hear this case at the February 27, 2023 Building Standards Commission meeting, second by Mr. Schur. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent.
- 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. **No one appeared for this case.**
 - Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent.
 - Mr. Walker moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent.
- 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. **No one appeared for this case.**
 - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Position 2 vacant 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 7-0 with Position 2 vacant and Mr. Juarez absent.
- 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. **No one appeared for this case.**
 - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 7-0 with Position 2 vacant 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 7-0 with Position 2 vacant and Mr. Juarez absent.

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. **No one appeared for this case.**
 - Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 7-0 with Position 2 vacant 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 7-0 with Position 2 vacant and Mr. Juarez absent.

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. **Rick Rhodes, an heir, appeared for this case.**
 - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Position 2 vacant 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 7-0 with Position 2 vacant and Mr. Juarez absent.

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 according 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. **Tommie Runnels and Glory Flowers, heirs, appeared for this case. Ms. Runnels did not give testimony.**
 - Mr. Kerpoe moved not to assess an Administrative Civil Penalty to the owner at this time, second by Mr. Lindsay. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent.
 - Mr. Kerpoe moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Lindsay. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent.
- 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. **No one appeared for this case.**
 - Mr. Unell moved to assess an Administrative Civil Penalty to the owner of \$70.00 per day for forty three (43) days for a total of \$3,010.00, second by Mr. Schur. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent.
 - Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent.
 - Unell, and Mr. Juarez voting yes, Mr. Black voting no, Position 2 vacant, and Mr. Schur and Mr. Walker absent.

XIII. 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. **Jack Hodge, the owner, appeared for this case.**

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

- 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. **Marie Mays Chambers, 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 structures, second by Mr. Schur. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent.

XIV. AMENDMENT CASE ADMINISTRATIVE 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. **No one appeared for this case.**

- Mr. Black moved to deny the amendment request, second by Mr. Unell. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent.

XV. 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. **Alma Castoreno, the owner, appeared for this case.**

- Mr. Schur 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 \$450.00 (\$10.00 for day for forty five (45) days), second by Mr. Kerpoe.
- Mr. Black moved for a substitute motion to grant the amendment request and remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Unell. MOTION CARRIED 7-0 with Position 2 vacant and Juarez absent.
- Mr. Schur moved to grant the amendment request and grant an additional forty five (45) days to abate the nuisance, second by Mr. Black.
- Mr. Unell moved to grant the amendment request and grant an additional sixty (60) days to abate the nuisance, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Position 2 vacant and Juarez absent.

XVI. EXECUTIVE SESSION

- No session was conducted.

XVII. ADJOURNMENT

- Mr. Black moved to adjourn the regular meeting, second by Mr. Schur. MOTION CARRIED 7-0 with Position 2 vacant and Mr. Juarez absent
- **Regular meeting adjourned at 12:54 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 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:** Scott Castillo

Council District No. 5

CASE BACKGROUND:

- Case Originated: **October 5, 2022.**
- This case was initiated by: **Officer Molina.**
- Fire Date: **October 3, 2022.**
- Notices: **10/5/2022.**
- No active permits on file **as of February 20, 2023.**
- Structure is **vacant and secure.**
- Inspection was conducted on **February 9, 2023, with owner Van McGraw present.**
- Current owner's deed was recorded **June 8, 1999.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 9, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Collapsed roof in the rear of the structure
 - Large holes in the roof
 - Rotted framing and joist due to severe water damage
 - Severe fire damage to the structure framing
 - Charred wood headers, rafters, and ceiling joist
 - Fire damaged siding
 - Portions of the soffit are missing due to fire damage
 - Accumulation of combustible household debris
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

Van T. McGraw aka Van Tonette McGraw, 2818 Avenue K, Fort Worth, TX 76105 (Cert. # 9489009000276464531018);
Lienholders: Internal Revenue Service, PO Box 145595, Cincinnati, OH 45250 (Cert. # 9489009000276464531025);
Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 215 East Rosedale Street, Fort Worth,
TX 76104 (Cert. # 9489009000276464531032);
Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 550 Bailey Avenue, Suite 550, Fort Worth,
TX 76107 (Cert. # 9489009000276464531049);
Custom Corporation c/o President: Carl E. Schuder, 215 East Rosedale Street, Fort Worth, TX 76104
(Cert. # 9489009000276464531056);
custom Corporation c/o President: Carl E. Schuder, 3624 Fenton Avenue, Fort Worth, TX 76133
(Cert. # 9489009000276464531063);
Custom Corporation c/o President: Carl E. Schuder, 113 East Rosedale Street, Fort Worth, TX 76104
(Cert. # 9489009000276464531070);
Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton Street, Suite 300, Fort Worth, TX 76102
(Cert. # 9489009000276464531087)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Scott Castillo Date/Time 2/9/2023 9:55 AM

INSPECTION INFORMATION

Address 2818 Ave K Number of Stories 1
Legal Description: Block 93 Lot 5 Case No. 22-618255 Tax Acct No. 02245388
☐ 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"/>	Missing/fire damaged/smoke damage
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/collapsing from fire damage
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes and charred ceiling joists /sheathing
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Huge holes
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/damaged windows
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical system fire damaged
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Accumulation combustible household 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. Combustible materia

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)*
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. 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.
9. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
10. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
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: FEBRUARY 27, 2023**

HS-23-53 **Property Address:** 3110 Hardy Street (Primary Structure)

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

Legal Description: LOT ONE (1), BLOCK SEVEN (7), SHOE AND LEATHER COMPANY'S ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 37, Plat Records, Tarrant County, Texas aka Lot 1, Block 7, out of the Shoe & Leather Company's 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 Volume 7225, Page 1195, of the Tarrant County Deed Records

SKEY No. 02751143 **Reference No(s).** 17-451290

Owner(s) per Deed: William Palkovics---D181538514 and D217228653

Owner(s) per TAD: Bianca Violet Palkovics

Mailing Address: 38 Redland Place, The Woodlands, TX 77382

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **February 7, 2018.**
- This case was initiated by: **Officer Jones.**
- Notices: **2/7/2018 and 12/16/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **February 9, 2023 without the owner present.**
- Current owner's deed was recorded **June 8, 1999.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 9, 2023.**
- This property was brought before the **Building Standards Commission on April 23, 2018 for 2 different cases**, the first was for 2 accessory structures, and the second was for a nuisance on the property.
- This structure is currently in a substandard and hazardous condition due to:
 - Hole on roof allowing the elements to enter to the structure
 - Rotted framing and joist due to severe water damage
 - Collapsed ceiling with exposed insulation and biological growth
 - Damaged and deteriorated drywall
 - Exposed rotted framing on interior and exterior
 - Broken windows with glass chards remaining
 - Missing electrical
 - Damaged interior plumbing
 - Missing and deteriorated siding
 - Accumulation of discarded household items
- 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: FEBRUARY 27, 2023**

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

William Palkovics, 38 Redbud Place, The Woodlands, TX 77382 (Cert. # 9489009000276464531148);
William Jack Palkovics Estate, 38 Redland Place, The Woodlands, TX 77382 (Cert. # 9489009000276464531155);
William Jack Palkovics Estate, 63 Swynnoak Circle, The Woodlands, TX 77382 (Cert. # 9489009000276464531162);
William Jack Palkovics Estate, 3110 Hardy Street, Fort Worth, TX 76106 (Cert. # 9489009000276464531179);
Biancia Violet Palkovics, 38 Redland Place, The Woodlands, TX 77382 (Cert. # 9489009000276464531186);
Biancia Violet Palkovics, 63 Swynnoak Circle, The Woodlands, TX 77382 (Cert. # 9489009000276464531193)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Diana I Navarro Cruz**

Date/Time **February 17, 2023 1:23 PM**

INSPECTION INFORMATION

Address **3110 Hardy St aka Shoe & Leather Company's Addn** Number of Stories **2**
 Legal Description: Block **7** Lot **1** Case No. **17-451290** Tax Acct No. **02751143**
☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and deteriorated siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and deteriorated; rotted wall framing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hole with rotted framing and joist
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed w/ exposed insulation
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken windows with glass shards remaining
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Biological growth

STATUS

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☒ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

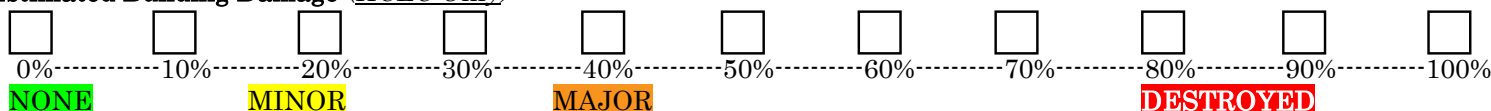
Chapter 7, Article 4, Division 4,-797: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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



ORDER OF THE COMMISSION

Certified/Return Receipt Requested

April 23, 2018

Bianca Violet Palkovics
(Cert. # 9489 0090 0027 6020 6038 45)
1701 Harvard Street, Apt.10
Houston, TX 77008

RE: 3110 Hardy Street (2 Accessory Structures Only) aka Lot 1, Block 7, Shoe & Leather Company Addition to the City of Fort Worth, Tarrant County, Texas, HS-18-111, Reference #17-451290, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **April 23, 2018** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structures within **ninety (90) days** of the effective date of the Order.
- **Last day to comply with the order is July 22, 2018.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted in writing to the Executive Secretary of the Building Standards Commission within **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 July 22, 2018.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the repairs or demolition of the structures are complete you **must** contact the Code Compliance Department at (817) 392-7300 to schedule a final inspection.

CC: Bianca Violet Palkovics, 63 South Wynnoak Circle, Spring, TX 77382 (Cert. # 9489 0090 0027 6020 6038 52)

Enclosures: BSC Order

Order Cover Letter (Repair/demolish)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-18-111**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **April 23, 2018** regarding the structures present on **Lot 1, Block 7, Shoe & Leather Company Addition to the City of Fort Worth, Tarrant County, Texas** and more commonly known as **3110 Hardy Street (2 Accessory Structures Only)** ("**Affected Property**") in Fort Worth, Texas; and

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

WHEREAS notice of the public hearing was mailed to the Owner **twenty one (21)** days prior to the date of the hearing; and

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner repair or demolish the structures and remove the debris described as **Lot 1, Block 7, Shoe & Leather Company Addition to the City of Fort Worth, Tarrant County, Texas** and more commonly known as **3110 Hardy Street (2 Accessory Structures Only)** ("**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 July 22, 2018 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.

