



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, MAY 22, 2023  
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. Call to Order**

Joshua Lindsay (District 1)  
Paul Clark-Chairman (District 3)  
Paul Kerpoe (District 5)  
Jennifer Ferguson (District 7)  
Pedro Juarez (District 9)  
VACANT (District 11)

VACANT (District 2)  
Brian Black-Vice Chairman (District 4)  
Michael Unell (District 6)  
James Walker (District 8)  
VACANT (District 10)

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

- a. Discussion or questions pertaining to the April 24, 2023 meeting
- b. Changes submitted by Commissioners

**III. Discussions or questions concerning cases on current agenda of the Building Standards Commission**  
a. Any questions by Commissioners to clarify issues with cases

**IV. Request for future agenda items**  
a. Any requests by Commissioners

**V. Adjournment**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, MAY 22, 2023  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

Joshua Lindsay (District 1)  
Paul Clark-Chairman (District 3)  
Paul Kerpoe (District 5)  
Jennifer Ferguson (District 7)  
Pedro Juarez (District 9)  
VACANT (District 11)

VACANT (District 2)  
Brian Black-Vice Chairman (District 4)  
Michael Unell (District 6)  
James Walker (District 8)  
VACANT (District 10)

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM APRIL 24, 2023**

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

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

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

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

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

**IX. NEW CASES RESIDENTIAL**

- a. **HS-23-102 (CD 2)** 2317 Grayson Avenue (Primary Structure) aka Lot 8, Block 7 of WESTHAVEN ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-34, Page 76 of the plat records of Tarrant County, Texas. Owner(s): Ricardo Salazar and Cristine Salazar. Lienholder(s): None.
- b. **HS-23-103 (CD 5)** 4605 Avenue I (Primary Structure) aka Lot 13, Block 4, SOUTH EASTLAWN ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat of same recorded in Volume 1640, Page 45, of the Deed Records of Tarrant County, Texas. Owner(s): Bereniz Jimenez Gutierrez and Juan Alvarez Valenzuela. Lienholder(s): None.
- c. **HS-23-104 (CD 11)** 4025 Willing Avenue (Primary Structure) aka located at 4025 Willing Ave, City of Fort Worth, State of Texas: Lot 18, Block 33, Shaw Heights Addition to the city of Fort Worth, Tarrant County, Texas. Owner: Jose Luis Sandoval. Lienholder: Community National Bank & Trust of Texas.
- d. **HS-23-105 (CD 11)** 2309 Oakland Blvd. (Primary Structure and Accessory Structure) aka BEING 0.772 Acres of Land out of the J.L. PURVIS SURVEY, ABSTRACT NO. 1228, Tarrant County, Texas and being a portion of a Tract of Land described by Deed recorded in Volume 1359, Page 201, Deed Records, Tarrant County, Texas. Owner: CE & A Investors, LLC. Lienholder: Renni Carmel Investments, LLC.
- e. **HS-23-106 (CD 11)** 3028 College Avenue (Primary Structure) aka LOT 17, BLOCK 28, SOUTH HEMPHILL HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 132, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Jimmie Maldonado and wife, Julie Maldonado. Lienholder(s): None.
- f. **HS-23-108 (CD 5)** 605 Tierney Road (Primary Structure) aka BEING A PORTION OF LOT 1, BLOCK 2, HAINES PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. Owner: Tyce M. Tobola. Lienholder: Dyck O'Neal.

**X. NEW CASE COMMERCIAL**

- a. **HS-23-109 (CD 11)** 2406 East Belknap Street (Primary Structure) aka BEING A 2.939 ACRE (128,030 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOHN LITTLE SURVEY, ABSTRACT No. 958, TARRANT COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 1, TRINITY RIVER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH AS SHOWN ON THE PLAT RECORDED IN CABINET B. SLIDE 2904, PLAT RECORDS, TARRANT COUNTY, TEXAS AND ALL OF A CALLED 0.257 ACRE TRACT OF LAND DESCRIBED IN DEED TO COOL ANCHOR PROPERTIES AS RECORDED IN COUNTY CLERK'S FILE No. D213213013 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. Owner: Summit Land Development LLC. Lienholder(s): None.

**XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-23-110 (CD 11)** 2328 Bird Street aka Being Lot 2, Block 11. Akers Park, Second filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-M, Page 529, Plat Records, Tarrant County, Texas. Owner: Sylvania Series, LLC. Lienholder(s): Captex Bank.
- b. **ACP-23-111 (CD 2)** 4600 Blackstone Drive aka BEING LOT 45, OF BROOKSIDE ACRES ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-A, PAGE 81, OF THE PLAT RECORDS, TARRANT COUNTY. Owner: Nancy Hawkins. Lienholder(s): 2RL Investments, LLC and Ardith J. Shipley and Jerry Shipley.
- c. **ACP-23-112 (CD 8)** 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 & Samson LLP.

- d. **ACP-23-113 (CD 5)** 6933 Fallbrook Court aka Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas. Owner: Dana L. Meeks. Lienholder(s): First Financial Bank N.A. and American Airlines Federal Credit Union.
- e. **ACP-23-114 (CD 6)** 1504 Cairn Circle aka Lot 45, Block 30, of GREENBRIAR ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat thereof recorded in Volume 388-W, Page 100, of the Plat Records of Tarrant County, Texas. Owner: Darwan Winkler. Lienholder(s): None.
- f. **ACP-23-115 (CD 11)** 5433 Dallas Avenue aka Lot 10, Block 5, HAINES PLACE ADDITION, SECOND FILING to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 339, Plat Records, Tarrant County, Texas aka Lot 10, Block 5, Haynes Place Addition to the City of Fort Worth, Tarrant County, Texas, according to Deed Records of Tarrant County, Texas. Owner: Chris Clampitt. Lienholder(s): None.

## **XII. AMENDMENT CASE 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.

## **XIII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-23-84 (CD 11)** 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.
- b. **ACP-23-85 (CD 11)** 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.

## **XIV. EXECUTIVE SESSION**

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

## **XV. ADJOURNMENT**

**ASSISTANCE AT THE PUBLIC MEETINGS:** This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](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.

*Janet S. Herdell*  
City Secretary for the City of Fort Worth, Texas



## **MINUTES**

**BUILDING STANDARDS COMMISSION  
PRE-MEETING AT 9:00 A.M., ON MONDAY, APRIL 24, 2023  
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. Call to Order: Pre-Meeting started at 9:01 A.M.**

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

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

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Paul Clark, Chairman (Position 3), Mr. Brian Black, Vice-Chairman (Position 4), Mr. Paul Kerpoe (Position 5), and Mr. James Walker (Position 8).
- Position 2 is vacant.
- Mr. Michael Unell (Position 6), Ms. Jennifer Ferguson (Position 7), and Mr. Pedro Juarez (Position 9) notified the City that would not be in attendance for today's meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Annette Stubenbordt (Executive Secretary), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Amar Thakrar, and Amy Pletscher (Assistant City Attorneys).

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

- a. Discussion or questions pertaining to the March 27, 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. Recuse and Abstain**

- a. Definitions
- b. Use of each

**V. Request for future agenda items**

- a. Any requests by Commissioners

**VI. Adjournment**

- No discussion or corrections for the March 27, 2023 Building Standards Commission Minutes.
- Assistant City Attorney Amar Thakar discussed the difference in Recuse and Abstain and provided scenarios for each.
- Assistant Code Director Shannon Elder provided an update on the adding of new Districts for the City, vacancy updates, and the additions of new Boards and Commission members.
- **Chairman Clark adjourned Pre-Meeting at 9:14 A.M.**



**BUILDING STANDARDS COMMISSION  
REGULAR MEETING AT 9:30 A.M., ON MONDAY, APRIL 24, 2023  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

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

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

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Paul Clark, Chairman (Position 3), Mr. Brian Black, Vice-Chairman (Position 4), Mr. Paul Kerpoe (Position 5), and Mr. James Walker (Position 8).
- Position 2 is vacant.
- Mr. Michael Unell (Position 6), Ms. Jennifer Ferguson (Position 7), and Mr. Pedro Juarez (Position 9) notified the City that would not be in attendance for today's meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Manny Ramirez (Senior Officer), Andrea Alexander (Officer), Homero Campos (Officer), Scott Castillo (Officer), Andrew Drewry (Officer), Merritt Ham (Officer), Alfonso Hurtado (Officer), William Lowry (Officer), Max Morris (Officer), Ian Sheadel (Officer), Stephanie Gonzales (Senior Administrative Assistant), Annette Stubenbordt (Executive Secretary), Belinda Burns (Title Investigator), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Amar Thakrar, and Amy Pletscher (Assistant City Attorneys).

