



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, MARCH 27, 2023  
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. Call to Order**

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

**II. Swear in Jennifer Ferguson to the Building Standards Commission**

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

- a. Discussion or questions pertaining to the February 27, 2023 meeting
- b. Changes submitted by Commissioners

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

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

**V. Request for future agenda items**

- a. Any requests by Commissioners

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

**II. PLEDGE OF ALLEGIANCE**

**III. SWEAR IN JENNIFER FERGUSON TO THE BUILDING STANDARDS COMMISSION**

**IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM FEBRUARY 27, 2023**

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

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

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

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

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

**X. NEW CASES RESIDENTIAL**

- a. **HS-23-70 (CD 8)** 2329 Glencrest Drive (Primary Structure) aka BEING THE WEST 90 FEET OF LOT 17, BLOCK 3, GLENCREST WEST SUBDIVISION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in the plat records of Tarrant County, Texas, and being more commonly known as 2329 Glencrest Drive, Fort Worth, Texas. Owner(s): Jerry White and wife, Linda White. Lienholder: VD McCray.
- b. **HS-23-71 (CD 4)** 3400 Mesquite Road (Primary Structure and Accessory Structure) aka All that certain tract or parcel of land out of the J.C. McCOMAS SURVEY in the City of Fort Worth, in Tarrant County, Texas (referred to as th5 (spelling verbatim to deed) East ½ of Tract 4-H of the McComas Survey) and being part of a certain 12.5 acre tract of said Survey described in deed recorded in Vol.1704, Page 86, Deed Records, Tarrant County, Texas. Owner(s): William Hugh Bowles and wife, Betty Jean Bowles. Lienholder(s): None.
- c. **HS-23-72 (CD 5)** 313 Clairemont Avenue (Primary Structure) aka Lot 7, Block 6, TURNER'S SUBDIVISION OF BEACON HILL ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 49, Deed Records of Tarrant County, Texas. Owner: Terry W. Gibbons. Lienholder(s): None.
- d. **HS-23-73 (CD 3)** 5909 Locke Avenue (Accessory Structure Only) aka Lots 5 and 6, Block 29, CHAMBERLIN ARLINGTON ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 71, Deed Records of Tarrant County, Texas. Owner: Era Radosta Smith. Lienholder(s): None.
- e. **HS-23-74 (CD 2)** 2319 Roosevelt Avenue (Accessory Structure Only) aka LOT 9 BLOCK 31, ROSEN HEIGHTS ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 56, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Sergio Castorena and wife, Gregoria Castorena. Lienholder(s): Propel Financial Services, LLC, Office of the Attorney General, Rosa Cabrera, and Hao Weu Hsu.
- f. **HS-23-75 (CD 9)** 1410 West Felix Street (Accessory Structure Only) aka Lot L-R, Block 26, HUBBARD HIGHLANDS, an Addition to the City of Fort Worth, Tarrant County, Texas, as per plat recorded in Volume 388-Q, page 63 of the Plat Records of Tarrant County, Texas. Owner: Joan Christian. Lienholder(s): None.
- g. **HS-23-76 (CD 5)** 1700 South Hughes Avenue (Primary Structure) aka Lot H of a revision of Lots 7 and 8, Block 4, College Heights Addition, First Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat of same recorded in Volume 388-F, Page 503, Plat Records of Tarrant County, Texas. Owner: Vincent Harris. Lienholder: SCF Jake LP; Tehillim Properties, LLC.
- h. **HS-23-77 (CD 5)** 2349 Carruthers Drive (Primary Structure) aka Being Lot Thirteen (13) in Block Fifteen (15) of CARVER HEIGHTS, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 96, Deed and Plat Records, Tarrant County, Texas. Owner: Keith Tull. Lienholder(s): Investmark Mortgage, LLC and Texas Bank and Trust Company.

**XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-23-46 (CD 5)** 6405 Ava Court Drive aka LOT 2, BLOCK 20, OF CARVER HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 388-6, PAGE 96, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Also known as: 6405 Ava Court Dr, Fort Worth, Texas 76112 also known by: Tarrant Appraisal District. #00443859. Owner: Lorenthia Clayton. Lienholder(s): None.
- b. **ACP-23-78 (CD 5)** 4324 East Rosedale Street 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.

- c. **ACP-23-80 (CD 6)** 3800 Wren Avenue aka Being Lot No. 1, Block No. 49, of WEDGWOOD ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in the Deed Records of Tarrant County, Texas. Owner(s): Robert D. Waddell and wife, Edna T. Waddell. Lienholder(s): None.
- d. **ACP-23-81 (CD 5)** 6409 Craig Street aka LOT 14, BLOCK 2, OAK LAWN AN ADDITION IN THE TOWN OF HANDLEY (NOW IS THE CITY OF FORT WORTH), TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 661, PAGE 542, OF THE DEED RECORDS, TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4413, PAGE 837, AND VOLUME 7394, PAGE 2212 OF THE DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Wango, LLC. Lienholder: Equity Trust Company Custodian FBO Jay David Harnett IRA.
- e. **ACP-23-82 (CD 8)** 1701 East Jessamine Street aka lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being described as follows, to-wit: Lots 23 and 24, Block 12, BELMONT ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 309, Page 50, Deed Records of Tarrant County, Texas. Owner(s): Clemon Jones and wife, Bobbie Lee Jones. Lienholder(s): None.
- f. **ACP-23-83 (CD 9)** 3144 Livingston Avenue aka Lot 13, Block 2, BYERS & MCCART ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 27, Deed Records of Tarrant County, Texas. Owner: Alicia Sanchez Day. Lienholder(s): Silveria R. Chavez and JPMorgan Chase Bank, N.A.
- g. **ACP-23-84 (CD 5)** 3414 Bideker Avenue aka Lot 4, Block 22 Englewood Heights Addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 310, Page 67, C.R.T.C.T. Owner: Jim E. Kennard. Lienholder(s): None.
- h. **ACP-23-85 (CD 9)** 3418 Bideker Avenue aka Lot 5, Block 22 Englewood Heights 2<sup>nd</sup> Filing Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Jim E. Kennard. Lienholder(s): None.

## **XII. AMENDMENT CASE RESIDENTIAL**

- a. **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: Cornelio Galindo Hernandez and wife, Caroline Hernandez. Lienholder(s): None.

## **XIII. AMENDMENT 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.

## **XIV. AMENDMENT CASES ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-23-32 (CD 5)** 4213 Wiman Drive aka Lot 19, Block F, Midwest Addition, being out of the G.J. Assabranner Survey, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Book 388-T, Page 50, Deed Records of Tarrant County, Texas. Owner(s): Robert Lee Green and wife, Mertis Green. Lienholder(s): None.
- 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.

## **XV. CONTINUED 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.

## XVI. EXECUTIVE SESSION

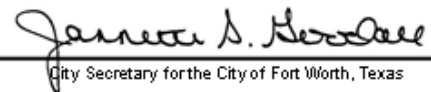
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

## XVII. ADJOURNMENT

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

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

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, March 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**

**BUILDING STANDARDS COMMISSION  
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: Pre-Meeting started at 9:05 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. Bill Schur (Position 7), Mr. James Walker (Position 8), Mr. Pedro Juarez.
- Position 2 is vacant.
- Mr. Michael Unell (Position 6) notified the City that he would be late prior to the meeting.
- Code Compliance staff members in attendance were Chris McAllister (Asst. Code Director), Oscar Reyes (Superintendent), Tony Hiller (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Stephanie Gonzales (Senior Administrative Assistant), Annette Stubenbordt (Executive Secretary), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria, and Amy Pletscher (Assistant City Attorneys).

**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**

- No discussion or corrections for the January 23, 2023 Minutes.
- Chris McAllister is the Ex-Officio for today's meeting in place of Shannon Elder.
- Christopher Austria will advise the Commission until Amar Thakrar arrives.
- No requests were made for future agenda items.
- City Staff and Commission members thanked Mr. Bill Schur for his service as this was his last Building Standards Commission meeting.
- **Chairman Clark adjourned Pre-Meeting at 9:11 A.M.**

**FOR THE REGULAR 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: 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), Mr. James Walker (Position 8), Mr. Pedro Juarez.
- Position 2 is vacant.
- Code Compliance staff members in attendance were Chris McAllister (Asst. Code Director), Oscar Reyes (Superintendent), Tony Hiller (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Manny Ramirez (Senior Officer), Marc Oler (Senior Officer), Andrea Alexander (Officer), Merritt Ham (Officer), Alfonso Hurtado (Officer), William Lowry (Officer), Diana Navarro-Cruz (Officer), Marilyn Turner-Mims (Officer), and Robert Webster (Officer), Stephanie Gonzales (Senior Administrative Assistant), Annette Stubenbordt (Executive Secretary), Belinda Burns (Title Investigator), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria, and Amy Pletscher (Assistant City Attorneys).
- Amar Thakrar (Assistant City Attorney) arrived for the meeting at 10:23 A.M.
- Mr. Unell (Position 6) left the meeting at 2:45 P.M.
- Mr. Lindsay (Position 1) and Mr. Juarez (Position 9) left the meeting at 2:57 P.M.

**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 JANUARY 23, 2023**

- Mr. Kerpoe moved to accept the January 23, 2023 Minutes, second by Mr. Black. MOTION CARRIED 8-0 with Position 2 vacant.

**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 Amy Pletscher.
- Mr. Black moved to accept the Evidence Packet presented, second by Mr. Kerpoe. MOTION CARRIED 8-0 with Position 2 vacant.

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

- Judith Scott was sworn in by Chairman Clark.

**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 FROM TODAY'S AGENDA

- **Withdraw- New Cases Residential:** HS-23-56---4220 Pierce Avenue (Primary Structure); **New Case Historic Residential:** HS-23-59---975 East Pulaksi Street (Primary Structure); **Continued New Case Residential:** HS-23-39---1311 East Peach Street (Accessory Structure Only); **Administrative Civil Penalty Case Residential:** ACP-23-65---7124 Anderson Blvd; **Amendment Cases Administrative Civil Penalty Residential:** ACP-23-330---3749 Waldorf Street; ACP-23-31---3753 Waldorf Street.
- Mr. Juarez moved to grant the City's request to Withdraw the 6 cases read into record by Executive Secretary Annette Stubenbordt, second by Mr. Black. MOTION CARRIED 8-0 with Position 2 vacant.

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

- Executive Secretary Annette Stubenbordt stated in the opening script that cases will go in order as they appear on the agenda with cases where citizens have appeared to give testimony first, then, back in order as they appear on the agenda with cases where no citizens have appeared to give testimony next. Vote counts will be represented by the way the cases are heard as well as by Commission members who left prior to the adjournment of the meeting.