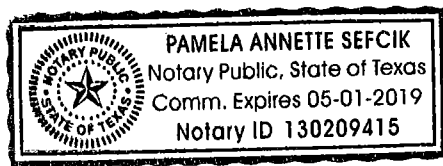
YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the time to comply with this Order.

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. You must file your request in writing and submit the request to the Code Compliance Department, 818 Missouri Avenue, Fort Worth, Texas 76104. Code Compliance must receive any request for an Amendment before the close of business on **July 22, 2018**. 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 the address listed above.

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 27th day of April, 2018.



Michael G. Ward
Michael Ward, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 27th day of April, 2018 by Michael Ward, Chairman of the Building Standards Commission of the City of Fort Worth.

Pamela Annette Sefcik
Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2019

AFTER RECORDING RETURN TO:

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

Belinda
Approved by Legal as to form and legality

CLC
Approved by Code

2 of 2
HS-18-111
MCN

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CITY OF FORT WORTH
818 MISSOURI AVENUE
FT WORTH, TX 76104

Submitter: CITY OF FORT WORTH/CODE
COMPLIANCE

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

Filed For Registration: 5/3/2018 11:43 AM

Instrument #: D218094996

OPR

4

PGS

\$24.00

By: Mary Louise Garcia

D218094996

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



ORDER OF THE COMMISSION

Certified/Return Receipt Requested

April 23, 2018

Bianca Violet Palkovics
(Cert. # 9489 0090 0027 6019 9760 73)
1701 Harvard Street, Apt. 10
Houston, TX 77008

RE: 3110 Hardy Street aka Lot 1, Block 7, Shoe & Leather Company Addition to the City of Fort Worth, Tarrant County, Texas, ACP-18-102, Reference #17-451290, ADMINISTRATIVE CIVIL PENALTY-RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **April 23, 2018** for the property referenced herein. The Commission ordered that you:

- Remove the items outlined in Section 11A-26 within **ninety (90)** days of the effective date of the Order.
- **Last day to comply with the Order is July 22, 2018.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted in writing to the Executive Secretary of the Building Standards Commission within **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 July 22, 2018.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you **must** contact the Code Compliance Department at (817) 392-7300 to schedule a final inspection.

CC: Bianca Violet Palkovics, 63 South Wynnoak Circle, Spring, TX 77382 (Cert. # 9489 0090 0027 6019 9760 80)

Enclosures: BSC Order

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-18-102**

On **April 23, 2018** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 1, Block 7, Shoe & Leather Company Addition to the City of Fort Worth, Tarrant County, Texas, to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **3110 Hardy Street Street, Fort Worth, Texas** ("**Affected Property**").

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

- (1). **Bianca Violet Palkovics** 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, tools, and buckets with stagnant water; and~~
 - b. ~~used, broken, or discarded building materials (scrap metal); and~~
 - c. ~~used, discarded, or broken automotive parts or equipment (a boat); and~~
 - d. ~~any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors such as (trash bags, loose trash, junk, and debris)~~
- (4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth ("City"), Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items";
- (5). The Owner of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items"; and
- (6). The Owner of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owner of the Affected Property failed to remove the unlawful accumulations.

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

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the ~~standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a. 1, 2, 7 and 8 by removing all unlawful~~ accumulations from the Affected Property described as **Lot 1, Block 7, Shoe & Leather Company Addition to the City of Fort Worth, Tarrant County, Texas, to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **3110 Hardy Street Street, Fort Worth, Texas** within **ninety (90) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until July 22, 2018 to comply with this Order.**

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an administrative civil penalty, you may request an Amendment of this Order. You must file your request in writing and submit the request to the Code Compliance Department, 818 Missouri Avenue, Fort Worth, Texas 76104. Code Compliance must receive any request for an Amendment before the close of business on **July 22, 2018**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1) time** under this Order. You may contact the Code Compliance Department for an Amendment request form at the address listed above.

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

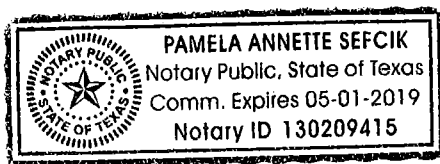
SIGNED this the 27th day of April, 2018.

Michael G. Ward
Michael Ward, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 27th day of April, 2018 by Michael Ward, Chairman of the Building Standards Commission of the City of Fort Worth.



Pamela Annette Sefcik
Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2019

AFTER RECORDING RETURN TO:

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

Bill Smith
Approved by Legal as to form and legality

Clarence
Approved by Code

2 of 2
ACP-18-102
MCN

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CITY OF FORT WORTH
818 MISSOURI AVENUE
FT WORTH, TX 76104

Submitter: CITY OF FORT WORTH/CODE
COMPLIANCE

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

Filed For Registration: 5/3/2018 11:43 AM

Instrument #: D218095006

OPR

4

PGS

\$24.00

By: _____

Mary Louise Garcia

D218095006

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

HS-23-56 **Property Address:** 4220 Pierce Avenue (Primary Structure)

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

Legal Description: ACCT NO. 01359029; LOT 21A, BLOCK 3 OUT OF THE HOMEWOOD ADDITION
SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY
A DEED OF RECORD IN VOLUME 388-4, PAGE 169 OF THE DEED RECORDS OF
TARRANT COUNTY, TEXAS C/K/A 4220 PIERCE AVE

SKEY No. 01359029 **Reference No(s).** 22-621172

Owner(s) per Deed: Farnsworth Associates, LLC Series 4220---D222253236

Owner(s) per TAD: Farnsworth Associates, LLC Series 4220

Mailing Address: 6750 Locke Avenue, Fort Worth, TX 76116

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **June 16, 2022.**
- This case was initiated by: **Officer Jenkins.**
- Notices: **12/17/2022 and 1/3/2023.**
- Residential Razing permit created on **February 17, 2023 is in Plan Review.**
- Structure is **vacant and open.**
- Inspection was conducted on **February 8, 2023 with General Manager Victor Sanchez present.**
- Current owner's deed was recorded **October 20, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 9, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Shifting foundation
 - Holes in ceiling with severe water damage and biological growth
 - Exposed electrical wiring
 - Separation between ceiling and the walls
 - Broken and deteriorated drywall
 - Separation between interior walls
 - Broken windows with glass chards remaining
 - Separation between the floor and the wall
 - Floor is uneven and unsafe to walk in
 - Deteriorated siding with biological growth
 - Missing and broken soffit with rotted fascia board
 - Accumulation of discarded household items
- 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: FEBRUARY 27, 2023**

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

Farnsworth Associates, LLC Series 4220, 6750 Locke Avenue, Fort Worth, TX 76116 (Cert. # 9489009000276464531346);
Farnsworth Associates, LLC Series 4220 c/o Registered Agent/Director/Manager-Richard Abrams, 6750 Locke Avenue, Fort Worth, TX 76116 (Cert. # 9489009000276464531353);
Farnsworth Associates, LLC Series 4220 c/o Registered Agent/Director/Manager-Richard Abrams, 6145 Wedgwood Drive, Fort Worth, TX 76133 (Cert. # 9489009000276464531360);
Farnsworth Associates, LLC Series 4220 c/o Registered Agent/Director/Manager-Richard Abrams, 4301 Briarhaven Road, Fort Worth, TX 76109 (Cert. # 9489009000276464531377);
Farnsworth Associates, LLC Series 4220 c/o Registered Agent/Director/Manager-Richard Abrams, PO Box 123550, Fort Worth, TX 76121 (Cert. # 9489009000276464531384);
Lienholder: RNA Financial, LLC, 6750 Locke Avenue, Fort Worth, TX 76116 (Cert. # 9489009000276464531391);
RNA Financial, LLC c/o Registered Agent/Trustee-Richard N. Abrams, 6750 Locke Avenue, Fort Worth, TX 76116 (Cert. # 9489009000276464531407);
RNA Financial, LLC c/o Registered Agent/Trustee-Richard N. Abrams, 6145 Wedgwood Drive, Fort Worth, TX 76133 (Cert. # 9489009000276464531414);
RNA Financial, LLC c/o Registered Agent/Trustee-Richard N. Abrams, 4301 Briarhaven Road, Fort Worth, TX 76109 (Cert. # 9489009000276464531321);
RNA Financial, LLC c/o Registered Agent/Trustee-Richard N. Abrams, PO Box 123550, Fort Worth, TX 76121 (Cert. # 9489009000276464531438)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Diana I Navarro Cruz**

Date/Time **February 17, 2023 11:18 a.m.**

INSPECTION INFORMATION

Address **4220 Pierce Ave aka Homewood Addition** Number of Stories **1**
Legal Description: Block **3** Lot **21A** Case No. **22-621172** Tax Acct No. **01359029**
☐ 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
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Separated
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged soffit w/rotted fascia board
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes w/severe water damage
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shifted
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Uneven and unsafe to walk on
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken windows with glass shards remaining
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed wiring
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Biological growth

STATUS

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☒ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

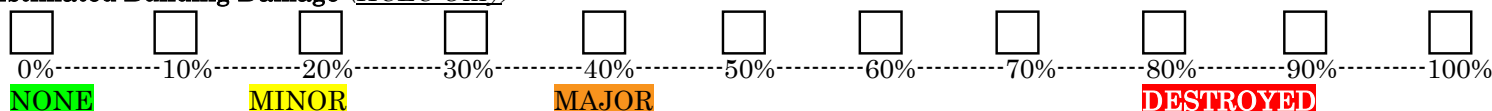
Chapter 7, Article 4, Division 4,-797: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



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: FEBRUARY 27, 2023**

HS-23-57 **Property Address:** 2152 Moore Avenue (Accessory Structure Only)

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

Legal Description: LOT 11 AND ALL OF LOT 12, BLOCK 28, DIAMOND HILL ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 21, DEED RECORDS, TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THOSE PORTIONS SET OUT IN GENERAL WARRANTY DEED FILED OCTOBER 7, 1991 AND RECORDED IN VOLUME 10408, PAGE 176 AND VOLUME 10408, PAGE 172, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 0705810 **Reference No(s).** 21-604722