**II. 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 MARCH 27, 2023**

- Mr. Kerpoe moved to accept the March 27, 2023 Minutes, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.

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

- The Evidence Packet for today's meeting was presented to Executive Secretary Annette Stubenbordt by Assistant City Attorney Amy Pletscher.
- Mr. Black moved to accept the Evidence Packet presented, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.

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

- Interpreter Judith Scott was sworn in by Chairman Clark for today's meeting.

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

- All citizens and staff in attendance were sworn in by Chairman Clark for today's meeting.

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

- **Withdraw- New Cases Residential:** HS-23-87---5537 Humbert Avenue (Primary Structure), HS-23-91---5008 Collett Little Road (Primary Structure); **Administrative Civil Penalty Case Residential:** ACP-23-101---5135 Kilpatrick Avenue.
- Mr. Black moved to grant the City's request to Withdraw the 3 cases read into record by Executive Secretary Annette Stubenbordt, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.

#### 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. 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-23-86 (CD 8)** 916 Ash Crescent Street (Primary Structure) aka Property (including any improvements): The North 15 feet of Lot 3 and the South 37 feet of Lot 2, Block 57, Highlands to Glenwood Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 106, Page 100, Deed Records, Tarrant County, Texas. Property commonly known as 916 Crescent St., Fort Worth, TX 76104. Owner: Firstland Enterprises. Lienholder(s): We Buy All Real Estate, LLC and City of Fort Worth c/o Linebarger Goggan Blair & Sampson. **Justin Aguaza, the owner, appeared for this case.**
  - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
  - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson and Mr. Juarez absent.
- b. **HS-23-89 (CD 2)** 504 NW 25<sup>th</sup> Street (Primary Structure and 2 Accessory Structures) aka Lots 1 and 2, Block 25, M.G. Ellis Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 19, Deed Records of Tarrant County, Texas. Owner: 25<sup>th</sup> and Ross Manifest Abundance LLC. Lienholder(s): Glenn Alegre and Cynthia Alegre. **Jose Napoleon Canizales, the owner, appeared for this case.**
  - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
  - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson and Mr. Juarez absent.
- c. **HS-23-90 (CD 6)** 3801 Wedgway Drive (Primary Structure) aka Lot 23, Block 38, WEDGEWOOD ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat of said Addition, recorded in Vol. 388-5, page 18, Deed Records of Tarrant County, Texas. Owner(s): Raymond Wladsworth and wife, Bettie Loise Wadsworth. Lienholder(s): None. **No one appeared for this case.**
  - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
  - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson and Mr. Juarez absent.

#### X. NEW CASE COMMERCIAL

- a. **HS-23-92 (CD 2)** 3327 Deen Road (Primary Structure) aka A part of the S. GILMORE SURVEY, Abst No. 580, Tarrant County, Texas aka GILMORE, SEBURN SURVEY Tract 2C aka GILMORE, SEBURN SURVEY ABSTRACT 580 TRACT 2C. Owner: Templo Bethesda Asambleas De Dios, Inc. Lienholder(s): None. **Sarah Munoz, Victor Munoz, Luis Campos, and Alma Campos, all listed as interested parties, appeared for this case. Mr. Munoz and Mr. and Ms. Campos did not give testimony on the case. Sarah Munoz, who worked at the Church, was given owner's rights for the purpose of today's hearing and spoke on the Church's behalf.**
- Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Walker. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
  - Mr. Black moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Walker. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson and Mr. Juarez absent.

#### **XI. NEW HISTORIC CASE RESIDENTIAL**

- a. **HS-23-59 (CD 8)** 975 East Pulaski Street (Primary Structure) aka Lot 13, Block 4, Guertler Subdivision of Lots 7, 8 and 9, Block 4, Evans South Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Rickey Waller. Lienholder(s): None. **Rickey Waller (son), an heir, appeared for this case.**
- Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
  - Mr. Walker moved that the owner be ordered to repair or demolish the structure within forty five (45) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson and Mr. Juarez absent.

#### **XII. CONTINUED NEW CASE RESIDENTIAL**

- a. **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 Wei Hsu. **Sergio Castorena, the owner, appeared for this case. Mr. Castorena participated in today's hearing with the assistance of the Interpreter.**
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
  - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson and Mr. Juarez absent.