## 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. **No one appeared for this case.**
  - Mr. Schur moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
  - Mr. Schur moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
- 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. **Biancia Palkovics, an heir, appeared for this case.**
  - Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 8-0 with Position 2 vacant.
  - Mr. Black moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Unell.
  - Mr. Walker moved for a substitute motion that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 6-2 with Position 2 vacant, Mr. Lindsay, Mr. Clark, Mr. Kerpoe, Mr. Unell, Mr. Walker, and Mr. Juarez voting yes, and Mr. Black and Mr. Schur voting no.
- c. **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. **Umeed Hashmatullah, the owner, appeared for this case.**

- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 8-0 with Position 2 vacant.
  - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 8-0 with Position 2 vacant.
- d. **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. **Georginia Phillips and David Mitchell, heirs, and Terry Fisher, an interested party, appeared for this case.**
- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 8-0 with Position 2 vacant.
  - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black. MOTION CARRIED 8-0 with Position 2 vacant.

#### **X. CONTINUED NEW CASE 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. **Karen Washington, an heir and Executor of the Estate, appeared for this case.**
- Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Schur. MOTION CARRIED 8-0 with Position 2 vacant.
  - Mr. Unell moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Schur. MOTION CARRIED 8-0 with Position 2 vacant.

#### **XI. 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. **No one appeared for this case.**
- Mr. Walker moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty three (43) days for a total of \$4,300.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
  - Mr. Walker moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
- 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. **No one appeared for this case.**
- Mr. Kerpoe moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
  - Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
- 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 plat thereof recorded in Volume 204, Page 32, Plant Records, Tarrant County, Texas. Owner: Martha Moreno. Lienholder(s): Hector Arreguin and Lilia Perez. **Martha Moreno, the owner, appeared for this case. Ms. Moreno participated in the meeting with the assistance of an interpreter.**

- Mr. Schur moved to assess an Administrative Civil Penalty to the owner of \$50.00 per day for forty three (43) days for a total of \$2,150.00, second by Mr. Walker. MOTION CARRIED 8-0 with Position 2 vacant.
  - Mr. Schur moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Walker. MOTION CARRIED 8-0 with Position 2 vacant.
- 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. **Jane Logan, an interested party, appeared for this case.**
- Mr. Walker moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Juarez. MOTION CARRIED 8-0 with Position 2 vacant.
  - Mr. Walker moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 8-0 with Position 2 vacant.
- e. **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. **Michael Phillips, the owner, and Sue Allen, an interested party appeared for this case. Ms. Allen left the meeting prior to the case being called and did not give testimony.**
- Mr. Juarez moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty three (43) days for a total of \$4,300.00, second by Mr. Black.
  - Mr. Walker moved for substitute motion to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Kerpoe. MOTION CARRIED 5-3 with Position 2 vacant, Mr. Lindsay, Mr. Clark, Mr. Kerpoe, Mr. Unell, and Mr. Walker voting yes, and Mr. Black and Mr. Juarez voting no.
  - Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 8-0 with Position 2 vacant.

## **XII. 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. **Sharon Walker Thompson, the owner, appeared for this case.**
- Mr. Lindsay moved to grant the amendment request for an additional sixty (60) days to repair or demolish the structure, second by Mr. Kerpoe.
  - Mr. Black moved for a substitute motion to grant the amendment request for an additional thirty (30) days to repair or demolish the structure, second by Mr. Schur. MOTION FAILED 4-4 with Position 2 vacant, Mr. Lindsay, Mr. Clark, Mr. Unell, and Mr. Walker voting no, and Mr. Black, Mr. Kerpoe, Mr. Schur, and Mr. Juarez voting yes.
  - Voting goes back to the original motion made by Mr. Lindsay to grant the amendment request for an additional sixty (60) days to repair or demolish the structure, with a second by Mr. Kerpoe. MOTION CARRIED 7-1 with Position 2 vacant, Mr. Lindsay, Mr. Clark, Mr. Kerpoe, Mr. Unell, Mr. Schur, Mr. Walker, and Mr. Juarez voting yes, and Mr. Black voting no.
- 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. **Calvin Pegues, an heir, and Wesley Stripling, an**

**agent for another heir, appeared for this case. Mr. Stripling left the meeting prior to the case being called and did not give testimony.**

- Mr. Kerpoe moved to deny the amendment request, second by Mr. Kerpoe. MOTION FAILED 5-3 with Position 2 vacant, Mr. Lindsay, Mr. Black, Mr. Unell, Mr. Schur, and Mr. Walker voting no, and Mr. Clark, Mr. Kerpoe, and Mr. Juarez voting yes.
- Mr. Black moved to grant the amendment request for an additional thirty (30) days to repair or demolish the structure, second by Mr. Kerpoe. MOTION CARRIED 7-1 with Position 2 vacant, Mr. Lindsay, Mr. Clark, Mr. Black, Mr. Unell, Mr. Schur, Mr. Walker, and Mr. Juarez voting yes, and Mr. Kerpoe voting no.

### **XIII. 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. **Steven Hays, appeared for this case. Mr. Hays selected the “interested party” option on the appearance form.**

- Mr. Black moved to continue this case to the March 27, 2023 Building Standards Commission meeting so Mr. Hays could provide documentation authorizing him to represent the owner, second by Mr. Unell. MOTION CARRIED 7-1, with Position 2 vacant, Mr. Lindsay, Mr. Clark, Mr. Black, Mr. Unell, Mr. Schur, Mr. Walker, and Mr. Juarez voting yes, and Mr. Kerpoe voting no.

- 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. **Steven D. Hays, appeared for this case. Mr. Hays selected the “agent for the owner” option on the appearance form.**

- Mr. Black moved to continue this case to the March 27, 2023 Building Standards Commission meeting so Mr. Hays could provide documentation authorizing him to represent the owner, second by Mr. Schur. MOTION CARRIED 6-1, with Position 2 vacant, Mr. Unell absent, Mr. Lindsay, Mr. Clark, Mr. Black, Mr. Schur, Mr. Walker, and Mr. Juarez voting yes, and Mr. Kerpoe voting no.

### **XIV. EXECUTIVE SESSION**

- No session was conducted.

### **XV. ADJOURNMENT**

- Mr. Schur moved to adjourn the regular meeting, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent
- **Regular meeting adjourned at 3:17 P.M.**

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

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**HS-23-70**                      **Property Address:** 2329 Glencrest Drive (Primary Structure)

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

**Legal Description:**        BEING THE WEST 90 FEET OF LOT 17, BLOCK 3, GLENCREST WEST SUBDIVISION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in the plat records of Tarrant County, Texas, and being more commonly known as 2329 Glencrest Drive, Fort Worth, Texas

**SKEY No.** 01046276    **Reference No(s).** 22-638045

**Owner(s) per Deed:**        Jerry White and wife, Linda White---D191013782

**Owner(s) per TAD:**        Jerry White and Linda White

**Mailing Address:**            2329 Glencrest Drive, Fort Worth, TX 76119

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

**Council District No.**        8

**CASE BACKGROUND:**

- Case Originated: **November 11, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **On or about November 17, 2022.**
- Notices: **12/8/2022 and 1/23/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **March 14, 20223 without the owner present.**
- Current owner's deed was recorded **January 28, 1991.**
- Notice to appear at today's hearing was mailed and posted on the property on **March 15, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
  - Fire damage throughout the structure
  - Breaches in the roof
  - Charred ceiling joist
  - Interior walls are fire damaged with missing sheetrock
  - Electrical system fire is damaged
  - Accumulation of furniture, trash, and debris
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

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

---

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

Jerry White and wife, Linda White, 2329 Glencrest Drive, Fort Worth, TX 76119 (Cert. # 9489009000276445530818);  
Jerry White and Linda White aka Linda McCray White aka Linda S. White, 2329 Glencrest Drive, Fort Worth,  
TX 76119 (Cert. # 9489009000276445530825);  
Jerry White and Linda White aka Linda McCray White aka Linda S. White, 3924 Waldorf Street, Apt 110,  
Fort Worth, TX 76119 (Cert. # 9489009000276445530832);  
Lienholder: VD McCray, 7144 Wind Chime Drive, Fort Worth, TX 76133 (Cert. # 9489009000276445530849)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **03/14/2023**

### INSPECTION INFORMATION

Address **2329 GLENCREST DR**

Number of Stories **1**

Legal Description: Block **3** Lot **17** Case No. **22-638045** Tax Acct No. **01046276**

☒ Exterior Only ☐ Interior & Exterior

### CATEGORY

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

### OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged structure
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage/missing/holes
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damage to partial roof
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage and missing
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/smoke damaged/boarded
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical system fire damage/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"/>	Accumulation of furniture, trash, etc from fire

### STATUS

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

### STRUCTURE USE

- ☒ Single Family  
☐ Two Family  
☐ Commercial  
☐ Accessory

### FOUNDATION

- ☒ Poured Concrete  
☐ Stem Wall  
☐ Pier & Beam

### EXTERIOR

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

### ADDITIONAL OBSERVATIONS

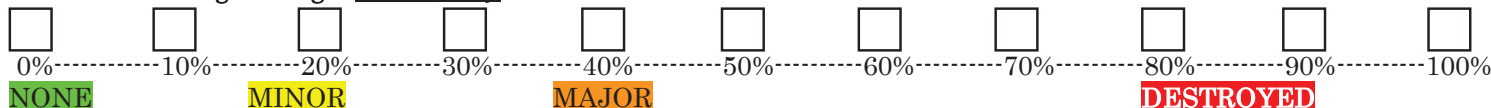
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

### PERMITS REQUIRED\*

☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

### Estimated Building Damage (HCLC Only)



### CODE COMPLIANCE DEPARTMENT

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

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

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. 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: MARCH 27, 2023**

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**HS-23-71**                      **Property Address:** 3400 Mesquite Road (Primary Structure and Accessory Structure)

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

**Legal Description:**              All that certain tract or parcel of land out of the J.C. McCOMAS SURVEY in the City of Fort Worth, in Tarrant County, Texas (referred to as th5 (spelling verbatim to deed) East ½ of Tract 4-H of the McComas Survey) and being part of a certain 12.5 acre tract of said Survey described in deed recorded in Vol.1704, Page 86, Deed Records, Tarrant County, Texas

**SKEY No.** 04038711    **Reference No(s).** 23-640164

**Owner(s) per Deed:**          William Hugh Bowles and wife, Betty Jean Bowles---Vol. 4712, Page 443

**Owner(s) per TAD:**          David Bunyavong

**Mailing Address:**              3400 Mesquite Road, Fort Worth, TX 76111

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

**Council District No.**          4

**CASE BACKGROUND:**

- Case Originated: **January 3, 2023.**
- This case was initiated by: **Officer Navarro-Cruz.**
- Fire Date: **January 1, 2023.**
- Notices: **1/4/2023 and 1/20/2023.**
- No active permits on file **as of March 17, 2023.**
- Structures are **vacant and secure.**
- Inspection was conducted on **March 23, 2023 with the owner per Tarrant Appraisal District, David Bunyavong present.**
- Notice to appear at today's hearing was mailed and posted on the property on **March 15, 2023.**
- The primary structure is currently in a substandard and hazardous condition due to:
  - Roof is partially collapsed due to significant fire damage
  - Severe fire damage to the structure framing
  - Charred wood header, rafters, and ceiling joist
  - Exposed framing
  - Charred floors
  - Accumulation of charred household debris
- The accessory structure is currently in a substandard and hazardous condition due to:
  - Large hole in the roof
  - Charred framing on east side of the accessory structure
  - Charred roof decking
  - Charred siding
  - Smoke damaged interior
  - Accumulation of household debris
- There are other conditions that contribute to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