Owner(s) per Deed: Axiom Interests, LLC---D220060567

Owner(s) per TAD: Axiom Interests, LLC

Mailing Address: 5913 Donnelly Avenue, Fort Worth, TX 76107

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **September 30, 2021.**
- This case was initiated by: **Officer Jones.**
- Notices: **10/1/2021, 11/5/2021, and 12/16/2022.**
- Residential Razing permit **PV23-00033 created on February 13, 2023 is in Plan Review.**
- Structure is **vacant and secure.**
- Inspection was conducted on **February 7, 2023 with owner Umeed Hashmatullah present.**
- Current owner's deed was recorded **March 13, 2020.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 9, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Holes in roof
 - Rotted walls with breaches
 - Rotted wall framing
 - Deteriorated flooring with holes
- 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: FEBRUARY 27, 2023**

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

Axiom tnterests, LLC, 5913 Donnelly Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276464531445);
Axiom Interests, LLC, 5913 Donnelly Avenue, Suite 105, Fort Worth, TX 76107 (Cert. # 9489009000276464531452);
Axiom Interests, LLC c/o Registered Agent/President/Director-Umeed Hasmatullah, 5913 Donnelly Avenue,
Fort Worth, TX 76107 (Cert. # 9489009000276464531469);
Axiom Interests, LLC c/o Registered Agent/President/Director-Umeed Hasmatullah, 5913 Donnelly Avenue,
Suite 105, Fort Worth, TX 76107 (Cert. # 9489009000276464531476);
Axiom Interests, LLC c/o Registered Agent/President/Director-Umeed Hasmatullah, 5001 Cedar Brush Drive,
Fort Worth, TX 76107 (Cert. # 9489009000276464531483);
Axiom Interests, LLC c/o Registered Agent/President/Director-Umeed Hasmatullah, 1824 Narita Bend,
Aledo, TX 76008, Fort Worth, TX 76107 (Cert. # 9489009000276464531490)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Diana I Navarro Cruz**

Date/Time **February 17, 2023 11:08 AM**

INSPECTION INFORMATION

Address **2152 Moore Ave aka Diamond Hill Addition** Number of Stories **1**
 Legal Description: Block **28** Lot **11 & 12** Case No. **21-604722** Tax Acct No. **00705810**
☒ 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"/>	Rotted walls with breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rotted walls framing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes
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"/>	Deteriorated with holes
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

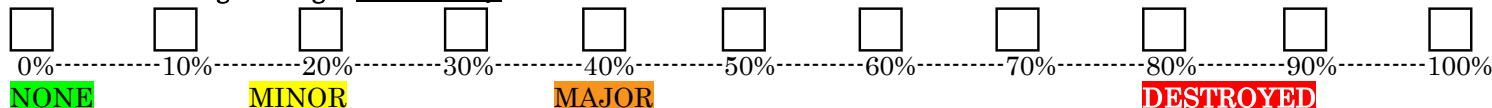
Chapter 7, Article 4, Division 4,-797: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

Estimated Building Damage (HCLC Only)



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: FEBRUARY 27, 2023**

HS-23-58 **Property Address:** 4324 East Rosedale Street (Primary Structure)

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

Legal Description: Lot 4, Block 5, College Heights, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, page 47, Deed Records of Tarrant County, Texas, save and except the North 10 feet

SKEY No. 00561266 **Reference No(s).** 21-600349

Owner(s) per Deed: Mary Plunkett aka Mrs. Mary Mitchell---D195160798

Owner(s) per TAD: Georgia Phillips and Calvin Mitchell

Mailing Address: 4324 East Rosedale Street, Fort Worth, TX 76105

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **October 31, 2022.**
- This case was initiated by: **Officer Molina**
- Fire Date: **On or about August 29, 2022.**
- Notices: **10/31/2022 and 1/3/2023.**
- No active permits on file.
- Structure is **vacant and open.**
- Inspection was conducted on **February 10, 2023** brother of the owner **David Mitchell** present.
- Current owner's deed was recorded **September 7, 1995.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 9, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Back portion of roof collapsing and missing
 - Ceiling joist charred and broken
 - Charred wall studs on interior and exterior
 - Interior walls are missing and fire damaged
 - Charred framing
 - Floor is damaged from fire/unsafe to walk through
 - Fire damaged electrical system
 - Back deck floor charred and unsafe to walk on
 - Accumulation of clothes, furniture, and discarded items
- 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: FEBRUARY 27, 2023**

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

Mary Plunkett aka Mrs. Mary Mitchell, 4324 East Rosedale Street, Fort Worth, TX 76105 (Cert. # 9489009000276446096061);
Mary Plunkett aka Mrs. Mary Mitchell aka Mary Ingenia Plunkett aka Mary Eugene Mitchell Estate, 4324 East Rosedale Street, Fort Worth, TX 76105 (Cert. # 9489009000276446096078);
Georgina Phillips and Calvin Mitchell, 537 Carolina Avenue, Norfolk, VA 23508 (Cert. # 9489009000276446096085);
Georgina Phillips, 537 Carolina Avenue, Norfolk, VA 23508 (Cert. # 9489009000276446096092);
Calvin Mitchell, 537 Carolina Avenue, Norfolk, VA 23508 (Cert. # 9489009000276446096108);
David Lee Mitchell, 4324 East Rosedale Street, Fort Worth, TX 76105 (Cert. # 9489009000276446096504)

Motion: _____ **Made by:** _____

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **February 10, 2023**

INSPECTION INFORMATION

Address **4324 E Rosedale St.**

Number of Stories

Legal Description: Block **3** Lot **4a** Case No. **21-600349** Tax Acct No. **00561266**

☐ Exterior Only

☒ Interior & Exterior

CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

MINOR MODERATE SEVERE

COMMENTS

Fire Damage

☐☐☒

Extensive fire damage

Exterior Walls

☐☒☐

Fire damaged

Interior Walls

☐☐☒

Charred and missing

Roof

☐☐☒

Missing and collapsing

Ceilings

☐☐☒

Missing from fire

Foundation

☐☐☐

Floor

☐☐☒

Damaged from fire/decking charred

Doors/Windows

☐☒☐

Electrical

☐☐☒

Fire damage

Plumbing

☐☐☒

Fire damage

Gas

☐☐☐

Health Hazards

☐☐☐

STATUS

☒ Open

☒ Vacant

☐ Secured

☐ Secured (City)

☐ Tenant Occupied

☐ Owner Occupied

STRUCTURE USE

☒ Single Family

☐ Two Family

☐ Commercial

☐ Accessory

FOUNDATION

☒ Poured Concrete

☐ Stem Wall

☐ Pier & Beam

EXTERIOR

☒ Frame

☐ Brick

☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

☒ Building

☒ Mechanical

☒ Plumbing

☒ Electrical

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

Estimated Building Damage (HCLC Only)

☐☐☐☐☐☐☐☐☐☐☐

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

NONE

MINOR

MAJOR

DESTROYED

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
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: FEBRUARY 27, 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:** Andrea Alexander

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 **February 16, 2023 with written permission by an heir Patricia Myers.**
- Current owner's deed was recorded **June 21, 1979.**
- This case was scheduled to be presented at the **January 23, 2023** Building Standards Commission meeting but was continued to today's meeting at the request of **Karen Washington, Executor of the Estate**, as she was out of town and unable to attend.
- Notice to appear at today's hearing was mailed and posted on the property on **February 9, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - The back of the structure is severely fire damaged compromising the integrity of the structure
 - Missing, broken, and charred ceiling joist
 - Charred and missing rafters
 - Charred decking with breaches
 - Charred and missing wall studs
 - Fire damaged electrical system
 - Accumulation of trash, furniture, and other discarded items
- 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: FEBRUARY 27, 2023**

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

Preston Ennis and wife, Doris Nell Ennis, 957 East Harvey Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276446103776);
Preston Ennis, 957 East Harvey Avenue, Fort Worth, TX 76104-6561 (Cert. # 9489009000276446103783);
Preston Ennis and Doris Ennis Estates, 957 East Harvey Avenue, Fort Worth, TX 76104-6561
(Cert. # 9489009000276446103790);
Karen A. Washington aka Karen Annette Ennis, 11600 Olmo Way, Fort Worth, TX 76108
(Cert. # 9489009000276446103806);
Karen A. Washington aka Karen Annette Ennis, 2033 Belshire Court, Fort Worth, TX 76140
(Cert. # 9489009000276446103813);
Marilyn R. Cain aka Marilyn Ennis aka Marilyn R. McClellan, 224 Georgian Road, Fort Worth, TX
76134 (Cert. # 9489009000276446103820);
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate, 4420 Wayside Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276446103837);
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate, 158 Pappy Spikes Road, Merryville,
LA 70653 (Cert. # 9489009000276446103844);
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate c/o Joe Spikes, 4420 Wayside Avenue,
Fort Worth, TX 76115 (Cert. # 9489009000276446103851);
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate c/o Joe Spikes, 158 Pappy Spikes Road,
Merryville, LA 70653 (Cert. # 9489009000276446103868);
Patricia Anne Ennis aka Patricia Ann Myers, 224 Georgian Road, Fort Worth, TX 76134
(Cert. # 9489009000276446103875);
Preston Ennis Jr. Estate, 957 East Harvey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276446103882);
Preston Ennis Jr. Estate, 5616 Hensley Drive, Fort Worth, TX 76134 (Cert. # 9489009000276446103899);
Joseph E. Ennis aka Joseph Earl Ennis, 217 Georgian Road, Fort Worth, TX 76134
(Cert. # 9489009000276446103905);
Joseph E. Ennis aka Joseph Earl Ennis, 8509 Prairie Rose Lane, Fort Worth, TX 76123
(Cert. # 9489009000276446103912);
Calvin Maurice Ennis Estate, 957 East Harvey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276446103929)

Motion: _____ **Made by:** _____

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **M.TURNER-MIMS**Date/Time **2/16/2023****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

☐☐☒

Severe fire damage

Exterior Walls

☐☐☒

Breaches with charred wall studs, struts

Interior Walls

☐☐☒

Charred wall studs

Roof

☐☐☒

Charred rafters and decking

Ceilings

☐☐☒

Charred and broken ceiling joist

Foundation

☐☐☒

Inadequate support due to charred back wall

Floor

☐☐☒

Charred sub floors

Doors/Windows

☐☐☒

Broken and missing glass / charred borders

Electrical

☐☐☒

Burned and hanging wiring

Plumbing

☐☐☒

Burned plumbing

Gas

☐☐☐

Health Hazards

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

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

PERMITS REQUIRED*☒ Building☒ Mechanical☒ Plumbing☒ Electrical

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

Estimated Building Damage (HCLC Only)

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

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

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
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: FEBRUARY 27, 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 Senior Officer:** Marilyn Turner-Mims