#### **XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-23-94 (CD 8)** 6404 Winn Street aka LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Stephen A. Seate and wife, Cynthia Emily Long Seate. Lienholder(s): None. **Stephen Seate, an owner, appeared for this case.**
- Mr. Kerpoe moved to assess an Administrative Civil Penalty to the owner of \$300.00 per day for forty four (44) days for a total of \$13,200.00, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, 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. Unell, Ms. Ferguson, and Mr. Juarez absent.
- b. **ACP-23-95 (CD 8)** 2839 Avenue G aka LOT 21, BLOCK 31, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Manuel Luna Jr. Lienholder(s): None. **Manuel Luna Jr., the owner, appeared for this case.**

- Mr. Black moved to not assess an Administrative Civil Penalty at this time, second by Mr. Walker. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
  - Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Walker. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
- c. **ACP-23-96 (CD 9)** 3028 College Avenue aka LOT 17, BLOCK 28, SOUTH HEMPHILL HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 132, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Jimmie Maldonado and wife, Julia Maldonado. Lienholder(s): None. **Angela Ortiz and Thomas Alegre, interested parties, appeared for this case. Mr. Alegre did not give testimony on this case.**
- Mr. Walker moved to not assess an Administrative Civil Penalty at this time, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
  - Mr. Walker 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. Unell, Ms. Ferguson, and Mr. Juarez absent.
- d. **ACP-23-97 (CD 9)** 4916 Stanley Avenue aka Being Lot 20, in Block 29, of SEMINARY HILL, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 310, Page 45, of the Map Records of Tarrant County, Texas. Owner(s): Jorge Luis Calvillo and Liliana Menchaca-Ramirez. Lienholder(s): Robert Woolley Family Trust and Albino Brothers LLC DBA Dueno a Duendo II, LLC. **Liliana Martinez aka Lilian Menchaca-Ramirez, an owner, appeared for this case. Ms. Martinez participated in today's hearing with the assistance of the Interpreter.**
- Mr. Lindsay moved to assess an Administrative Civil Penalty to the owner of \$70.00 per day for forty four (44) days for a total of \$3,080.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
  - Mr. Lindsay 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. Unell, Ms. Ferguson, and Mr. Juarez absent.
- e. **ACP-23-98 (CD 8)** 1827 East Daggett Avenue aka Lot 21 and the East ½ of Lot 22, Block 46, GLENWOOD ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 63, Page 77, Deed records, Tarrant County, Texas. Owner: Billy Francis. Lienholder(s): None. **Billy Francis, the owner, appeared for this case.**
- Mr. Kerpoe moved to assess an Administrative Civil Penalty to the owner of \$80.00 per day for forty four (44) days for a total of \$3,520.00, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
  - Mr. Kerpoe moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Black. MOTION CARRIED 4-1 with Mr. Clark, Mr. Black, Mr. Kerpoe, and Mr. Walker voting yes, Mr. Lindsay voting no, Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.

#### XIV. AMENDMENT 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 Tonnette McGraw. Lienholder(s): Internal Revenue Service, Custom Corporation, and Linebarger Goggan Blair & Sampson LLP. **Van T. McGraw, the owner, and Mark Soter, an interested party, appeared for this case.**
- Mr. Black moved to grant the amendment request for an additional thirty (30) days to repair or demolish the structure, second by Mr. Walker
  - Mr. Kerpoe moved for a substitute motion to grant the amendment request for an additional forty five (45) days to repair or demolish the structure, second by Mr. Black. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.

- b. **HS-23-36 (CD 8)** 957 East Harvey Avenue (Primary Structure) aka Lot Number Sixteen (16) in Block Number Twenty-Nine/SOUTHLAND, being a revision of Blocks 24 through 41, HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 310, Page 11, Plat Records, Tarrant County, Texas. Owner(s): Preston Ennis and wife, Doris Nell Ennis. Lienholder(s): None. **Martin Gallegos, the new owner, and Dora Hernandez, an interested party, appeared for this case.**

- Mr. Walker moved to grant the amendment request for an additional ninety (90) days to repair or demolish the structure, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.