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

---

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

William Hugh Bowles and wife, Betty Jean Bowles, 3400 Mesquite Road, Fort Worth, TX 76111 (Cert. # 9489009000276445547038);  
William H. Bowles aka William Hugh Bowles aka Billy Bowles Estate, 3400 Mesquite Road, Fort Worth, TX 76111 (Cert. # 9489009000276445547045);  
Betty Jeanne Rice aka Betty Bowles Estate, 3400 Mesquite Road, Fort Worth, TX 76111 (Cert. # 9489009000276445547052);  
Shawn Bowles, 5130 Hildring Drive #148, Fort Worth, TX 76132 (Cert. # 9489009000276464531223);  
Shawn Bowles, 210 San Angelo Avenue, Benbrook, TX 76126 (Cert. # 9489009000276464531230);  
Shawn Bowles, 2868 East Gordon Long Drive, Apt 5, Fayetteville, AR 72703 (Cert. # 9489009000276464531247);  
Jerry Bowles, 3400 Mesquite Road, Fort Worth, TX 76111 (Cert. # 9489009000276464531254);  
Jerry Bowles, 210 San Angelo Avenue, Benbrook, TX 76126 (Cert. # 9489009000276464531261);  
Jerry Bowles, 5016 Sabelle Lane, Haltom City, TX 76117 (Cert. # 9489009000276464533418);  
Barbara Woods aka Barbara Schroeder aka Barbara Adams, 1213 Bard Drive, Garland, TX 75040 (Cert. # 9489009000276464533425);  
Barbara Woods aka Barbara Schroeder aka Barbara Adams, 1110 W. Edwards Street, Olney, TX 76374 (Cert. # 9489009000276464533432);  
Barbara Woods aka Barbara Schroeder aka Barbara Adams, 5201 Central Fwy, Apt 702, Wichita Falls, TX 76306 (Cert. # 9489009000276464534606);  
David Bunyavong, 3400 Mesquite Road, Fort Worth, TX 76111 (Cert. # 9489009000276445547120);  
David Bunyavong, 5504 Spring Ridge Drive, Fort Worth, TX 76137 (Cert. # 9489009000276445547137)

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

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



# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **Scot Castillo**

Date/Time **March 23, 2023 9:10 am.**

### INSPECTION INFORMATION

Address **3400 Mesquite Rd aka McCommas, John C Survey Abstract 1047 Tract 1B07C1**

Number of Stories **1**

Legal Description: Block **23-640164** Case No. **23-640164**

Tax Acct No. **04038711**

☐ Exterior Only ☒ Interior & Exterior

### CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

### OBSERVED DEFICIENCIES

MINOR MODERATE SEVERE

COMMENTS

Fire Damage ☐ ☐ ☒

Structure framing

Exterior Walls ☐ ☐ ☒

Smoke damage

Interior Walls ☐ ☐ ☒

Exposed framing

Roof ☐ ☐ ☒

Collapsed due to significant fire damage

Ceilings ☐ ☐ ☒

Charred ceiling joist

Foundation ☐ ☐ ☐

Floor ☐ ☐ ☒

Charred

Doors/Windows ☐ ☐ ☒

Broken glass windows

Electrical ☐ ☐ ☒

Missing

Plumbing ☐ ☐ ☒

Missing

Gas ☐ ☐ ☒

Missing

Health Hazards ☐ ☐ ☒

Accumulation of charred 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,-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.

In addition, the roof is partially collapsed due to significant fire damage and severe fire damage to the structure framing. Charred wood header, rafters, and ceiling joist. There is exposed framing, charred floors, and accumulation of charred household debris in the structure.

### PERMITS REQUIRED\*

☒ Building

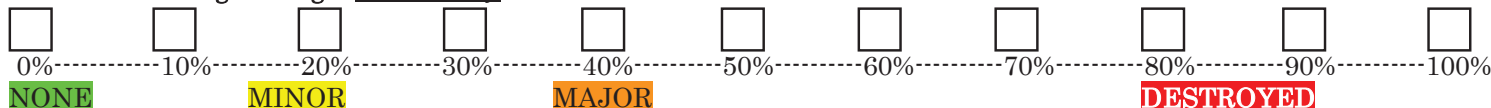
☒ Mechanical

☒ 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.

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **Scott Castillo**

Date/Time **March 23, 2023 9:10 AM.**

### INSPECTION INFORMATION

Address **3400 Mesquite Rd aka McCommas, John C Survey Abstract 1047 Tract 1B07C1** Number of Stories **1**  
 Legal Description: Block ☐ Lot ☐ Case No. **23-640164** Tax Acct No. **04038711**  
☐ 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damage
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred framing
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke damaged interior
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large hole in the roof
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Boarded up door
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Accumulation of 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

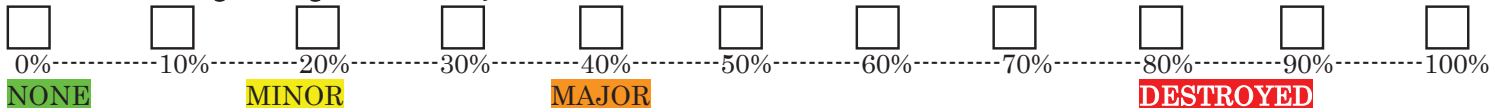
Chapter 7, Article 4, Division 4,-797: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.  
 In addition, there is a large hole in the roof, charred framing on the east side of the accessory structure, charred roof decking, charred siding, smoke damaged interior, and accumulation of household debris in the accessory structure.

### 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: MARCH 27, 2023**

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**HS-23-72**                      **Property Address:** 313 Clairemont Avenue (Primary Structure)

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

**Legal Description:**        Lot 7, Block 6, TURNER'S SUBDIVISION OF BEACON HILL ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 49, Deed Records of Tarrant County, Texas

**SKEY No.** 03197107    **Reference No(s).** 21-607534

**Owner(s) per Deed:**        Terry W. Gibbons---Vol. 10133, Page 1726

**Owner(s) per TAD:**        Terry W. Gibbons

**Mailing Address:**            3508 Ashland Avenue, Fort Worth, TX 76107-6207

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

**Council District No.**        5

**CASE BACKGROUND:**

- Case Originated: **July 6, 2022.**
- This case was initiated by: **Officer Jenkins.**
- Fire Date: **On or about July 6, 2022.**
- Notices: **7/8/2022 and 12/16/2022.**
- No active permits on file.
- Structure is **vacant and secured by City July 27, 2022.**
- Administrative Search Warrant was served on **March 15, 2023 without the owner present.**
- Current owner's deed was recorded **December 28, 1990.**
- Notice to appear at today's hearing was mailed and posted on the property on **March 15, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
  - Inadequate support due to the structure has shifted off the foundation
  - Fire and smoke damage throughout the structure
  - Holes in the ceiling
  - Fire damaged walls with breaches
  - Charred studs
  - Portions of the floor are missing, damaged, and warped
  - Fire damage electrical system
  - Accumulation of furniture, trash, and debris
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

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

---

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

Terry W. Gibbons, 3508 Ashland Avenue, Fort Worth, TX 76107-6207 (Cert. # 9489009000276445547069);  
Terry W. Gibbons aka Terry Wright Gibbons, 3508 Ashland Avenue, Fort Worth, TX 76107-6207  
(Cert. # 9489009000276445547076);  
Terry W. Gibbons aka Terry Wright Gibbons, 313 Clairemont Avenue, Fort Worth, TX 76103  
(Cert. # 9489009000276445547083);  
Terry W. Gibbons aka Terry Wright Gibbons, 4200 S. Hulen Street, Suite 515, Fort Worth, TX 76109  
(Cert. # 9489009000276445547090);  
Terry W. Gibbons aka Terry Wright Gibbons, 2021 MRT 5 18 2021 18, Fort Worth, TX 76107  
(Cert. # 9489009000276445547106);  
Terry W. Gibbons aka Terry Wright Gibbons, 3836 Collinwood Avenue, Fort Worth, TX 76103  
(Cert. # 9489009000276445547113)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **A. ALEXANDER**

Date/Time **03/15/2023**

### INSPECTION INFORMATION

Address **313 Clairemont Ave** Number of Stories **1**  
Legal Description: Block **6** Lot **7** Case No. **21-607534** Tax Acct No. **03197107**  
☐ Exterior Only ☒ Interior & Exterior

### CATEGORY

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

### OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire damage throughout structure
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	front portion damaged/smoke damage
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	studs charred/ walls fire damage/holes
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire damage
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	structure shifted off foundation
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	unstable and buckled floors
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire damage
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire damage electrical system
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 of trash & debris

### STATUS

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

### STRUCTURE USE

- ☒ Single Family  
☐ Two Family  
☐ Commercial  
☐ Accessory

### FOUNDATION

- ☐ Poured Concrete  
☐ Stem Wall  
☒ Pier & Beam

### EXTERIOR

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

### ADDITIONAL OBSERVATIONS

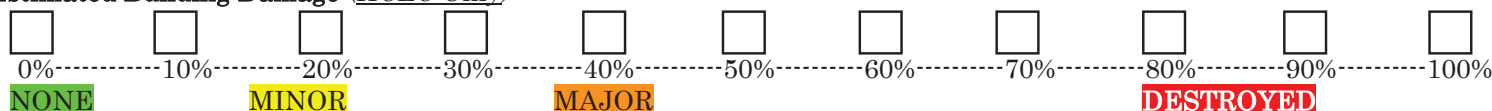
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

### PERMITS REQUIRED\*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

### Estimated Building Damage (HCLC Only)



### CODE COMPLIANCE DEPARTMENT

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

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

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



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

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**HS-23-73**                      **Property Address:** 5909 Locke Avenue (Accessory Structure Only)

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

**Legal Description:**        Lots 5 and 6, Block 29, CHAMBERLIN ARLINGTON ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 71, Deed Records of Tarrant County, Texas

**SKEY No.** 00469033    **Reference No(s).** 22-628635

**Owner(s) per Deed:**        Era Radosta Smith---D179011309

**Owner(s) per TAD:**        Era Radosta Smith

**Mailing Address:**            5909 Locke Avenue, Fort Worth, TX 76107

**Agenda Category:**        New Case – Residential                      **Code Compliance Officer:** William Lowry

**Council District No.**        3

**CASE BACKGROUND:**

- Case Originated: **August 29, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **8/30/2022, 1/10/2023, 3/9/2023, and 3/15/2023.**
- No active permits on file.
- Structure is **vacant and open.**
- Inspection was conducted on **March 9, 2023 with the owner, Era Radosta Smith present.**
- Current owner's deed was recorded on **February 20, 1979.**
- Notice to appear at today's hearing was mailed and posted on the property on **March 15, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
  - Large holes in the roof
  - Large holes in the exterior walls
  - Exterior walls are out of plumb
  - Wood framing is rotted
  - Unable to enter the structure due to accumulation of miscellaneous 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:** \_\_\_\_\_

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

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

---

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

Era Radosta Smith, 5909 Locke Avenue, Fort Worth, TX 76107-5023 (Cert. # 9489009000276445530993)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer William Lowry Date/Time 03/09/2023 10:00AM

### INSPECTION INFORMATION

Address 5909 Locke Ave, Fort Worth, 76107, aka Chamberlain Arlington Heights Number of Stories 1  
Legal Description: Block 29 Lot 5&6 Case No. 22-628635 Tax Acct No. 00469033  
☐ 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"/>	Buckling twisted walls with holes and missing siding.
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rotted and water damaged framing-support beams.
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large holes in the roof.
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water damaged ceiling tiles.
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"/>	Door frame twisted from failing walls.
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water damaged: building materials and furniture that can harbor health vectors and biological matter.