Council District No. 9

CASE BACKGROUND:

WITHDRAW---PARTIAL DEMO, STAFF WORKING WITH OWNERS

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

HS-23-59 **Property Address:** 975 East Pulaski Street (Primary Structure)

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

Legal Description: Lot 13, Block 4, Guertler Subdivision of Lots 7, 8 and 9, Block 4, Evans South Addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 01141260 **Reference No(s).** 18-494283

Owner(s) per Deed: Rickey Waller---D172098295

Owner(s) per TAD: Rickey Waller Estate

Mailing Address: 975 E Pulaski Street, Fort Worth, TX 76104

Agenda Category: New Case – Historic **Code Compliance Officer:** Homero Campos
Residential

Council District No. 8

CASE BACKGROUND:

WITHDRAW---NEEDS NEW HCLC DETERMINATION

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

ACP-23-60 **Property Address:** 501 East Ramsey Avenue

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

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

Owner(s) per Deed: Angelina Gomez---D213163514---June 25, 2013

Owner(s) per TAD: Angelina Gomez

Mailing Address: 503 East Ramsey Avenue, Fort Worth, TX 76104

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **March 30, 2021**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **thirty three (33)** inspections by multiple officers since the inception of this case. **Two (2) citations were** issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **fifteen (15)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 4, 2023** and expired on **January 14, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **February 9, 2023**. The last inspection was performed on **February 23, 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 **\$4,300.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on January 4, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since January 11, 2016.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **January 14, 2023**
Number of days since NAO expired: **43**

Date of BSC Meeting: **February 27, 2023**

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

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

Angelina Gomez, 503 East Ramsey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276464534583);
Angelina Gomez, 501 East Ramsey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276464534590)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

ACP-23-62 **Property Address:** 4108 South Henderson Street

Legal Description: Walker's Addition Blk 3 Lot 3 aka Lot 3, Block 3, WALKER'S ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 50, Plat Records, Tarrant County, Texas

SKEY No. 03278441 **Reference No(s).** 21-601855

Owner(s) per Deed: Rebecca Shinn---D216246589---October 20, 2016

Owner(s) per TAD: Rebecca Shinn Estate

Mailing Address: 4108 South Henderson Street, Fort Worth, TX 76115

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

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **August 25, 2021**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **fifteen (15)** 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 **three (3)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 4, 2023** and expired on **January 14, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **February 9, 2023**. The last inspection was performed on **February 23, 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 no civil penalty requested is the fact that the owner is deceased. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since December 10, 2021.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **January 14, 2023**
Number of days since NAO expired: **43**

Date of BSC Meeting: **February 27, 2023**

$$\text{\$0.00 per day} \times 43 \text{ days} = \text{\$00.00}$$

(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: FEBRUARY 27, 2023**

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

Rebecca Shinn, 4108 South Henderson Street, Fort Worth, TX 76115 (Cert. # 9489009000276464534651);
Rebecca A. Shinn Estate, 4108 South Henderson Street, Fort Worth, TX 76115 (Cert. #9489009000276464534668);
Zachary Michael Shinn, 4108 South Henderson Street, Fort Worth, TX 76115 (Cert. #9489009000276464534675)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

ACP-23-63

Property Address: 2710 Avenue A

Legal Description: ACCT. NO. 00242438; Lot 3 and the East 10 feet of Lot 2 aka 2B, Block 2, out of the Boaz and Dillow 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 #D217013014, of the County Deed Records aka Lot 3 and the East 10 feet of Lot 2, Block 2, or BOAZ AND DILLOW, an Addition to the city of Fort Worth, Tarrant County, Texas according to the plant thereof recorded in Volume 204, Page 32, Plant Records, Tarrant County, Texas

SKEY No. 00242438 **Reference No(s).** 22-622543

Owner(s) per Deed: Martha Moreno---D217013014---January 19, 2017

Owner(s) per TAD: Martha Moreno

Mailing Address: 1316 Sandos #45, Dallas, TX 75253

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **May 23, 2022**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **fifteen (15)** 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 **eleven (11)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 4, 2023** and expired on **January 14, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **February 9, 2023**. The last inspection was performed on **February 23, 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 **\$2,580.00**. 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 January 4, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since February 28, 2018.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **January 14, 2023**

Date of BSC Meeting: **February 27, 2023**

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

$$\text{\$60.00 per day} \times \text{43 days} = \text{\$2,580.00}$$

(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: FEBRUARY 27, 2023**

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

Martha Moreno, 1316 Sandos #45, Dallas, TX 75253 (Cert. # 9489009000276464534682);
Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez,
1316 Sandos #45, Dallas, TX 75253 (Cert. #9489009000276464534699);
Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez,
13706 Sandos Drive, Lot #45, Dallas, TX 75253 (Cert. #9489009000276464534705);
Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez,
2438 Stovall Drive, Dallas, TX 75216 (Cert. #9489009000276464534712);
Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez,
2710 Avenue A, Fort Worth, TX 76105 (Cert. #9489009000276464534729);
Lienholders: Hector Arreguin and Lilia Perez, 1831 Trent Drive, Arlington, TX 76010-4626
(Cert. #9489009000276446096115);
Hector Arreguin and Lilia Perez, 118 Karen Court, Arlington, TX 76014 (Cert. #9489009000276446096122);
Hector Arreguin and Lilia Perez, 201 W. Michael Lane, Apt. 5, Addison, IL 60101
(Cert. #9489009000276446096139);
Hector Arreguin and Lilia Perez c/o Trustee-Donald R. Campbell Jr., 1831 Trent Drive, Arlington,
TX 76010-4626 (Cert. #9489009000276446096146);
Hector Arreguin and Lilia Perez c/o Trustee-Donald R. Campbell Jr., 3025 Race Street, Fort Worth,
TX 76111 (Cert. #9489009000276446096153)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

ACP-23-64 **Property Address:** 6600 Sheridan Road

Legal Description: Lot 1, Block 7, HIGHLAND TERRACE ADDITION, SECTION ONE, to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Book 388-3, Page 1, Deed Records, Tarrant County, Texas

SKEY No. 01256475 **Reference No(s).** 22-612258

Owner(s) per Deed: Investor Alliance Group, LLC---D222049556---February 24, 2022

Owner(s) per TAD: Investor Alliance Group, LLC

Mailing Address: 1100 Inland Greens, Austin, TX 78758

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **January 19, 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 **seventeen (17)** inspections by multiple officers since the inception of this case. **One (1) citation was** issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **seventeen (17)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 4, 2023** and expired on **January 14, 2021**. A notice to appear for today's hearing was mailed and posted on the property on **February 9, 2023**. The last inspection was performed on **February 24, 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 **\$2,150.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on January 4, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash since January 1, 1956.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **January 14, 2023**
Number of days since NAO expired: **43**

Date of BSC Meeting: **February 27, 2023**

\$50.00 per day x 43 days = \$2,150.00

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

Investor Alliance Group, LLC, 1100 Inland Greens, Austin, TX 78758 (Cert. # 9489009000276464534736);
Investor Alliance Group LLC c/o Registered Agent-Dillon Ernest Finger, 1100 Inland Greens, Austin, TX
78758 (Cert. #9489009000276464534743);
Investor Alliance Group LLC c/o Registered Agent-Dillon Ernest Finger, 506 Nolan Street, Big Spring, TX,
78730 (Cert. #9489009000276464534750);
Investor Alliance Group LLC c/o Registered Agent-Dillon Ernest Finger, 1303 Barnes Avenue, Big Spring, TX
78758 (Cert. #9489009000276464534767);
Lienholder: Prosperity Bank, 620 N. Grant Avenue, Odessa, TX 79761 (Cert. #9489009000276464534774);
Prosperity Bank c/o Trustee-David Zalman, 620 N. Grant Avenue, Odessa, TX 79761
(Cert. #9489009000276464534781);
Prosperity Bank c/o Trustee-David Zalman, PO Drawer G, El Campo, TX 77437 (Cert. #9489009000276464534798)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

ACP-23-65 **Property Address:** 7124 Anderson Blvd.

Legal Description: BEING A TRACT OF LAND SITUATED IN THE G. WILSON SURVEY.ABSTRACT NO. 1629. TARRANT COUNTY.BEING A PART OF BLOCK 2-R.OF THE FRANK M. ANDERSON SUBDIVISION.AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY.TEXAS.ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B.PAGE 1675 OF THE PLAT RECORDS OF TARRANT COUNTY.TEXAS (P.R.T.C.T.). BEING A PART OF THAT SAME TRACT OF LAND DESCRIBED IN SPECIAL WARRANT DEED TO V BAR V REAL ESTATE PARTNERSHIP.L.P..AS RECORDED IN DOCUMENT NO. D208009819 OF THE DEED RECORDS OF TARRANT COUNTY.TEXAS (D.R.T.C.T.)

SKEY No. 07066570 **Reference No(s).** 18-504481

Owner(s) per Deed: Vic Partners, LLC---D222195713---August 4, 2022

Owner(s) per TAD: V Bar V Real Estate Partnership LP

Mailing Address: 7225 Ellis Drive, Weatherford, Fort Worth, TX 76088

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Merritt Ham
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: FEBRUARY 27, 2023**

ACP-23-67 **Property Address:** 2909 Sarah Jane Lane

Legal Description: LOT 36 PEACEFUL ACRES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTRY, TEXAS, ACCORDING TO THE RECORDED PLAT IN VOLUME 388-X, PAGE 68 TARRANT COUNTY, TEXAS (AKA 2909 SARAH JANE LN, FORT WORTH 76119)

SKEY No. 02176653 **Reference No(s).** 22-622102

Owner(s) per Deed: Phillips Equity Capital LLC---D222251754---October 19, 2022

Owner(s) per TAD: Phillips Equity Capital LLC

Mailing Address: 1125 N. Fielder Road #220, Arlington, TX 76012-2437

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **May 18, 2022**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **fifteen (15)** inspections by multiple officers since the inception of this case. **One (1) citation** was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **six (6)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 4, 2023** and expired on **January 14, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **February 9, 2023**. The last inspection was performed on **February 24, 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 **\$4,300.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on January 4, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since July 29, 2019.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **January 14, 2023**