#### **XV. AMENDMENT CASE ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-23-63 (CD 8)** 2710 Avenue A aka ACCT. NO. 00242438; Lot 3 and the East 10 feet of Lot 2 aka 2B, Block 2, out of the Boaz and Dillow Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D217013014, of the County Deed Records aka Lot 3 and the East 10 feet of Lot 2, Block 2, or BOAZ AND DILLOW, an Addition to the city of Fort Worth, Tarrant County, Texas according to the plant thereof recorded in Volume 204, Page 32, Plant Records, Tarrant County, Texas. Owner: Martha Moreno. Lienholder(s): Hector Arreguin and Lilia Perez. **Martha Moreno, the owner, and Araceli Pereyda, an interested party, appeared for this case.**

- Mr. Lindsay moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$2,150.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
- Mr. Lindsay moved to grant the amendment request for an additional thirty (30) days to abate the nuisance, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.

#### **XVI. EXECUTIVE SESSION**

- No session was conducted.

#### **XVII. ADJOURNMENT**

- Mr. Black moved to adjourn the regular meeting, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Unell, Ms. Ferguson, and Mr. Juarez absent.
- **Regular meeting adjourned at 2:29 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 2023**

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**HS-23-102**                      **Property Address:** 2317 Grayson Avenue (Primary Structure)

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

**Legal Description:**        Lot 8, Block 7 of WESTHAVEN ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-34, Page 76 of the plat records of Tarrant County, Texas

**SKEY No.** 03450422    **Reference No(s).** 23-643637

**Owner(s) per Deed:**        Ricardo Salazar and Cristine Salazar---D223003015

**Owner(s) per TAD:**        Ricardo Salazar and Cristine Salazar

**Mailing Address:**            1904 Dakar Road East, Fort Worth, TX 76116

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

**Council District No.**        2

**CASE BACKGROUND:**

**WITHDRAW---MOVED TO JULY**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 2023**

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**HS-23-103**                      **Property Address:** 4605 Avenue I (Primary Structure)

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

**Legal Description:**        Lot 13, Block 4, SOUTH EASTLAWN ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat of same recorded in Volume 1640, Page 45, of the Deed Records of Tarrant County, Texas

**SKEY No.** 02804085    **Reference No(s).** 22-630063

**Owner(s) per Deed:**        Bereniz Jimenez Gutierrez and Juan Alvarez Valenzuela---D223048008

**Owner(s) per TAD:**        Monva Homes LLC

**Mailing Address:**            1418 Alspaugh Lane, Grand Prairie, TX 75052

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

**Council District No.**        5

**CASE BACKGROUND:**

**WITHDRAW---DEMOLISHED**

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

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



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 2023**

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**HS-23-104**                      **Property Address:** 4025 Willing Avenue (Primary Structure)

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

**Legal Description:**        located at 4025 Willing Ave, City of Fort Worth, State of Texas: Lot 18, Block 33, Shaw Heights Addition to the city of Fort Worth, Tarrant County, Texas

**SKEY No.** 02740915    **Reference No(s).** 21-582984

**Owner(s) per Deed:**        Jose Luis Sandoval---D22282557

**Owner(s) per TAD:**        Jose Luis Sandoval

**Mailing Address:**            6328 Griggs Street, Forest Hill, TX 76119

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

**Council District No.**        11

**CASE BACKGROUND:**

- Case Originated: **January 26, 2021.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **January 26, 2021.**
- Notices: **3/17/2021, 5/20/2021, 1/10/2023, 2/17/2023, 5/2/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **May 9, 2023 with the owner, Jose Sandoval present.**
- Current owner's deed was recorded **July 20, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 4, 2023.**
- This structure is currently in a substandard and hazardous condition due to
  - Missing roof allowing elements to enter structure
  - Rotted wood on exterior boards
  - Ceiling joists are damaged and missing
  - Floor damaged with breaches
  - Exterior wall has breaches
  - Window framing has breaches
- 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: MAY 22, 2023**

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

Jose Luis Sandoval, 6328 Griggs Street, Forest Hill, TX 76119 (Cert. # 9489009000276388719639);  
Jose Luis Sandoval, 4025 Willing Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276388719653);  
Lienholder: Community National Bank & Trust of Texas c/o Trustee-Rusty Hitt, PO Box 137209,  
Fort Worth, TX 76136 (Cert. # 9489009000276388719660);  
Community National Bank & Trust of Texas c/o Trustee-Rusty Hitt, 321 N. 15<sup>th</sup> Street, Corsicana, TX 75110  
(Cert. # 9489009000276388719677);  
Community National Bank & Trust of Texas c/o Trustee-Rusty Hitt, PO Box 624, Corsicana, TX 75151  
(Cert. # 9489009000276388719684)