### STATUS

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

### STRUCTURE USE

☐ Single Family  
☐ Two Family  
☐ Commercial  
☒ Accessory

### FOUNDATION

☒ Poured Concrete  
☐ Stem Wall  
☐ Pier & Beam

### EXTERIOR

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

### ADDITIONAL OBSERVATIONS

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

### PERMITS REQUIRED\*

☒ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

### Estimated Building Damage (HCLC Only)

☐ 0% ☐ 10% ☐ 20% ☐ 30% ☐ 40% ☐ 50% ☐ 60% ☐ 70% ☐ 80% ☐ 90% ☐ 100%  
**NONE** **MINOR** **MAJOR** **DESTROYED**

### CODE COMPLIANCE DEPARTMENT

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

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

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

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

---

**HS-23-74**                      **Property Address:** 2319 Roosevelt Avenue (Accessory Structure Only)

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

**Legal Description:**        LOT 9 BLOCK 31, ROSEN HEIGHTS ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 56, PLAT RECORDS, TARRANT COUNTY, TEXAS

**SKEY No.** 02527251    **Reference No(s).** 22-614357

**Owner(s) per Deed:**        Sergio Castorena and wife, Gregoria Castorena---D192134618

**Owner(s) per TAD:**        Sergio Castorena and Gregoria Castorena

**Mailing Address:**            2319 Roosevelt Avenue, Fort Worth, TX 76164-7749

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

**Council District No.**        2

**CASE BACKGROUND:**

- Case Originated: **February 16, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **2/16/2022, 4/26/2022, and 2/8/2023.**
- No active permits on file **as of March 17, 2023.**
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **March 16, 2023 without the owner present.**
- Current owner's deed was recorded on **July 13, 1992.**
- Notice to appear at today's hearing was mailed and posted on the property on **March 15, 2023.**
  - This structure is currently in a substandard and hazardous condition due to:
    - Rotted and exposed floor joist
    - Deteriorated rafter tails
    - Water damaged ceiling due to interior leaks
    - Missing and deteriorated siding exposing
    - Rotted wall framing
    - Broken windows with glass shards remaining
    - Rotted wood on the door and window framing
    - Accumulation of 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:** \_\_\_\_\_

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

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

---

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

Sergio Castorena and wife, Gregoria Castorena, 2319 Roosevelt Avenue, Fort Worth, TX 76164-7749  
(Cert. # 9489009000276445547359);  
Sergio Castorena and wife, Gregoria Castorena, 3310 Roosevelt Avenue, Fort Worth, TX 76106  
(Cert. # 9489009000276445547366);  
Sergio Castorena and wife, Gregoria Castorena, 1620 Belmont Avenue, Fort Worth, TX 76164  
(Cert. # 9489009000276445547373);  
Jessica Castorena, 3310 Roosevelt Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276445547380);  
Lienholders: Propel Financial Services, LLC, PO Box 100350, San Antonio, TX 78201  
(Cert. # 9489009000276445547397);  
Propel Financial Services, LLC c/o Hunter-Kelsey of Texas LLC dba Propel Tax, 211 East 7<sup>th</sup> Street, Suite 620,  
Austin, TX 78701-3218 (Cert. # 9489009000276445547403);  
Propel Financial Services, LLC c/o Kohm & Associates, PC, 112 East Pecan, Suite 2810, San Antonio, TX  
78205 (Cert. # 948900900027645547410);  
Office of the Attorney General, 6100 Western Place, Suite 405, Fort Worth, TX 76107  
(Cert. # 948900900027645547427);  
Rosa Cabrera, 705 South Center Street, Apt 14, Arlington, TX 76010 (Cert. # 9489009000276445547434);  
Hao Wei Hsu, 7336 Dogwood Park Drive, Suite A, Richland Hills, TX 76118 (Cert. # 9489009000276445547441);  
Hao Wei Hsu, 2110 Wimbledon Drive, Arlington, TX 76017-2767 (Cert. # 9489009000276445547458)

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

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



CODE COMPLIANCE

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **Scott Castillo**

Date/Time **03/16/2023 1:35 PM**

### INSPECTION INFORMATION

Address **2319 ROOSEVELT AVE**

Number of Stories **1**

Legal Description: Block **31** Lot **9** Case No. **22-614357** Tax Acct No. **02527251**

☐ 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, missing wood, holes
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated, broken sheet rock
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated, leaking, rafter tails missing
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Biological matter
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken, missing, holes
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	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.

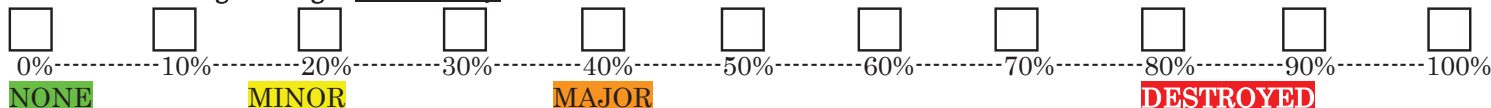
Observed biological matter above the ceiling due to a leak on the roof. In addition, rotted wood on the siding, broken window, rotted wood on the door and window framing, floors covered in household debris.

### 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: MARCH 27, 2023**

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**HS-23-75**                      **Property Address:** 1410 West Felix Street (Accessory Structure Only)

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

**Legal Description:**        Lot L-R, Block 26, HUBBARD HIGHLANDS, an Addition to the City of Fort Worth, Tarrant County, Texas, as per plat recorded in Volume 388-Q, page 63 of the Plat Records of Tarrant County, Texas

**SKEY No.** 01369318    **Reference No(s).** 19-534257

**Owner(s) per Deed:**        Joan Christian---D164033254

**Owner(s) per TAD:**        Joan Christian

**Mailing Address:**            1410 West Felix Street, Fort Worth, TX 76115-2212

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

**Council District No.**        9

**CASE BACKGROUND:**

- Case Originated: **August 25, 2020.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **8/26/2020, 10/6/2020, and 2/15/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **March 7, 2023 with Officer Turner-Mims and the owner, Joan Christian present.**
- Current owner's deed was recorded **May 20, 1964.**
- Notice to appear at today's hearing was mailed and posted on the property on **March 15, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
  - Inadequate support due to missing and damaged siding
  - Structural framing is exposed to the elements
  - Plywood on roof is deteriorated and missing
  - Some ceiling joists are damaged
  - Accumulation of discarded items, trash, and debris
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

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

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

Joan Christian, 1410 West Felix Street, Fort Worth, TX 76115-2212 (Cert. # 9489009000276445530634);

Joan Christian aka Joan Christian Windom, 1410 West Felix Street, Unit 2/2000, Fort Worth, TX 76115

(Cert. # 9489009000276445530641);

Joan Christian aka Joan Christian Windom, 7730 WD Ct., Lipan, TX 76462 (Cert. # 9489009000276445530658)

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

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



CODE COMPLIANCE

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **March 7, 2023**

### INSPECTION INFORMATION

Address **1410 W Felix St**

Number of Stories

Legal Description: Block **26** Lot **LR** Case No. **19-534257** Tax Acct No. **01369318**

☐ Exterior Only

☒ Interior & Exterior

### CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

### OBSERVED DEFICIENCIES

MINOR MODERATE SEVERE

COMMENTS

Fire Damage

☐☐☐

Exterior Walls

☐☐☒

Missing ,buckled and warped boards

Interior Walls

☐☐☐

Roof

☐☐☒

partially missing and deteriorating

Ceilings

☐☐☐

Foundation

☐☐☐

Floor

☐☐☐

Doors/Windows

☐☐☐

Electrical

☐☐☐

Plumbing

☐☐☐

Gas

☐☐☐

Health Hazards

☐☐☒

Accumulation of discarded items, leaves, etc.

### 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.

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

---

**HS-23-76**                      **Property Address:** 1700 South Hughes Avenue (Primary Structure)

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

**Legal Description:**        Lot H of a revision of Lots 7 and 8, Block 4, College Heights Addition, First Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat of same recorded in Volume 388-F, Page 503, Plat Records of Tarrant County, Texas

**SKEY No.** 00561363    **Reference No(s).** 23-640212

**Owner(s) per Deed:**        Vincent Harris---D221295371

**Owner(s) per TAD:**        Vincent Harris

**Mailing Address:**            4505 Georgiana Lane, Mansfield, TX 76063

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

**Council District No.**        5

**CASE BACKGROUND:**

- Case Originated: **January 4, 2023.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **1/5/2023 and 2/13/2023.**
- No active permits on file.
- Structure is **vacant and open.**
- Inspection was conducted on **March 4, 2023 without the owner present.**
- Current owner's deed was recorded **October 8, 2021.**
- Notice to appear at today's hearing was mailed and posted on the property on **March 15, 2023.**
- This structure is currently in a substandard and hazardous condition due to
  - Missing interior/exterior walls
  - Missing roof, ceiling joist, and rafters
  - Remaining framing is water damaged and exposed to the elements
  - Floor of structure unstable due to damage and deterioration
  - Inadequate support due to unfinished structure
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