Date of BSC Meeting: **February 27, 2023**

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

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

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

Phillips Equity Capital LLC, 1124 N. Fielder Road #220, Arlington, TX 76012-2437
(Cert. # 9489009000276464534934);
Phillips Equity Capital LLC c/o Member-Michael Phillips, 1124 N. Fielder Rd #220, Arlington, TX 76012
(Cert. #9489009000276464534941);
Phillips Equity Capital LLC c/o Member-Michael Phillips, 6326 Hart Street, Fort Worth, TX 76112
(Cert. #9489009000276464534958);
Phillips Equity Capital LLC c/o Registered Agent-Alejandra Ortega, 6326 Hart Street, Fort Worth, TX 76112
(Cert. #9489009000276464534965);
Phillips Equity Capital LLC c/o Manager-Anthony Phillips, 1124 N. Fielder Rd #220, Arlington, TX 76012
(Cert. #9489009000276464534972);
Phillips Equity Capital LLC c/o Manager-Anthony Phillips, 6326 Hart Street, Fort Worth, TX 76112
(Cert. #9489009000276464534989);
Kenneth Porter Sr., 2909 Sarah Jane Lane, Fort Worth, TX 76119 (Cert. #9489009000276464534996);
Kenneth Porter Jr., 6416 Oak Timber Drive East, Forest Hill, TX 76119 (Cert. #9489009000276464530516);
Law Offices of Kenneth S. Harter, 5080 Spectrum Drive, Suite 100-E, Addison, TX 75001
(Cert. #9489009000276464530523)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

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

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

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

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

Owner(s) per TAD: Sharon B. Walker

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

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **June 30, 2022.**
- This case was initiated by: **Officer Alexander.**
- Notices: **7/1/2022 and 7/25/2022.**
- No active permits on file.
- Structure is vacant and secured by the **City on July 22, 2022.**
- 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 23, 2022.**
- The owner requested in writing an additional **ninety (90) days** to repair or demolish the structure.
- A notice to appear at today's hearing was posted and mailed on **February 9, 2023.**
- **At this time, no progress has been made to repair or demolish the structure.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

Sharon B. Walker, 155 Altamesa Blvd., Fort Worth, TX 76134-2618 (Cert. #9489009000276446103516);
Sharon B. Walker aka Sharon B. Thompson aka Sharon Milton Walker aka Sharon Banice Walker aka
Sharon B. Milton, 8328 Auburn Drive, Fort Worth, TX 76123 (Cert. # 9489009000276446103523);
Lienholder: Neighborhood Housing Services of America Inc., 1970 Broadway, Suite 470, Oakland, CA 94612
(Cert. # 9489009000276446103530)

Motion: _____ **Made by:** _____

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

From: Sharon Walker
To: Sefcik, Pamela Annette
Subject: Re: Amendment form
Date: Tuesday, December 27, 2022 9:48:35 AM

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

FORT WORTH.

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 12-23-22 BSC Case No. H3-22-182
Date of Order: Sept. 26, 2022 Final Day to Comply with Order: 12-25-22
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 155 Alhambra Blvd
Owner / Lienholder / Mortgagee Name: Sharon Walker Thompson
Owner / Lienholder / Mortgagee Phone Number: (882) 1844-6085
Owner / Lienholder / Mortgagee Mailing Address: 8328 Auburn Dr
Fort Worth, TX 76123
Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 90 days
Justification for Request: I am requesting more time to
gain additional funds for a new contractor
Sharon Thompson
Signature Sharon Thompson Date 12-23-22
Printed Name Sharon Thompson Address (including City/State/Zip) 155 Alhambra Blvd
Telephone Number 682-1844-6085 E-Mail Address swalker2618@yahoo.com

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

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

ID verified

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: 12/23/22

Revised October 2018

Sent from my iPhone

On Dec 27, 2022, at 9:33 AM, Sharon Walker <swalker2618@yahoo.com> wrote:



ORDER OF THE BUILDING STANDARDS COMMISSION

September 26, 2022

Certified/Return Receipt Requested

Sharon B. Walker
(Cert. # 9489009000276350357616)
155 Altamesa Blvd.
Fort Worth, TX 76134-2618

RE: 155 Altamesa Blvd. (Primary Structure) aka LOT 8, BLOCK D, HIGHLAND TERRACE AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-8, PAGE 87, PLAT RECORDS TARRANT COUNTY, TEXAS, HS-22-182, Reference #22-621818, 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.

CC: Sharon B. Walker aka Sharon B. Thompson aka Sharon Milton Walker aka Sharon Banice Walker aka Sharon B. Milton, 8328 Auburn Drive, Fort Worth, TX 76123 (Cert. # 9489009000276350357623);
Lienholder: Neighborhood Housing Services of America Inc., 1970 Broadway, Suite 470, Oakland, CA 94612 (Cert. # 9489009000276350357630)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-22-1**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **September 26, 2022** regarding the structure present on **LOT 8, BLOCK D, HIGHLAND TERRACE AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-8, PAGE 87, PLAT RECORDS TARRANT COUNTY, TEXAS**, and more commonly known as **155 Altamesa Blvd. (Primary Structure) ("Affected Property")** in Fort Worth, Texas; and

WHEREAS the Tarrant County Deed Records indicate that **Sharon B. Walker** 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 8, BLOCK D, HIGHLAND TERRACE AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-8, PAGE 87, PLAT RECORDS TARRANT COUNTY, TEXAS**, and more commonly known as **155 Altamesa Blvd. (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 816 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.

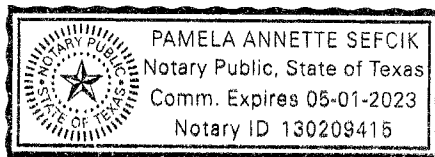
Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

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 R. Rute

Approved by Legal as to form and legality

Dee

Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

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

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

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

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

Owner(s) per TAD: Ernest Wilson

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

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **August 8, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **8/8/2022 and 9/16/2022.**
- No active permits on file.
- Structure is vacant and secured by the **City of Fort Worth.**
- An agent for 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.
- An agent for the owner requested an amendment on **January 3, 2023.**
- An agent for the owner requested in writing an additional **sixty (60) days** to repair or demolish the structure.
- A notice to appear at today's hearing was posted and mailed on **February 9, 2023.**
- **At this time, no progress has been made to repair or demolish the structure.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

Ernest Wilson, 241 Copperwood Drive, Fort Worth, TX 76108 (Cert. #9489009000276446103547);
Ernest Wilson aka Ernest Alvin Wilson Estate, 3316 Roosevelt Avenue, Fort Worth, TX 76106
(Cert. # 9489009000276446103554);
Ernest Wilson aka Ernest Alvin Wilson Estate, 241 Copperwood Drive, Fort Worth, TX 76108
(Cert. # 9489009000276446103561);
Ernest Wilson aka Ernest Alvin Wilson Estate, 241 Copperwood Drive, Lakeside, TX 76108
(Cert. # 9489009000276446103578);
Ernest Wilson aka Ernest Alvin Wilson Estate, 3314 Roosevelt Avenue, Fort Worth, TX 76106
(Cert. # 9489009000276446103585);
Sedonia Wilson, 241 Copperwood Drive, Fort Worth, TX 76108 (Cert. # 9489009000276446103592);
Sedonia Wilson, 241 Copperwood Drive, Lakeside, TX 76108 (Cert. # 9489009000276446103608);
Monique Laverne Wilson Pegues Estate, 5276 Dillon Circle #7, Haltom City, 76137
(Cert. # 9489009000276446103615);
Monique Laverne Wilson Pegues Estate, 939 Scenic Hill Drive, Apt 631, Fort Worth, TX 76111
(Cert. # 9489009000276446103622);
Monique Laverne Wilson Pegues Estate c/o Calvin Pegues, 5276 Dillon Circle #7, Haltom City,
76137 (Cert. # 9489009000276446103639);
Monique Laverne Wilson Pegues Estate c/o Calvin Pegues, 5276 Dillon Circle, Haltom City,
76137 (Cert. # 9489009000276446103646);
Monique Laverne Wilson Pegues Estate c/o Calvin Pegues, 502 Idlewild Road, Grand Prairie, TX
75051 (Cert. # 9489009000276446103653);
Monique Laverne Wilson Pegues Estate c/o Cortlin Pegues, 5276 Dillon Circle, Haltom City, 76137
(Cert. # 9489009000276446103660);
Monique Laverne Wilson Pegues Estate c/o Cortlin Pegues, 502 Idlewild Road, Grand Prairie, TX 75051
(Cert. # 9489009000276446103677);
Monique Laverne Wilson Pegues Estate c/o Colin Pegues, 5276 Dillon Circle, Haltom City, 76137
(Cert. # 9489009000276446103684);
Monique Laverne Wilson Pegues Estate c/o Colin Pegues, 502 Idlewild Road, Grand Prairie, TX 75051
(Cert. # 948900900027644610368491);
Monique Laverne Wilson Pegues Estate c/o Carrington Pegues, 5276 Dillon Circle, Haltom City, 76137
(Cert. # 9489009000276446103707);
Monique Laverne Wilson Pegues Estate c/o Carrington Pegues, 502 Idlewild Road, Grand Prairie, TX 75051
(Cert. # 9489009000276446103714);
Angela Rockwell, 3318 Roosevelt Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276446103721);
Yolanda Sue Wilson, 3220 Bunker Hill, Forest Hill, TX 76140 (Cert. # 9489009000276446103738);
Wendell Wilson, 695 Pinloch Drive, Webster, TX 77598 (Cert. # 9489009000276446103745);
Wesley C. Stripling, Attorney at Law, 6100 Camp Bowie Blvd, Suite 27, Fort Worth, TX 76116
(Cert. # 9489009000276446103752);
Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton Street,
Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276446103769)

Motion: _____ **Made by:** _____

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

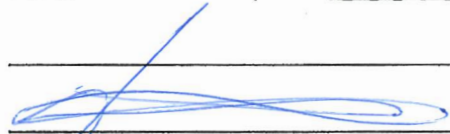


**FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT**

Date: January 3, 2022 BSC Case No. HS-23-13
Date of Order: December 13, 2022 Final Day to Comply with Order: January 4, 2022
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 3314 Roosevelt Avenue, Lot 17 in Block 13 in the Worth Hills Addition, an addition to the City of Fort Worth, Tarrant Co.
Owner / Lienholder / Mortgagee Name: NONE
Owner / Lienholder / Mortgagee Phone Number: () N/A
Owner / Lienholder / Mortgagee Mailing Address: N/A

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

Justification for Request: See Attached


Signature
Wesley C. Stripling IV
Printed Name
(817) 737-9794
Telephone Number

January 3, 2023
Date
6100 Camp Bowie Blvd., Suite 27, Fort Worth, Texas 76116
Address (including City/State/Zip)
wes@striplinglaw.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 ONLY

RECEIVED BY: Annette Stubenbordt

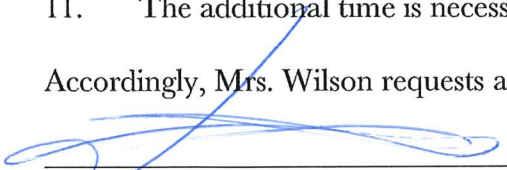
RECEIVED DATE: 1/3/2023

Addendum to Fort Worth Building Standards Commission Request of Amendment
Case No. HS-23-13

Justification for Request:

1. This property was owned by Ernest Wilson who die intestate on April 6, 2020.
2. There are multiple heirs and no administrator has yet been appointed.
3. As of the date of this request, no one has either the authority or the monetary resources to comply with the order.
4. There has been no cooperation among the heirs.
5. Sedonia Wilson, widow of the decedent, has filed an Application for Letters of Administration and for Determination of Heirship.
6. Mrs. Wilson only owns a 1/3rd life estate in the property.
7. Mrs. Wilson could not set a hearing on her applications until all heirs have been served, and the Guardian Ad Litem filed his report.
8. The Guardian Ad Litem filed his report on December 1, 2022; however, certain heirs have avoided service.
9. Mrs. Wilson is currently trying to set the hearing on her applications and serve all heirs by publication; however, the holiday season has delayed the process.
10. Once Mrs. Wilson has been appointed as the administrator of the Estate, she will have the authority to marshal the assets of the Estate and effectively comply with the order entered in this cause.
11. The additional time is necessary for Mrs. Wilson to obtain Letters of Administration.

Accordingly, Mrs. Wilson requests an additional 60 days to comply with the Order.



Wesley C. Stripling IV
Attorney for Sedonia Wilson



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

December 5, 2022

Ernest Wilson
(Cert. # 9489009000276447507511)
241 Copperwood Drive
Fort Worth, TX 76108

RE: 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, HS-23-13, Reference #22-629087, 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 structure 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 repair or demolition of the structure is complete you **must** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Ernest Wilson aka Ernest Alvin Wilson Estate, 3316 Roosevelt Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276447507528); Ernest Wilson aka Ernest Alvin Wilson Estate, 241 Copperwood Drive, Fort Worth, TX 76108 (Cert. # 9489009000276447507535); Ernest Wilson aka Ernest Alvin Wilson Estate, 241 Copperwood Drive, Lakeside, TX 76108 (Cert. # 9489009000276447507542); Ernest Wilson aka Ernest Alvin Wilson Estate, 3314 Roosevelt Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276447507559); Sedonia Wilson, 241 Copperwood Drive, Fort Worth, TX 76108 (Cert. # 9489009000276447507566); Sedonia Wilson, 241 Copperwood Drive, Lakeside, TX 76108 (Cert. # 9489009000276447507573); Monique Laverne Wilson Pegues Estate, 5276 Dillon Circle #7, Haltom City, 76137 (Cert. # 9489009000276447507580); Monique Laverne Wilson Pegues Estate, 939 Scenic Hill Drive, Apt 631, Fort Worth, TX 76111 (Cert. # 9489009000276447507597); Monique Laverne Wilson Pegues Estate c/o Calvin Pegues, 5276 Dillon Circle #7, Haltom City, 76137 (Cert. # 9489009000276447507603); Monique Laverne Wilson Pegues Estate c/o Calvin Pegues, 5276 Dillon Circle, Haltom City, 76137 (Cert. # 9489009000276447507610); Monique Laverne Wilson Pegues Estate c/o Calvin Pegues, 502 Idlewild Road, Grand Prairie, TX 75051 (Cert. # 9489009000276447507627); Monique Laverne Wilson Pegues Estate c/o Cortlin Pegues, 5276 Dillon Circle, Haltom City, 76137 (Cert. # 9489009000276447507634); Monique Laverne Wilson Pegues Estate c/o Cortlin Pegues, 502 Idlewild Road, Grand Prairie, TX 75051 (Cert. # 9489009000276447507641); Monique Laverne Wilson Pegues Estate c/o Colin Pegues, 5276 Dillon Circle, Haltom City, 76137 (Cert. # 9489009000276447507658); Monique Laverne Wilson Pegues Estate c/o Colin Pegues, 502 Idlewild Road, Grand Prairie, TX 75051 (Cert. # 9489009000276447507665); Monique Laverne Wilson Pegues Estate c/o Carrington Pegues, 5276 Dillon Circle, Haltom City, 76137 (Cert. # 9489009000276447507672); Monique Laverne Wilson Pegues Estate c/o Carrington Pegues, 502 Idlewild Road, Grand Prairie, TX 75051 (Cert. # 9489009000276447507689); Angela Rockwell, 3318 Roosevelt Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276447507696); Yolanda Sue Wilson, 3220 Bunker Hill, Forest Hill, TX 76140 (Cert. # 9489009000276447507702); Wendell Wilson, 695 Pinloch Drive, Webster, TX 77598 (Cert. # 9489009000276447507719); Wesley C. Stripling, Attorney at Law, 6100 Camp Bowie Blvd, Suite 27, Fort Worth, TX 76116 (Cert. # 9489009000276447507726); Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton Street, Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276447507733)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-23-13**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **December 5, 2022** regarding the structure present on **Lot 17 in Block 13 in the Worth Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas** and more commonly known as **3314 Roosevelt Avenue (Primary Structure) ("Affected Property")** in Fort Worth, Texas; and

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

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

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner repair or demolish the structure and remove the debris described as **Lot 17 in Block 13 in the Worth Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas** and more commonly known as **3314 Roosevelt Avenue (Primary Structure) ("Affected Property")** in Fort Worth, Texas in conformance to the codes of the City within **thirty (30) days** of the effective date of this Order. Owner must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owner has until 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 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 **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 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.

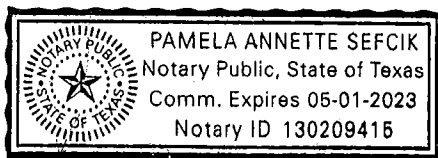
SIGNED this the 13th day of December, 2022.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

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: FEBRUARY 27, 2023**

ACP-23-28

Property Address: 4905 Gordon Avenue

Legal Description:

Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Lot 2 Block 29 with the exception of 6 feet extending from the south 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

SKEY No. 02701332

Reference No(s). 22-634689

Owner(s) per Deed:

Jewish Festival and Memorial Gardens Inc.---D213045593---February 22, 2013

Owner(s) per TAD:

Jewish Festival and Memorial Gardens Inc.

Mailing Address:

4905 Gordon Avenue, Fort Worth, TX 76115

Agenda Category:

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

Council District No. 9

CASE BACKGROUND:

- This case was identified on **October 4, 2022** and was **officer** initiated.
- The owner was not present at the **December 5, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$200.00 per day for forty five (45) days for a total of \$9,000.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **January 4, 2023** to comply with the Order.
- The owner requested an amendment on **January 4, 2023**.
- The owner requested in writing an additional **ninety (90) days** to abate the nuisance.
- The owner did not request in writing a reduction or removal of the **\$9,000.00** Administrative Civil Penalty but may do so at today's meeting.
- Notice to appear for today's hearing was mailed and posted on **February 9, 2023**.
- **At this time, no progress has been made to abate the nuisance and additional items have accumulated on the property.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

Jewish Festival and Memorial Gardens, Inc., 4905 Gordon Avenue, Fort Worth, TX 76115
(Cert. #9489009000276464530530);
Jewish Festival and Memorial Gardens Inc., 4911 Gordon Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276464530547);
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4905 Gordon Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276464530554);
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4907 Gordon Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276464530561);
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4909 Gordon Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276464530578);
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4911 Gordon Avenue, Fort Worth,
TX 76115 (Cert. # 9489009000276464530585)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 1/4/22 BSC Case No. ACP - 23-28

Date of Order: 12/5/22 Final Day to Comply with Order: 1/4/23

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

Address of Property: 4905 GORDON AVE

Owner / Lienholder / Mortgagee Name: Jewish Festival + Memorial Garden

Owner / Lienholder / Mortgagee Phone Number: (817) 842-1978

Owner / Lienholder / Mortgagee Mailing Address: 4905 Gordon Ave
FW TX 76115

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

90 days for garden or fences.

Justification for Request: _____

Signature [Signature]

Printed Name Steven D. Hays

Telephone Number (817) 842-1978

Date 1/4/23

Address (including City/State/Zip) 4905 Gordon Ave

E-Mail Address hill of peace legal services@a
gmail.com

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

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

ID verified

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: [Signature]

RECEIVED DATE: 1/4/23



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

September 23, 2019

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

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

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

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

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

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

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **One Hundred Dollars (\$100.00) per day for a total of Three Thousand Dollars (\$3,000.00)** for failure to remove the accumulation in the **Thirty (30) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the city of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas**, and located on property more commonly known as **4905 Gordon Avenue, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until October 23, 2019 to comply with this Order.**

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

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

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

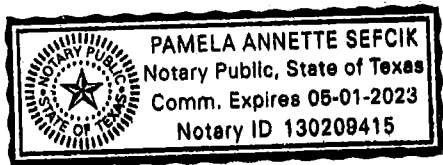
SIGNED this the 30th day of September, 2019.


Jared Sloane, Vice-Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

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




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

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code



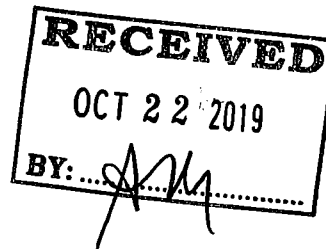
MARY LOUISE NICHOLSON
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

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

Submitter: CITY OF FORT WORTH/CODE
COMPLIANCE



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

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

Instrument #: D219226387

RON

4

PGS

\$27.00

By: Mary Louise Nicholson

D219226387

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



MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

December 5, 2022

Jewish Festival and Memorial Gardens Inc.
(Cert. # 9489009000276447504633)
4905 Gordon Avenue
Fort Worth, TX 76115

RE: 4905 Gordon Avenue aka Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas 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, ACP-23-28, Reference #22-634689, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **December 5, 2022** for the property referenced herein. The Commission voted to **deny the request for a Continuance** and ordered that you:

- Be assessed an Administrative Civil Penalty of **\$200.00 per day for forty five (45) days for a total of \$9,000.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is January 4, 2023.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on January 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 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: Jewish Festival and Memorial Gardens Inc., 4911 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 94890090002764447504640); Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4905 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276447504657); Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4907 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276447504664); Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4909 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276447504671); Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4911 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276447504688)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-23-28**

On **December 5, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas 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, and located on property more commonly known as 4905 Gordon Avenue, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Jewish Festival and Memorial Gardens Inc.** is the record owner ("Owner") of the Affected Property;
- (2). The Owner of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;
- (3). The Commission voted to **deny the request for a Continuance**;
- (4). 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)
- (5). 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";
- (6). 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
- (7). The Owner of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owner of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Two Hundred Dollars (\$200.00) per day for a total of Nine Thousand Dollars (\$9,000.00)** 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 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, and located on property more commonly known as 4905 Gordon Avenue, Fort Worth, Texas within thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until January 4, 2023 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 **January 4, 2023**. 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 13th day of December, 2022.