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

---

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

Vincent Harris, 4505 Georgiana Lane, Mansfield, TX 76063 (Cert. # 9489009000276445530856);  
Vincent Harris, 4595 Mercurio Street, San Diego, CA 92130 (Cert. # 9489009000276445530863);  
Vincent Harris, 3617 Falcon Drive, Forest Hill, TX 76119 (Cert. # 9489009000276445530870);  
Vincent Harris, 8230 Meadow Road, Apt 1115, Dallas, TX 75231 (Cert. # 9489009000276445530887);  
Vincent Harris, 5694 Mission Center Road, Suite 602-121, San Diego, CA 92108 (Cert. # 9489009000276445530894);  
Vincent Harris, 9600 Golf Lakes Trail, Apt 1110, Dallas, TX 75231 (Cert. # 9489009000276445530900);  
Lienholder: SCF Jake, LP; Tehillim Properties, LLC, 1039 Interstate I35 #306, Carrollton, TX 75006  
(Cert. # 9489009000276445530917);  
SCF Jake, LP; Tehillim Properties, LLC, 7411 Bearden Falls Lane, Humble, TX 77693  
(Cert. # 9489009000276445530924);  
SCF Jake, LP; Tehillim Properties, LLC c/o Trusee/Agent-Matt L. Janner, 1039 Interstate I35 #306,  
Carrollton, TX 75006 (Cert. # 9489009000276445530931);  
SCF Jake, LP; Tehillim Properties, LLC c/o Trusee/Agent-Matt L. Janner, 2422 Inwood Drive, Houston,  
TX 77019 (Cert. # 9489009000276445530948);  
SCF Jake, LP; Tehillim Properties, LLC c/o Trusee/Agent-Matt L. Janner, 7911 NE 12<sup>th</sup>, Apt 49, Vancouver,  
WA 98664 (Cert. # 9489009000276445530955);  
SCF Jake, LP; Tehillim Properties, LLC c/o Trusee/Agent-Matt L. Janner, 1302 Waugh Drive #831, Houston,  
TX 77019 (Cert. # 9489009000276445530962);  
SCF Jake, LP; Tehillim Properties, LLC c/o Tehillim Properties, LLC, 1039 Interstate I35 #306, Carrollton,  
TX 75006 (Cert. # 9489009000276445530979)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **March 7, 2023**

### INSPECTION INFORMATION

Address **1700 S Hughes Ave.** Number of Stories **1**  
 Legal Description: Block **4** Lot **H** Case No. **23-640212** Tax Acct No. **00561363**  
☐ Exterior Only ☒ Interior & Exterior

### CATEGORY

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

### OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing walls and studs
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing decking, shingles, collar beams and rafters
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing ceiling joists and rafters
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate support due to unfinished structure
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing subfloor floor joist
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing windows
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### STATUS

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

### STRUCTURE USE

- ☒ Single Family  
☐ Two Family  
☐ Commercial  
☐ Accessory

### FOUNDATION

- ☒ Poured Concrete  
☐ Stem Wall  
☐ Pier & Beam

### EXTERIOR

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

### ADDITIONAL OBSERVATIONS

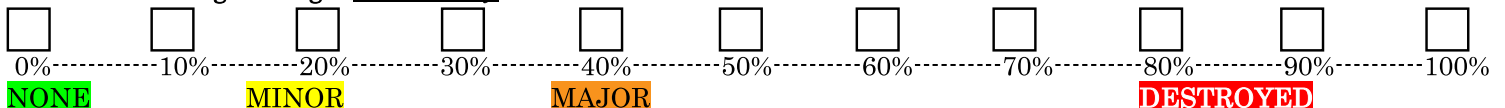
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

### PERMITS REQUIRED\*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

### Estimated Building Damage (HCLC Only)



### CODE COMPLIANCE DEPARTMENT

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

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

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



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

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**HS-23-77**                      **Property Address:** 2349 Carruthers Drive (Primary Structure)

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

**Legal Description:**        Being Lot Thirteen (13) in Block Fifteen (15) of CARVER HEIGHTS, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 96, Deed and Plat Records, Tarrant County, Texas

**SKEY No.** 00442739    **Reference No(s).** 22-619303

**Owner(s) per Deed:**        Keith Tull---D222044124

**Owner(s) per TAD:**        Keith Lee Tull

**Mailing Address:**            2118 Lexington Drive, Mansfield, TX 76063

**Agenda Category:**        New Case – Residential                      **Code Compliance Officer:** Robert Webster

**Council District No.**        5

**CASE BACKGROUND:**

**WITHDRAW---NOT SUBSTANDARD & HAZARDOUS**

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

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

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

---

**ACP-23-46**                      **Property Address:** 6405 Ava Court Drive

**Legal Description:**        LOT 2, BLOCK 20, OF CARVER HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 388-6, PAGE 96, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Also known as: 6405 Ava Court Dr, Fort Worth, Texas 76112 also known by: Tarrant Appraisal District. #00443859

**SKEY No.** 00443859    **Reference No(s).** 22-617918

**Owner(s) per Deed:**        Lorenthia Clayton---D220180764---July 28, 2020

**Owner(s) per TAD:**        Lorenthia Clayton

**Mailing Address:**           6405 Ava Court Drive, Fort Worth, TX 76112

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

**Council District No.**        5

**EVIDENTIARY REPORT:**

This violation was identified on **April 5, 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 **seventeen (17)** 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 **fourteen (14)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 30, 2023** and expired on **February 9, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **March 15, 2023**. The last inspection was performed on **March 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 **\$2,250.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that there has been some measurable progress since the nuisance abatement order was posted on January 30, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since August 4, 2021.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **February 9, 2023**  
Number of days since NAO expired: **45**

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

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

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

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

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

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

---

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

Lorenthia Clayton, 6405 Ava Court Drive, Fort Worth, TX 76112 (Cert. # 9489009000276445547465);  
Lorenthia Clayton, 3521 Tertulia Avenue, Las Vegas, NV 89081 (Cert. # 9489009000276445547472);  
Lorenthia Clayton, 6845 Painted Morning Avenue, Las Vegas, NV 89142 (Cert. # 9489009000276445547489)

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

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

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

---

**ACP-23-78**                      **Property Address:** 4324 East Rosedale Street

**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---September 7, 1995

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

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

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

**Council District No.**      5

**EVIDENTIARY REPORT:**

This violation was identified on **September 29, 2021**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **twenty three (23)** inspections by multiple officers since the inception of this case. **Three (3)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **twelve (12)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 30, 2023** and expired on **February 9, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **March 15, 2023**. The last inspection was performed on **March 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 the amount of the civil penalty requested is that the owner is deceased. Little progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on January 30, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since April 5, 2021.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **February 9, 2023**

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

Number of days since NAO expired: **45**

**\$0.00 per day x 45 days = \$0.00**

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

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

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

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

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

Mary Plunkett aka Mrs. Mary Mitchell, 4324 East Rosedale Street, Fort Worth, TX 76105  
(Cert. # 9489009000276445547496);  
Mary Plunkett aka Mrs. Mary Mitchell aka Mary Ingenia Plunkett aka Mary Eugene Mitchell Estate  
4324 East Rosedale Street, Fort Worth, TX 76105 (Cert. # 9489009000276445547502);  
Georginia Phillips and Calvin Mitchell, 537 Carolina Avenue, Norfolk, VA 23508 (Cert. # 9489009000276445547199);  
Georginia Phillips, 537 Carolina Avenue, Norfolk, VA 23508 (Cert. # 9489009000276445547212);  
Calvin Mitchell, 537 Carolina Avenue, Norfolk, VA 23508 (Cert. # 9489009000276445547205);  
David Lee Mitchell, 4324 East Rosedale Street, Fort Worth, TX 76105 (Cert. # 9489009000276445547229)

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

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

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

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**ACP-23-80**                      **Property Address:** 3800 Wren Avenue

**Legal Description:**      Lot No. 1, Block No. 49, of WEDGWOOD ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in the Deed Records of Tarrant County, Texas

**KEY No.** 03337332      **Reference No(s).** 22-638946

**Owner(s) per Deed:**      Robert D. Waddell and wife, Edna T. Waddell---D164019692---March 26, 1964

**Owner(s) per TAD:**      Edna Waddell

**Mailing Address:**        3800 Wren Avenue, Fort Worth, TX 76133

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

**Council District No.**      6

**EVIDENTIARY REPORT:**

**WITHDRAW---NUISANCE ABATED**

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

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

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

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**ACP-23-81**                      **Property Address:** 6409 Craig Street

**Legal Description:**      LOT 14, BLOCK 2, OAK LAWN AN ADDITION IN THE TOWN OF HANDLEY (NOW IS THE CITY OF FORT WORTH), TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 661, PAGE 542, OF THE DEED RECORDS, TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4413, PAGE 837, AND VOLUME 7394, PAGE 2212 OF THE DEED RECORDS, TARRANT COUNTY, TEXAS

**SKEY No.** 42931442      **Reference No(s).** 23-642675

**Owner(s) per Deed:**      Wango, LLC---D222089245---April 6, 2022

**Owner(s) per TAD:**      Wango, LLC

**Mailing Address:**              6245 Rufe Snow Drive #529, Fort Worth, TX 76148

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

**Council District No.**      5

**EVIDENTIARY REPORT:**

**WITHDRAW---NEW OWNER**

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

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

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

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**ACP-23-82**                      **Property Address:** 1701 East Jessamine Street

**Legal Description:**      lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being described as follows, to-wit: Lots 23 and 24, Block 12, BELMONT ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 309, Page 50, Deed Records of Tarrant County, Texas

**SKEY No.** 04639243      **Reference No(s).** 21-605219

**Owner(s) per Deed:**      Clemon Jones and wife, Bobbie Lee Jones---D181336624---September 4, 1981

**Owner(s) per TAD:**      Clemon Jones and Bobbie Jones

**Mailing Address:**              1701 East Jessamine Street, 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 **August 5, 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 **eleven (11)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **two (2)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 30, 2023** and expired on **February 9, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **March 15, 2023**. The last inspection was performed on **March 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 **\$4,500.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on January 30, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since December 28, 1993.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **February 9, 2023**

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

Number of days since NAO expired: **45**

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

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

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

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



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

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

Clemon Jones and eife, Bobbie Lee Jones, 1701 East Jessamine Street, Fort Worth, TX 76104  
(Cert. # 9489009000276445547144);  
Clemon Jones Estate, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276445547151);  
Clemon Jones Estate, 510 Falls Street, Marlin, TX 76661 (Cert. # 9489009000276445547168);  
Bobbie Lee Jones, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276445547175);  
Bobby Lee Jones, 510 Falls Street, Marlin, TX 76661 (Cert. # 9489009000276445547182);  
La Quanta Williams, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276445531006)

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

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

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

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**ACP-23-83**                      **Property Address:** 3144 Livingston Avenue

**Legal Description:**      Lot 13, Block 2, BYERS & MCCART ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 27, Deed Records of Tarrant County, Texas

**SKEY No.** 00390720      **Reference No(s).** 20-543292

**Owner(s) per Deed:**      Alicia Sanchez Day---D192172901---September 8, 1992

**Owner(s) per TAD:**      Alicia Sanchez Day

**Mailing Address:**        3144 Livingston Avenue, Fort Worth, TX 76110-3732

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

**Council District No.**      9

**EVIDENTIARY REPORT:**

**WITHDRAW---NUISANCE ABATED**

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

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

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

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**ACP-23-84**                      **Property Address:** 3414 Bideker Avenue

**Legal Description:**      Lot 4, Block 22 Englewood Heights Addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 310, Page 67, C.R.T.C.T.