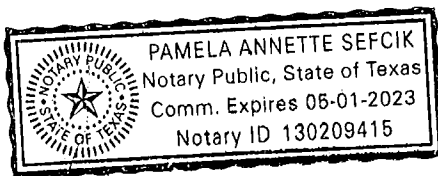



Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§


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: FEBRUARY 27, 2023**

ACP-23-29

Property Address: 4909 Gordon Avenue

Legal Description:

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

SKEY No. 07869053

Reference No(s). 18-490657

Owner(s) per Deed:

Hill of Peace Legal Services Inc.---D222232910---September 22, 2022

Owner(s) per TAD:

Ruach Shalom Peace Wind

Mailing Address:

4911 Gordon Avenue, Fort Worth, TX 76115

Agenda Category:

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

Council District No. 9

CASE BACKGROUND:

- This case was identified on **August 27, 2021** and was **citizen** initiated.
- The owner was not present at the **December 5, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$200.00 per day for forty five (45) days for a total of \$9,000.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **January 4, 2023** to comply with the Order.
- The owner requested an amendment on **January 4, 2023**.
- The owner requested in writing an additional **ninety (90) days** to abate the nuisance.
- The owner did not request in writing a reduction or removal of the **\$9,000.00** Administrative Civil Penalty but may do so at today's meeting.
- Notice to appear for today's hearing was mailed and posted on **February 9, 2023**.
- **At this time, 10% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

Hill of Peace Legal Services Inc., 4911 Gordon Avenue, Fort Worth, TX 76115 (Cert. #9489009000276464530592);
Hill of Peace Legal Services Inc. c/o Steven Douglas Hays, 4911 Gordon Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276464530608);
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4905 Gordon Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276464530615);
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4907 Gordon Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276464530622);
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4909 Gordon Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276464530639);
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4911 Gordon Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276464530646);
Ruach Shalom Peace Wind, 4905 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276464530653);
City of Fort Worth c/o Linebargar Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 300, Fort Worth,
TX 76102 (Cert. # 9489009000276464530660);
Lienholders: Midge Ellis, 7150 Hightower Drive, North Richland Hills, TX 76182
(Cert. # 9489009000276464530677);
Midge Ellis, 7108 Michael Drive, North Richland Hills, TX 76182 (Cert. # 9489009000276464530684);
Darlene Hays Fazzio, 316 Westbrook Drive, Arlington, TX 76002 (Cert. # 9489009000276464530691)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 1/4/23 BSC Case No. ACP-23-29

Date of Order: 12/5/23 Final Day to Comply with Order: 1/4/23

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

Address of Property: 4909 GORDON AVE

Owner / Lienholder / Mortgagee Name: Hill of Peace Legal Services

Owner / Lienholder / Mortgagee Phone Number: (817) 542-1978

Owner / Lienholder / Mortgagee Mailing Address: 4909 Gordon Ave FW 76115
4905 Gordon Ave FW 76115

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 76115

Justification for Request: Our permit (new) outlines our building plan
with Development office it is

90 days

Signature: [Signature] Date: 1/4/23

Printed Name: Steven D. Hays for Hill of Peace Legal

Telephone Number: (817) 542-1978 Address (including City/State/Zip): hill of peace legal @ 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: [Signature]

RECEIVED DATE: 1/4/23



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

September 23, 2019

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

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

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

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

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

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

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Two Hundred Dollars (\$200.00) per day for a total of Six Thousand Dollars (\$6,000.00)** for failure to remove the accumulation in the **Thirty (30) days** since receiving notification of the violation.


THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the city of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas**, and located on property more commonly known as **4909 Gordon Avenue, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until October 23, 2019 to comply with this Order.**

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

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

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

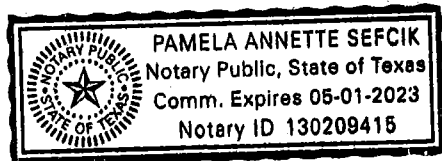
SIGNED this the 30th day of September, 2019.


Jared Sloane, Vice-Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§


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




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

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code



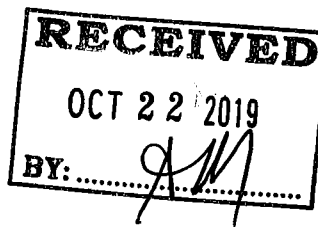
MARY LOUISE NICHOLSON
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

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

Submitter: CITY OF FORT WORTH/CODE
COMPLIANCE



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

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

Instrument #: D219226388

RON

4

PGS

\$27.00

By: Mary Louise Nicholson

D219226388

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



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

December 5, 2022

Hill of Peace Legal Services Inc.
(Cert. # 9489009000276447504695)
4911 Gordon Avenue
Fort Worth, TX 76115

RE: 4909 Gordon Avenue aka Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat recorded in Volume 310-page 45 deed of records, Tarrant County, Texas 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, ACP-23-29, Reference #18-490657, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **December 5, 2022** for the property referenced herein. The Commission voted to **deny the request for a Continuance** and ordered that you:

- Be assessed an Administrative Civil Penalty of **\$200.00 per day for forty five (45) days for a total of \$9,000.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is January 4, 2023.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on January 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 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: Hill of Peace Legal Services Inc. c/o Steven Douglas Hays, 4911 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276447504701); Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4905 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276447504718); Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4907 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276447504725); Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4909 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276447504732); Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4911 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276447504749); Ruach Shalom Peace Wind, 4905 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276447504756); City of Fort Worth c/o Linebargar Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 300, Fort Worth, TX 76102 (Cert. # 9489009000276447504763); Lienholders: Midge Ellis, 7150 Hightower Drive, North Richland Hills, TX 76182 (Cert. # 9489009000276447504770); Midge Ellis, 7108 Michael Drive, North Richland Hills, TX 76182 (Cert. # 9489009000276447504787); Darlene Hays Fazzio, 316 Westbrook Drive, Arlington, TX 76002 (Cert. # 9489009000276447504794)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-23-29**

On **December 5, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat recorded in Volume 310-page 45 deed of records, Tarrant County, Texas 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, and located on property more commonly known as 4909 Gordon Avenue, Fort Worth, Texas ("Affected Property").**

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

- (1). **Hill of Peace Legal Services Inc.** is the record owner ("Owner") of the Affected Property;
- (2). The Owner of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;
- (3). The Commission voted to **deny the request for a Continuance;**
- (4). 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)
- (5). 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";
- (6). 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
- (7). The Owner of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owner of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Two Hundred Dollars (\$200.00) per day for a total of Nine Thousand Dollars (\$9,000.00)** 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 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, and located on property more commonly known as 4909 Gordon Avenue, Fort Worth, Texas within thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until January 4, 2023 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 **January 4, 2023**. 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.

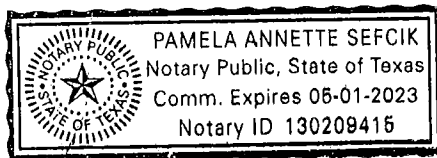
SIGNED this the 13th day of December, 2022.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

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: FEBRUARY 27, 2023**

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

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

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

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

Owner(s) per TAD: Arletha Sanders

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

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

Council District No. 5

CASE BACKGROUND:

- This case was identified on September 29, 2021 and was officer initiated.
- Heirs were present at the December 5, 2022 hearing when the Commission ordered the owner to abate the nuisance within thirty (30) days.
- The owner had until January 4, 2023 to comply with the Order.
- An heir requested an amendment on **December 29, 2023.**
- An heir requested in writing an additional **thirty (30)** days to abate the nuisance.
- Notice to appear for today's hearing was mailed and posted on **February 9, 2023.**
- **At this time, 100% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

Arletha Sanders, 3753 Waldorf Street, Fort Worth, TX 76119 (Cert. #9489009000276464530707);
Arletha Sanders aka Arletha Christella Sanders Estate, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276464530714);
John Rolland Sanders Jr., 5528 Rickenbacker Place, Fort Worth, TX 76112 (Cert. # 9489009000276464530721);
John Rolland Sanders Jr., 3428 El Benito Drive, Dallas, TX 75212 (Cert. # 9489009000276464530738);
Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 3765 Stalcup Road, Fort Worth,
TX 76119 (Cert. # 9489009000276464530745);
Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 5616 Macarthur Drive, Fort Worth
TX 76112 (Cert. # 9489009000276464530752);
Roberta Wilson aka Roberta Sanders Wilson, 6408 Normandy Road, Fort Worth, TX 76112
(Cert. # 9489009000276464530769);
Jobe Sanders, 5540 Eisenhower Drive, Fort Worth, TX 76112 (Cert. # 9489009000276464530776);
Jobe Sanders, 8601 Vanderbilt Court, Apt 1414, Fort Worth, TX 76120 (Cert. # 9489009000276464530783);
Jobe Sanders, 4213 Commanche Street, Fort Worth, TX 76119 (Cert. # 9489009000276464530790);
Patrick Sanders aka Patrick Henry Sanders, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276464530806);
Ronnie Sanders, 3765 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276447530813);
James Sanders aka James Earl Sanders, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276464530820);
Michael Sanders aka Michael Lloyd Sanders, 7900 Whitney Lane, Fort Worth, TX 76112
(Cert. # 9489009000276464530837);
Donnie Sanders aka Donnie Ray Sanders, 9743 Pinehurst Lane, Dallas, TX 75227
(Cert. # 9489009000276464530844);
Donnie Sanders aka Donnie Ray Sanders, PO Box 270707, Dallas, TX 75227 (Cert. # 9489009000276464530851)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 12/29/22 BSC Case No. ACP-23-30
Date of Order: 12/5/22 Final Day to Comply with Order: 1/4/23
Type of Order (circle one): CIVIL PENALTY ~~ADMINISTRATIVE CIVIL PENALTY~~ REPAIR / DEMOLISH.
Address of Property: 3749 WALDORF ST
Owner / Lienholder / Mortgagee Name: ARLETHA SANDERS
Owner / Lienholder / Mortgagee Phone Number: ()
Owner / Lienholder / Mortgagee Mailing Address: 3753 WALDORF ST
Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days

Justification for Request: Unable to move all trash. There has been illegal dumping also.

Vicki White
Signature
Vicki White
Printed Name
254-577-2387
Telephone Number

12-29-2022
Date
3765 Stalcup Rd FtWth, TX 76119
Address (including City/State/Zip)
vickilorraine1952@gmail.com
E-Mail Address

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

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

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

FOR OFFICE USE ONLY

RECEIVED BY: Tyler

RECEIVED DATE: 12/29/22



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

December 5, 2022

Arletha Sanders
(Cert. # 9489009000276445529515)
3753 Waldorf Street
Fort Worth, TX 76119

RE: 3749 Waldorf Street aka Lot 6, Block 1, Astoria Addition, an addition to the City of Fort Worth, Tarrant County, Texas, ACP-23-30, Reference #21-604638, ADMINISTRATIVE CIVIL PENALTY 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:

- Not be assessed an Administrative Civil Penalty at this time.
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is January 4, 2023.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on January 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 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: Arletha Sanders aka Arletha Christella Sanders, 3753 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445529522); John Rolland Sanders Jr., 5528 Rickenbacker Place, Fort Worth, TX 76112 (Cert. # 9489009000276445529539); John Rolland Sanders Jr., 3428 El Benito Drive, Dallas, TX 75212 (Cert. # 9489009000276445529546); Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 3765 Stalcup Road, Fort Worth, TX 76119 (Cert. # 9489009000276445529553); Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 5616 Macarthur Drive, Fort Worth, TX 76112 (Cert. # 9489009000276445529560); Roberta Wilson aka Roberta Sanders Wilson, 6408 Normandy Road, Fort Worth, TX 76112 (Cert. # 9489009000276445529577); Jobe Sanders, 5540 Eisenhower Drive, Fort Worth, TX 76112 (Cert. # 9489009000276445529584); Jobe Sanders, 8601 Vanderbilt Court, Apt 1414, Fort Worth, TX 76120 (Cert. # 9489009000276445529591); Jobe Sanders, 4213 Commanche Street, Fort Worth, TX 76119 (Cert. # 9489009000276445529607); Patrick Sanders aka Patrick Henry Sanders, 3753 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445529614); Ronnie Sanders, 3765 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445529621); James Sanders aka James Earl Sanders, 3753 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445529638); Michael Sanders aka Michael Lloyd Sanders, 7900 Whitney Lane, Fort Worth, TX 76112 (Cert. # 9489009000276445529645); Donnie Sanders aka Donnie Ray Sanders, 9743 Pinehurst Lane, Dallas, TX 75227 (Cert. # 9489009000276445529652); Donnie Sanders aka Donnie Ray Sanders, PO Box 270707, Dallas, TX 75227 (Cert. # 9489009000276445529669)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-30**

On **December 5, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 6, Block 1, Astoria Addition, an addition to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **3749 Waldorf Street, Fort Worth, Texas** ("**Affected Property**").

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

- (1). **Arletha Sanders** 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 not assessed an Administrative Civil Penalty at this time.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 6, Block 1, Astoria Addition, an addition to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **3749 Waldorf Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until January 4, 2023 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 **January 4, 2023**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

SIGNED this the 13th day of December, 2022.

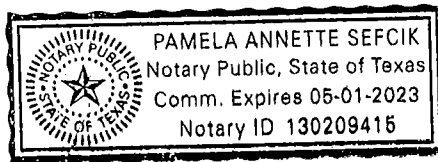
Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

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.



420116 SL
Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

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

[Signature]

Approved by Legal as to form and legality

[Signature]

Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

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

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

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

Owner(s) per TAD: Arletha Sanders

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

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

Council District No. 5

CASE BACKGROUND:

- This case was identified on **November 22, 2021** and was **officer** initiated.
- Heirs were present at the **December 5, 2022** hearing when the Commission ordered the owner to abate the nuisance within **thirty (30)** days.
- The owner had until **January 4, 2023** to comply with the Order.
- An heir requested an amendment on **December 29, 2023**.
- An heir requested in writing an additional **thirty (30)** days to abate the nuisance.
- Notice to appear for today's hearing was mailed and posted on **February 9, 2023**.
- **At this time, 95% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 27, 2023**

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

Arletha Sanders, 3753 Waldorf Street, Fort Worth, TX 76119 (Cert. #9489009000276464530868);
Arletha Sanders aka Arletha Christella Sanders Estate, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276464530875);
John Rolland Sanders Jr., 5528 Rickenbacker Place, Fort Worth, TX 76112 (Cert. # 9489009000276464530882);
John Rolland Sanders Jr., 3428 El Benito Drive, Dallas, TX 75212 (Cert. # 9489009000276464530899);
Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 3765 Stalcup Road, Fort Worth,
TX 76119 (Cert. # 9489009000276464530905);
Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 5616 Macarthur Drive, Fort Worth,
TX 76112 (Cert. # 9489009000276464530912);
Roberta Wilson aka Roberta Sanders Wilson, 6408 Normandy Road, Fort Worth, TX 76112
(Cert. # 9489009000276464530929);
Jobe Sanders, 5540 Eisenhower Drive, Fort Worth, TX 76112 (Cert. # 9489009000276464530936);
Jobe Sanders, 8601 Vanderbilt Court, Apt 1414, Fort Worth, TX 76120 (Cert. # 9489009000276464530943);
Jobe Sanders, 4213 Commanche Street, Fort Worth, TX 76119 (Cert. # 9489009000276464530950);
Patrick Sanders aka Patrick Henry Sanders, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276464530967);
Ronnie Sanders, 3765 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276464530974);
James Sanders aka James Earl Sanders, 3753 Waldorf Street, Fort Worth, TX 76119
(Cert. # 9489009000276464530981);
Michael Sanders aka Michael Lloyd Sanders, 7900 Whitney Lane, Fort Worth, TX 76112
(Cert. # 9489009000276464530998);
Donnie Sanders aka Donnie Ray Sanders, 9743 Pinehurst Lane, Dallas, TX 75227
(Cert. # 9489009000276464531001);
Donnie Sanders aka Donnie Ray Sanders, PO Box 270707, Dallas, TX 75227 (Cert. # 948900900027644610401)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 12/29/22 BSC Case No. ACP 23-31
Date of Order: 12/5/22 Final Day to Comply with Order: 1/4/23
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 8753 WALDORF ST
Owner / Lienholder / Mortgagee Name: ARLETHA SANDERS
Owner / Lienholder / Mortgagee Phone Number: ()
Owner / Lienholder / Mortgagee Mailing Address: 8753 WALDORF ST
Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days

Justification for Request: more trash dumped there. Hasn't been able to remove all of it.

Vicki White
Signature
Vicki White
Printed Name
254-577-2387
Telephone Number

12-29-2022
Date
3765 Stalcup Rd Ft. Worth, TX 76119
Address (including City/State/Zip)
vickilorraine1952@gmail.com
E-Mail Address

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

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

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

FOR OFFICE USE ONLY

RECEIVED BY: Tyler

RECEIVED DATE: 12/29/22



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

December 5, 2022

Arletha Sanders
(Cert. # 9489009000276445529676)
3753 Waldorf Street
Fort Worth, TX 76119

RE: 3753 Waldorf Street aka Lot 5, Block 1, ASTORIA ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, ACP-23-31, Reference #21-608447, ADMINISTRATIVE CIVIL PENALTY 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:

- Not be assessed an Administrative Civil Penalty at this time.
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is January 4, 2023.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on January 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 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: Arletha Sanders aka Arletha Christella Sanders, 3753 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445529683); John Rolland Sanders Jr., 5528 Rickenbacker Place, Fort Worth, TX 76112 (Cert. # 9489009000276445529690); John Rolland Sanders Jr., 3428 El Benito Drive, Dallas, TX 75212 (Cert. # 9489009000276445529706); Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 3765 Stalcup Road, Fort Worth, TX 76119 (Cert. # 9489009000276445529713); Vickie Roseberry White aka Vickie Roseberry aka Vicki Loraine Sanders, 5616 Macarthur Drive, Fort Worth, TX 76112 (Cert. # 9489009000276445529720); Roberta Wilson aka Roberta Sanders Wilson, 6408 Normandy Road, Fort Worth, TX 76112 (Cert. # 9489009000276445529737); Jobe Sanders, 5540 Eisenhower Drive, Fort Worth, TX 76112 (Cert. # 9489009000276445529744); Jobe Sanders, 8601 Vanderbilt Court, Apt 1414, Fort Worth, TX 76120 (Cert. # 9489009000276445529751); Jobe Sanders, 4213 Commanche Street, Fort Worth, TX 76119 (Cert. # 9489009000276445529768); Patrick Sanders aka Patrick Henry Sanders, 3753 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445529775); Ronnie Sanders, 3765 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445529782); James Sanders aka James Earl Sanders, 3753 Waldorf Street, Fort Worth, TX 76119 (Cert. # 9489009000276445529799); Michael Sanders aka Michael Lloyd Sanders, 7900 Whitney Lane, Fort Worth, TX 76112 (Cert. # 9489009000276445529805); Donnie Sanders aka Donnie Ray Sanders, 9743 Pinehurst Lane, Dallas, TX 75227 (Cert. # 9489009000276445529812); Donnie Sanders aka Donnie Ray Sanders, PO Box 270707, Dallas, TX 75227 (Cert. # 9489009000276445529829)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-31**

On **December 5, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 5, Block 1, ASTORIA ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **3753 Waldorf Street, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Arletha Sanders** 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 not assessed an Administrative Civil Penalty at this time.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 5, Block 1, ASTORIA ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **3753 Waldorf Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until January 4, 2023 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 **January 4, 2023**. 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 13th day of December, 2022.

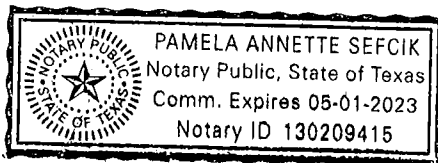
Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

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

AFTER RECORDING RETURN TO:

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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code