**SKEY No.** 00867764      **Reference No(s).** 22-617647

**Owner(s) per Deed:**      Jim E. Kennard---D211034243---February 11, 2011

**Owner(s) per TAD:**      Jim E. Kennard

**Mailing Address:**        3410 Bideker Avenue, Fort Worth, TX 76105-4048

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

**Council District No.**      5

**EVIDENTIARY REPORT:**

This violation was identified on **April 1, 2022**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **twelve (12)** inspections by multiple officers since the inception of this case. **No** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **nine (9)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 30, 2023** and expired on **February 9, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **March 15, 2023**. The last inspection was performed on **March 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 **\$4,500.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on January 30, 2023. The property contains a health hazard of items that can harbor vectors. This address is a vacant lot and has never had trash service.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **February 9, 2023**  
Number of days since NAO expired: **45**

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

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

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

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

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

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

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

Jim E. Kennard, 3410 Bideker Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276445530665);  
Jim E. Kennard aka Jim Earl Kennard, 3410 Bideker Avenue, Fort Worth, TX 76105  
(Cert. # 9489009000276445530672);  
Jim E. Kennard aka Jim Earl Kennard, 3418 Bideker Avenue, Fort Worth, TX 76105  
(Cert. # 9489009000276445530689)

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

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

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

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**ACP-23-85**                      **Property Address:** 3418 Bideker Avenue

**Legal Description:**      Lot 5, Block 22 Englewood Heights 2<sup>nd</sup> Filing Addition, an addition to the City of Fort Worth, Tarrant County, Texas

**SKEY No.** 00867772      **Reference No(s).** 22-623472

**Owner(s) per Deed:**      Jim E. Kennard---D194064288---March 16, 1994

**Owner(s) per TAD:**      Jim E. Kennard

**Mailing Address:**        3410 Bideker Avenue, Fort Worth, TX 76105-4048

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

**Council District No.**      5

**EVIDENTIARY REPORT:**

This violation was identified on **April 21, 2022**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **twelve (12)** inspections by multiple officers since the inception of this case. **No** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **nine (9)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 30, 2023** and expired on **February 9, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **March 15, 2023**. The last inspection was performed on **March 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 **\$4,500.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on January 30, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since June 19, 2002.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **February 9, 2023**  
Number of days since NAO expired: **45**

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

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

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

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

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

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

---

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

Jim E. Kennard, 3410 Bideker Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276445530696);  
Jim E. Kennard aka Jim Earl Kennard, 3410 Bideker Avenue, Fort Worth, TX 76105  
(Cert. # 9489009000276445530702);  
Jim E. Kennard aka Jim Earl Kennard, 3418 Bideker Avenue, Fort Worth, TX 76105  
(Cert. # 9489009000276445530719)

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

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

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

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

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

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

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

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

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

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

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

**Council District No.**        5

**CASE BACKGROUND:**

- Case Originated: **July 15, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **7/25/2022 and 12/2/2022.**
- **No active permits** on file.
- Structure is vacant and secure.
- The owner was not present at the **January 23, 2023** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owner had until **February 22, 2023** to comply with the Order.
- The owner requested an amendment on **February 17, 2023.**
- The owner requested in writing an additional **thirty (30) days** to repair or demolish the structure.
- A notice to appear at today's hearing was posted and mailed on **March 15, 2023.**
- **At this time, minimum progress has been made on repairing or demolishing the structure.**

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

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

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

---

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

Cornelio Galindo Hernandez and wife, Carolina Hernandez, 2217 Christine Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276445547236);  
Cornelio Galindo Hernandez, 2217 Christine Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276445547243);  
Carolina Hernandez aka Carolina Castro Mendez, 207 Dixie Drive, Eldorado, TX 76936  
(Cert. # 9489009000276445547250);  
Carolina Hernandez aka Carolina Castro Mendez, PO Box 137, Eldorado, TX 76936  
(Cert. # 9489009000276445547267);  
Michelle Weingart, 5500 Canyon Road, Apt 134, Benbrook, TX 76126 (Cert. # 9489009000276445547274)

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

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





FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

HS-23-41 (PHS)

Date: 2-17-23

BSC Case No. 94800900027644753049

Date of Order: 1/23/23

Final Day to Comply with Order: 2/22/23

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

Address of Property: 2217 Christine Ave, Fort Worth, TX 76105

Owner / Lienholder / Mortgagee Name: Cornelio Hernandez

Owner / Lienholder / Mortgagee Phone Number: (817) 346-3030

Owner / Lienholder / Mortgagee Mailing Address: 5801 Bryant Irvin  
Fort Worth, TX 76132

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

30 days

Justification for Request: I am in a nursing home and  
it took awhile to find someone

Cornelio Hernandez  
Signature

2-17-23  
Date

Cornelio Hernandez  
Printed Name

5801 Bryant Irvin, Fort  
Worth, TX  
76132  
Address (including City/State/Zip)

817 346 3030  
Telephone Number

\_\_\_\_\_  
E-Mail Address

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

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

ID  
Verified

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubbins

RECEIVED DATE: 2/17/23

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

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK



ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

January 23, 2023

Cornelio Galindo Hernandez and wife, Carolina Hernandez  
(Cert. # 9489009000276447530455)  
2217 Christine Avenue  
Fort Worth, TX 76105

RE: 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, HS-23-41, Reference #21-600043, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **January 23, 2023** 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 February 22, 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 February 22, 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: Cornelio Galindo Hernandez, 2217 Christine Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276447530462); Carolina Hernandez aka Carolina Castro Mendez, 207 Dixie Drive, Eldorado, TX 76936 (Cert. # 9489009000276447530479); Carolina Hernandez aka Carolina Castro Mendez, PO Box 137, Eldorado, TX 76936 (Cert. # 9489009000276447530486); Michelle Weingart, 5500 Canyon Road, Apt 134, Benbrook, TX 76126 (Cert. # 9489009000276447530493)

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
CAUSE NO. HS-23-41**

**WHEREAS** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **January 23, 2023** regarding the structure present on **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 and more commonly known as **2217 Christine Avenue (Accessory Structure) ("Affected Property")** in Fort Worth, Texas; and

**WHEREAS** the Tarrant County Deed Records indicate that **Cornelio Galindo Hernandez and wife, Carolina Hernandez** are the recorded owners ("Owners") of the Affected Property; and

**WHEREAS** notice of the public hearing was mailed to the Owners **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 Owners 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 Owners to complete the work;

**NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS** that the Owners repair or demolish the structure and remove the debris described as **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** and more commonly known as **2217 Christine Avenue (Accessory Structure) ("Affected Property")** in Fort Worth, Texas in conformance to the codes of the City within **thirty (30) days** of the effective date of this Order. Owners 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 Owners have until February 22, 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 Owners 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 **February 22, 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 OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the Owners fail 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 Owners' lawful homestead in which case the Civil Penalty is up to \$10.00 per day per violation.

SIGNED this the 30th day of January, 2023.

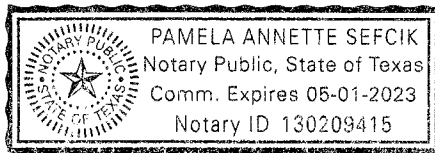


Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

This instrument was acknowledged before me on this the 30th day of January, 2023 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: MARCH 27, 2023**

---

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

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

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

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

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

**Owner(s) per TAD:**      ARC CafeHld001, LLC

**Mailing Address:**        106 York Road, Jenkintown, PA 19046

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

**Council District No.**    5

**CASE BACKGROUND:**

- Case Originated: **November 19, 2021.**
- This case was initiated by: **Officer Molina).**
- Notices: **11/19/2021, 1/24/2022, and 12/16/2022.**
- **No active permits** on file **as of March 17, 2023.**
- Structure is **vacant and secure.**
- The owner was not present at the **January 23, 2023** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owner had until **February 22, 2023** to comply with the Order.
- The owner requested an amendment on **February 21, 2023.**
- The owner requested in writing an additional **one hundred eighty (180) days** to repair or demolish the structure.
- A notice to appear at today's hearing was posted and mailed on **March 15, 2023.**
- **At this time, no progress has been made to repair or demolish the structure.**

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

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

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

---

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

ARC CafeHld001, LLC, 106 York Road, Jenkintown, PA 19046 (Cert. # 9489009000276445547281);  
ARC CafeHld001, LLC, 1717 Elm Hill Pike, Ste A-1, Nashville, TN 37210 (Cert. # 9489009000276445547298);  
ARC CafeHld001, LLC, 2325 Camelback Road, 9<sup>th</sup> Floor, Phoenix, AZ 85016 (Cert. # 9489009000276445547304);  
ARC CafeHld001, LLC c/o American Realty Capital Operating Partnership Attn: Akomea Poku-Kankum,  
106 York Road, Jenkintown, PA 19046 (Cert. # 9489009000276445547311);  
ARC CafeHld001, LLC c/o Registered Agent-Corporation Service Company D/B/A Lawyers Inco., 211 E 7<sup>th</sup>  
Street, Suite 620, Austin TX 78701, (Cert. # 9489009000276445547328);  
ARC CafeHld001, LLC c/o VEREIT Operating Partnership Attn: Vereit, Inc., 2325 Camelback Road,  
9<sup>th</sup> Floor, Phoenix, AZ 85016 (Cert. # 9489009000276445547335);  
ARC CafeHld001, LLC c/o VEREIT Operating Partnership Attn: Daniel T. Haug, 2325 Camelback Road,  
9<sup>th</sup> Floor, Phoenix, AZ 85016 (Cert. # 9489009000276445547342);  
ARC CafeHld001, LLC c/o Realty Income Corporation Attn: Manager-Christine Gilbert, 2325 Camelback  
Road, 9<sup>th</sup> Floor, Phoenix, AZ 85016 (Cert. # 9489009000276446096306);  
ARC CafeHld001, LLC c/o Nicole Miller, 11995 El Camino Rey, San Diego, CA 92130  
(Cert. # 9489009000276446096313);  
Lienholder: Wells Fargo Foothill, LLC, 2450 Colorado Avenue, Suite 3000 West, Santa Monica, CA 90404  
(Cert. # 9489009000276446096320);  
Wells Fargo Foothill, LLC c/o First American Title Insurance Company, 355 South Hope Street, Suite 1950,  
Los Angeles, CA 90071 (Cert. # 9489009000276446096337)

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

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



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

Date: February 21, 2023 BSC Case No. HS-23-43 / Reference 21-607668

Date of Order: January 23, 2023 Final Day to Comply with Order: February 22, 2023

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

Address of Property: 1050 North Beach Street, Fort Worth, Tarrant County, TX 79107

Owner / Lienholder / Mortgagee Name: ARC CAFEHLD001, LLC

Owner / Lienholder / Mortgagee Phone Number: (858) 284-5163

Owner / Lienholder / Mortgagee Mailing Address: 11995 El Camino Real, San Diego, CA 92130

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: One hundred eighty (180) days. Detailed action plan of work to be submitted prior to the hearing.

Justification for Request: The property is currently expected to be sold to LK POP DFW, LLC. The Buyer intends to demolish the building following its purchase of the Property. Additional time is needed due to the pending sale, coordination between the parties, and to obtain final quotes and any necessary permits.

See Attached  
Signature

February 21, 2023  
Date

ARC CAFEHLD001, LLC  
Printed Name

11995 El Camino Real, San Diego, CA 92130  
Address (including City/State/Zip)

(858) 284-5163  
Telephone Number

nmiller@realtyincome.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 ID Verified  
FAX: 817-392-2249**

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

**FOR OFFICE USE ONLY**

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 2/21/2023

OWNER

ARC CAFEHLD001, LLC, a Delaware  
limited liability company

By: VEREIT Operating Partnership, L.P.,  
a Delaware limited partnership, its  
sole member

By: 

Name: Daniel Haug

Title: SVP, Associate General Counsel

*[Signature page to Request for Amendment]*



ARC CAFEHLD001, LLC  
11995 El Camino Real  
San Diego, CA 92130

March 21, 2023

**VIA ELECTRONIC MAIL**

[Annette.Stubenbordt@fortworthtexas.gov](mailto:Annette.Stubenbordt@fortworthtexas.gov)

Fort Worth Building Standards Commission  
Attn: Executive Secretary  
818 Missouri Avenue  
Fort Worth, TX 76104

**Re: BSC Case No. HS-23-43/Reference 21-607668**  
**1050 N. Beach Street ("Property")**  
**ARC CAFEHLD001, LLC ("Owner")**

**SUPPLEMENT TO REQUEST FOR AMENDMENT**

Members of the Commission:

On January 23, 2023, the Building Standards Commission issued an Order ("**Order**") that required Owner to demolish or repair the structure located on the Property. Pursuant to the Order, Owner was provided the option to file an amendment to request additional time to comply with the Order.

Enclosed for reference is a copy of the Request for Amendment ("**Request**") that was submitted on February 21, 2023 with respect to Owner's request for additional time to comply with the Order. In the Request, Owner indicated that the Property was expected be sold to LK POP DFW, LLC ("**Buyer**"). Since the submission of the Request, the parties have executed a purchase and sale contract for the Property and could potentially close on the sale as early as April 2023; however Buyer has multiple options to extend its feasibility period under the contract which could push closing to August 2023. Buyer is aware of the condition of the Property and the Order that was issued to Owner to demolish or repair and has expressed its willingness to fully comply with the Order upon completion of the sale.

Fort Worth Building Standards Commission  
Attn: Executive Secretary  
March 21, 2023  
Page 2

To support the Request for additional time and to evidence Buyer's willingness to cooperate, attached is demolition bid from Buyer's contractor, Marvel Construction along with an email from the contractor with a timeline to complete the demolition process.

In light of the pending sale of the Property, the parties' interest in fully complying with the Order, and Owner's continued efforts to maintain and keep the Property secure, Owner respectfully requests an extension of time of one hundred eighty (180) days to comply with the Order which will allow time for the pending sale to close and Buyer to assume the responsibility of complying with the Order. Thank you for your time and consideration with this matter.

Sincerely,

ARC CAFEHLD001, LLC,  
a Delaware limited liability company

By: Realty Income Corporation, its manager

By: \_\_\_\_\_

Name: Nicole Miller

Title: Senior Legal Counsel





Marvel Construction  
705 Twin Oaks Ct.  
Burleson, TX  
76028, US  
9729217693

Prepared By:  
Danny Johnson  
9729217693  
danny@marvelcg.com

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Project: Popeye's Beach St. FWT - Demo and Site

### Scope of Work

**\*\*\*This is the cost just for the demo and removal of the building. No foundations or paving is included in this price. If foundation is needed there is a number for that down in the excluded items.\*\*\***

#### General Conditions

	Unit Cost	Total Cost
01 General Requirements-100 Supervision .	\$ 670.00	\$ 670.00
01 General Requirements-160 Insurance .	\$ 220.00	\$ 220.00

#### Site Work

	Unit Cost	Total Cost
02 Site Work-050 Site Demo .	\$ 14,564.00	\$ 14,564.00

#### Included(+)

1. Obtain demolition permit(s) and pay fees, as required by the City of Fort Worth
2. Demolition and proper disposal of former restaurant excluding foundations, foundation walls and footings
3. Removal and proper disposal of attached brick retaining wall along with bollards
4. Final site clean of disturbed area
5. Equipment operators will make their best effort to prevent damage to foundation and concrete pavement scheduled to remain during demolition activities; however, Garrett Demolition will not be responsible for any damage that may occur during demolition activities.
6. Bid includes the removal of the asbestos materials found in the parapet walls, as outlined in the Asbestos report

#### Excluded(-)



**Excluded(-)**

- 1. No Excavating or hauling of contaminated spoils
- 2. TDSHS Filling Fees (will be billed directly to owner by TDSHS)
- 3. Installation of erosion control devices of any form
- 4. Repair or maintenance of erosion control devices after demobilization
- 5. Disconnection, relocation, capping or LO/TO of utilities
- 6. Removal of foundation or associated pavement, unless alternate adds are accepted
- 7. If Foundation is needed to be removed please add an additional \$7,598.00 to the total
- 8. Pumping of grease trap contents
- 9. Site security fence
- 10. Traffic control, plans or barricades
- 11. It is the owner's responsibility to ensure that active service accounts with all service providers are closed and rendered inactive.  
You may request that service lines and meters be removed through your service provider or call Atmos and Oncor directly once all accounts are inactive. You will still use the same verbiage below if you request the retirement of services through your service provider. If Oncor and Atmos are not your distribution companies, please call the distribution company for your area.

**Notes**

**\*\*\*If foundation demo is required please add an additional \$7,598 to the total cost of this estimate.\*\*\***

**\*\*\* No Remediation is needed on this project. The parapet will be segregated from the regular C&D and disposed of properly at an approved landfill.\*\*\***

**Summary**

Subtotal	\$ 15,454.00
Profit	\$ 1,346.20

**\$ 16,800**

Accepted By

Date

.....

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**From:** Felix Zamikovsky <[felixz@csmgroup.org](mailto:felixz@csmgroup.org)>  
**Sent:** Friday, March 3, 2023 12:37 PM  
**To:** Catherine Tiffany <[ctiffany@realtyincome.com](mailto:ctiffany@realtyincome.com)>  
**Subject:** FW: Demo Beach St. - 1050 N Beach Ft Worth TX

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Catherine,

Please see the attached updated bid with the note on Page 2 regarding the remediation.

Also, below is the project timeline.

Thank you,



**Felix Zamikovsky**

Head of Real  
Estate

713.266.8799 x 107 | 713.907.2840 cell  
[felixz@csmgroup.org](mailto:felixz@csmgroup.org)  
10190 Katy Freeway, Suite # 350, Houston,  
Texas 77043

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[50 Years of Excellence](#)

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**From:** Faizan Yousuf <[f.yousuf@csmgroup.org](mailto:f.yousuf@csmgroup.org)>  
**Sent:** Friday, March 3, 2023 11:47 AM  
**To:** Felix Zamikovsky <[felixz@csmgroup.org](mailto:felixz@csmgroup.org)>  
**Subject:** FW: Demo Beach St.

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**From:** Daniel Johnson <[Danny@marvelcg.com](mailto:Danny@marvelcg.com)>  
**Sent:** Friday, March 3, 2023 10:24 AM  
**To:** Faizan Yousuf <[f.yousuf@csmgroup.org](mailto:f.yousuf@csmgroup.org)>  
**Subject:** RE: Demo Beach St.

**CAUTION:** [EXTERNAL Email Source]

Please see the below brief outline of the timeline to get the Beach St project Knocked down. Please note that if you are knocking down just the building and leaving the foundation you will have to have an early grading permit in place according to my demo contractor that you will have to obtain with the city of Fort Worth.

Timeline from Notice to proceed:

- File 10 notification with the state and demo permit with the city of Fort Worth - 10 to 12 business days
- Getting Garrett to Mobilize once 10 day and permit are done – 1 to 2 weeks (This is what they have said there lead time is right now but I think we can improve that)
- Knocking down the building - 3 days weather permitting
- Haul Off – 1 Day
- Clean up and Completion – 1 Day.

Total time - 4 to 5 weeks

**Thank you,**

**Danny Johnson**

**Phone:** 972-921-7693

**Email:** [danny@marvelcg.com](mailto:danny@marvelcg.com)



*"The secret of change is to focus all of your energy,  
not on fighting the old, but on building the new."  
- Socrates -*

This email may contain material that is confidential, privileged and/or attorney work product for the sole use of the intended recipient. Any review, reliance or distribution by others or forwarding without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.

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

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

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

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

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

**Owner(s) per TAD:**      Robert Lee Green

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

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

**Council District No.**      5

**CASE BACKGROUND:**

- This case was identified on **March 2, 2022** and was **citizen** initiated.
- A representative for the owners was present at the **December 5, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$50.00 per day for forty five (45) days for a total of \$2,250.00** and ordered the owners to abate the nuisance within **ninety (90) days**.
- The owners had until **March 5, 2023** to comply with the Order.
- A representative for the owners requested an amendment on **February 27, 2023**.
- A representative for the owners requested in writing an additional **thirty (30) days** to abate the nuisance and a reduction or removal of the **\$2,250.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **March 15, 2023**.
- **At this time, 95% of the nuisance has been abated.**

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

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

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

---

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

Robert Lee Green and wife, Mertis Green, 4213 Wiman Drive, Fort Worth, TX 76119

(Cert. # 9489009000276445547014);

Robert Lee Green and wife, Mertis Burns Green, 3000 Grand Gulf Road, Fort Worth, TX 76123

(Cert. # 9489009000276445547021);

Legal Aid of Northwest TX c/o-Samantha Kehl, Attorney, 600 East Weatherford Street, Fort Worth, TX 76102

(Cert. # 9489009000276445546949)

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

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





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

Date: February 24, 2023 BSC Case No. ACP-22-32

Date of Order: December 5, 2022 Final Day to Comply with Order: March 5, 2023

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

Address of Property: 4213 Wiman Dr., Fort Worth, Texas 76119

Owner / Lienholder / Mortgagee Name: Robert Lee Green and Mertis Green

Owner / Lienholder / Mortgagee Phone Number: ( 817 ) 793-3454

Owner / Lienholder / Mortgagee Mailing Address: Same as address of Property

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days and  
Removal of Civil Penalties

Justification for Request: Mr. Green's recent hospitalization and winter weather have slowed the  
clean up. Furthermore, the Greens make \$1,750.00 a month which is 114.69% of the poverty line.

Samantha Kehl  
Signature

Samantha Kehl  
Printed Name

817-339-5303  
Telephone Number

February 14, 2023  
Date  
Legal Aid of Northwest Texas  
600 E Weatherford, Ft Worth, TX 76102  
Address (including City/State/Zip)  
kehls@lanwt.org  
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**

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

**FOR OFFICE USE ONLY**

RECEIVED BY: Annette Stubenbort

RECEIVED DATE: Feb 27-2023



MARY LOUISE NICHOLSON  
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

December 5, 2022

Robert Lee Green and wife, Mertis Green  
(Cert. # 9489009000276445529836)  
4213 Wiman Drive  
Fort Worth, TX 76119

RE: 4213 Wiman Drive aka Lot 19, Block F, Midwest Addition, being out of the G.J. Assabranner Survey, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Book 388-T, Page 50, Deed Records of Tarrant County, Texas, ACP-23-32, Reference #22-614956, 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:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for forty five (45) days for a total of \$2,250.00.**
- Remove the items outlined in Section 11A-26 within **ninety (90) days** of the effective date of the Order.
- **Last day to comply with the Order is March 5, 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 **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 March 5, 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: Robert Lee Green and wife, Mertis Burns Green, 3000 Grand Gulf Road, Fort Worth, TX 76123 (Cert. # 9489009000276445529843); Samantha Kehl, Attorney, 600 East Weatherford Street, Fort Worth, TX 76102 (Cert. # 9489009000276445529850)

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
ADMINISTRATIVE CIVIL PENALTY  
CAUSE NO. ACP-22-32**

On **December 5, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 19, Block F, Midwest Addition, being out of the G.J. Assabranner Survey, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Book 388-T, Page 50, Deed Records of Tarrant County, Texas**, and located on property more commonly known as **4213 Wiman Drive, Fort Worth, Texas ("Affected Property")**.

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

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

**NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS** that the Owners, jointly and severally, be, and are hereby, assessed an Administrative Civil Penalty of **Fifty Dollars (\$50.00) per day for a total of Two Thousand Two Hundred Fifty Dollars (\$2,250.00)** for failure to remove the accumulation in the **forty five (45) days** since receiving notification of the violation.

**THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS** that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 19, Block F, Midwest Addition, being out of the G.J. Assabranner Survey, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Book 388-T, Page 50, Deed Records of Tarrant County, Texas**, and located on property more commonly known as **4213 Wiman Drive, 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 Owners of the Property, therefore, have until March 5, 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 **March 5, 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 OWNERS OF THE AFFECTED PROPERTY DO NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS.** In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owed plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

SIGNED this the 13th day of December, 2022.

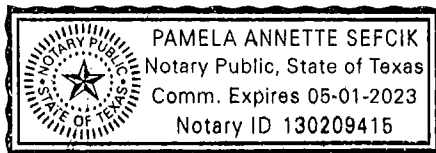


Paul Clark, Chairman  
Building Standards Commission

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: MARCH 27, 2023**

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

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

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

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

**Owner(s) per TAD:**        Willie Roberts

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

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

**Council District No.**        5

**CASE BACKGROUND:**

- This case was identified on **March 11, 2022** and was **citizen** initiated.
- The owner was no present at the **January 23, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$70.00 per day for forty three (43) days for a total of \$3,010.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **February 22, 2023** to comply with the Order.
- The owner requested an amendment on **February 20, 2023**.
- The owner requested in writing an additional **thirty (30) days** to abate the nuisance and a reduction or removal of the **\$3,010.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **March 15, 2023**.
- **At this time, 75% of the violation has been abated.**

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

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

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

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

Willie Roberts, 4605 Avenue M, Fort Worth, TX 76105 (Cert. # 9489009000276464533180)

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

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



FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

Date: 2-20-23 BSC Case No. ACP-23-45  
Date of Order: 1/23/23 Final Day to Comply with Order: 2/22/23

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

Address of Property: 4605 Ave M

Owner Lienholder / Mortgagee Name: Willie Roberts

Owner / Lienholder / Mortgagee Phone Number: (214) 579-2826

Owner / Lienholder / Mortgagee Mailing Address: 4605 AVE M

Ft Worth TX 76105

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

Removal of Civil Penalty

Justification for Request: Property Cleaned

Willie Roberts  
Signature

Willie Roberts  
Printed Name

214-579-2826  
Telephone Number

2-20-23  
Date

4605 AVE M Ft Worth TX 76105  
Address (including City/State/Zip)

Luvmy Mom 68@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

Verified  
ID

FOR OFFICE USE ONLY

RECEIVED BY: M. Ham

RECEIVED DATE: 2/20/23

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

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK



ORDER OF THE BUILDING STANDARDS COMMISSION

January 23, 2023

*Certified/Return Receipt Requested*

Willie Roberts  
(Cert. # 9489009000276447506507)  
4605 Avenue M  
Fort Worth, TX 76105

RE: 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, ACP-23-45, Reference #21-605278, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **January 23, 2023** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$70.00 per day for forty three (43) days for a total of \$3,010.00.**
- 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 February 22, 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 February 22, 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.



**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
ADMINISTRATIVE CIVIL PENALTY  
CAUSE NO. ACP-23-45**

On **January 23, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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** and located on property more commonly known as **4605 Avenue M, Fort Worth, Texas ("Affected Property")**.

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

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

**NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS** that the Owner jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Seventy Dollars (\$70.00) per day for a total of Three Thousand Ten Dollars (\$3,010.00)** for failure to remove the accumulation in the **forty three (43) 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 **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** and located on property more commonly known as **4605 Avenue M, 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 February 22, 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 **February 22, 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.

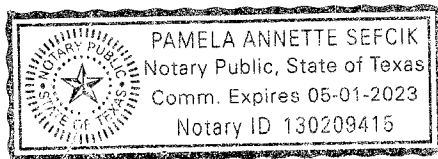
SIGNED this the 30th day of January, 2023.


  
Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

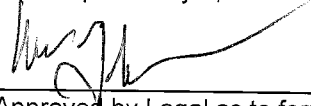
This instrument was acknowledged before me on this the 30th day of January, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



  
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: MARCH 27, 2023**

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**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:**

Continued Amendment Administrative  
Civil Penalty Case Residential

**Code Compliance Officer:** Marc Oler

**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.
- The Building Standards Commission voted to **Continue this case from the February 27, 2023** to today's meeting so **documentation to represent the owner could be provided**.
- Notice to appear for today's hearing was mailed and posted on **March 15, 2023**.
- **At the time of the February 27, 2023 hearing, no progress had been made to abate the nuisance and additional items had accumulated on the property.**
- **At this time, no more progress has been made.**

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

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

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

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

Jewish Festival and Memorial Gardens Inc., 4905 Grodon Avenue, Fort Worth, TX 76115  
(Cert. # 9489009000276445546741);  
Jewish Festival and Memorial Gardens Inc., 4911 Gordon Avenue, Fort Worth, TX 76115  
(Cert. # 9489009000276445546758);  
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4905 Gordon Avenue, Fort Worth, TX 76115  
(Cert. # 9489009000276445546765);  
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4907 Gordon Avenue, Fort Worth, TX 76115  
(Cert. # 9489009000276445546772);  
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4909 Gordon Avenue, Fort Worth, TX 76115  
(Cert. # 9489009000276445546789);  
Steven D. Hays aka S.D. Hays aka Steven Douglas Hays, 4911 Gordon Avenue, Fort Worth, TX 76115  
(Cert. # 9489009000276445546796)

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

**2<sup>nd</sup> 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.

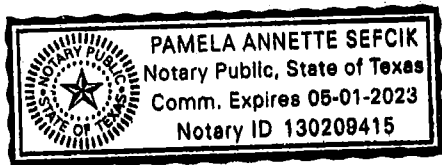
SIGNED this the 30<sup>th</sup> day of September, 2019.

  
Jared Sloane, Vice-Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
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This instrument was acknowledged before me on this the 30<sup>th</sup> 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





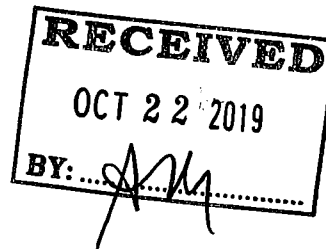
MARY LOUISE NICHOLSON  
COUNTY CLERK

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

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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 13<sup>th</sup> day of December, 2022.

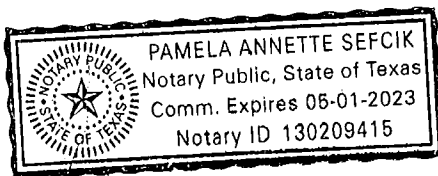



Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

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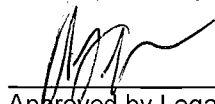
This instrument was acknowledged before me on this the 13<sup>th</sup> day of December, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



  
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: MARCH 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.
- The Building Standards Commission voted to **Continue this case from the February 27, 2023** to today's meeting so **documentation to represent the owner could be provided**.
- Notice to appear for today's hearing was mailed and posted on **March 15, 2023**.
- **At the time of the February 27, 2023 hearing, 10% of the nuisance had been abated.**
- **At this time, 10% more of the nuisance has been abated for a total of 20% abatement.**

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

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

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

---

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

Hill of Peace Legal Services Inc., 4911 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276445546802);  
Hill of Peace Legal Services Inc. c/o Steven Douglas Hays, 4911 Gordon Avenue, Fort Worth, TX 76115  
(Cert. # 9489009000276445546819);  
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4905 Gordon Avenue, Fort Worth, TX 76115  
(Cert. # 9489009000276445546826);  
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4907 Gordon Avenue, Fort Worth, TX 76115  
(Cert. # 9489009000276445546833);  
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4909 Gordon Avenue, Fort Worth, TX 76115  
(Cert. # 9489009000276445546840);  
Steven Douglas Hays aka S.D. Hayes aka Douglas Real Estate, 4911 Gordon Avenue, Fort Worth, TX 76115  
(Cert. # 9489009000276445546857);  
Ruach Shalom Peace Wind, 4905 Gordon Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276445546864);  
City of Fort Worth c/o Linebargar Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 300, Fort Worth,  
TX 76102 (Cert. # 9489009000276445546871);  
Lienholders: Midge Ellis, 7150 Hightower Drive, North Richland Hills, TX 76182 (Cert. # 9489009000276445546888);  
Midge Ellis, 7108 Michael Drive, North Richland Hills, TX 76182 (Cert. # 9489009000276445546895);  
Darlene Hays Fazzio, 316 Westbrook Drive, Arlington, TX 76002 (Cert. # 9489009000276445546901)

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

**2<sup>nd</sup> 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.

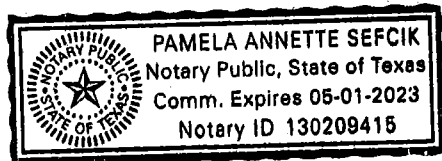
SIGNED this the 30<sup>th</sup> day of September, 2019.

  
Jared Sloane, Vice-Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§


This instrument was acknowledged before me on this the 30<sup>th</sup> 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



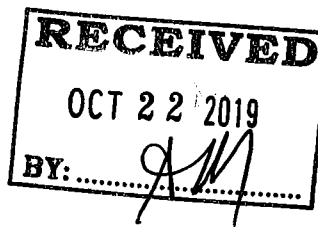
MARY LOUISE NICHOLSON  
COUNTY CLERK

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

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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.

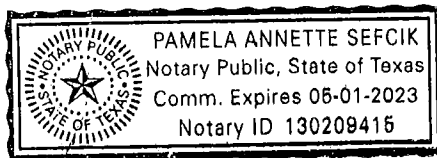
SIGNED this the 13<sup>th</sup> day of December, 2022.

Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 13<sup>th</sup> 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