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

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



CODE COMPLIANCE

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **05/09/2023**

### INSPECTION INFORMATION

Address **4025 Willing Ave.**

Number of Stories **1**

Legal Description: Block **33** Lot **18** Case No. **21-582984** Tax Acct No. **02740915**

☐ Exterior Only ☒ Interior & Exterior

### CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

### OBSERVED DEFICIENCIES

MINOR MODERATE SEVERE

COMMENTS

Fire Damage



Smoke damage

Exterior Walls



Breaches and gaps

Interior Walls



Missing

Roof



Missing

Ceilings



Ceiling joist missing/damaged

Foundation



Floor



Floor missing with openings

Doors/Windows



Electrical



Plumbing



Gas



Health Hazards



### STATUS

☐ Open

☒ Vacant

☒ Secured

☐ Secured (City)

☐ Tenant Occupied

☐ Owner Occupied

### STRUCTURE USE

☒ Single Family

☐ Two Family

☐ Commercial

☐ Accessory

### FOUNDATION

☐ Poured Concrete

☐ Stem Wall

☒ Pier & Beam

### EXTERIOR

☒ Frame

☐ Brick

☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

### ADDITIONAL OBSERVATIONS

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

### PERMITS REQUIRED\*

☒ Building

☒ Mechanical

☐ Plumbing

☒ Electrical

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

### Estimated Building Damage (HCLC Only)



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

**NONE**

**MINOR**

**MAJOR**

**DESTROYED**

CODE COMPLIANCE DEPARTMENT

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

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 2023**

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**HS-23-105**                      **Property Address:** 2309 Oakland Blvd. (Primary Structure and Accessory Structure)

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

**Legal Description:**        BEING 0.772 Acres of Land out of the J.L. PURVIS SURVEY, ABSTRACT NO. 1228, Tarrant County, Texas and being a portion of a Tract of Land described by Deed recorded in Volume 1359, Page 201, Deed Records, Tarrant County, Texas

**SKEY No.** 04098145    **Reference No(s).** 22-633470

**Owner(s) per Deed:**        CE & A Investors, LLC---D222133565

**Owner(s) per TAD:**        CE & A Investors, LLC

**Mailing Address:**            11048 Villita Street, Frisco, TX 75035

**Agenda Category:**        New Case – Residential                      **Code Compliance Officer:** Ian Sheadel

**Council District No.**        11

**CASE BACKGROUND:**

- Case Originated: **November 1, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **11/1/2022, 2/9/2023, and 3/1/2023.**
- No active permits on file.
- **The Accessory structure is not being addressed at today's hearing.**
- The Primary structure is **vacant and secure.**
- Administrative Search Warrant was served on **May 9, 2023 without the owner present.**
- Current owner's deed was recorded **May 23, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 4, 2023.**
- The primary structure is currently in a substandard and hazardous condition due to:
  - Smoke and water damaged structural joists and roof sheathing
  - Damaged and missing support beams and studs
  - Damaged fireplace brickwork
  - Warped and poorly supported flooring
  - Broken windows with glass shards
- 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: MAY 22, 2023**

---

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

CE & A Investors, LLC, 11048 Villita Street, Frisco, TX 75035 (Cert. # 9489009000276388719691);  
CE & A Investors, LLC c/o Manager-Roland L. Aaron, 1124 East 11<sup>th</sup> Street, Dallas,  
TX 75203 (Cert. # 9489009000276388719707);  
CE & A Investors, LLC c/o Agent-Ronald D. Aaron Jr., 1124 East 11<sup>th</sup> Street, Dallas,  
TX 75203 (Cert. # 9489009000276388719714);  
Lienholder: Renni Carmel Investments, LLC, 8140 Walnut Hill Lane, Suite 500, Dallas,  
TX 75231 (Cert. # 9489009000276388719721);  
Renni Carmel Investments, LLC c/o Trustee-Ronald K. Ballard, 6465 Ellsworth Avenue, Dallas,  
TX 75214 (Cert. # 9489009000276388719738)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **Ian Sheadel**

Date/Time **May 9, 2023 @ 9:45 AM**

### INSPECTION INFORMATION

Address **2309 Oakland Blvd aka PURVIS, J L Survey Abstract 1228 Tract 75a** Number of Stories **2**  
 Legal Description: Block ☐ Lot ☐ Case No. **22-633470** Tax Acct No. **04098145**  
☐ 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"/>	Smoke damaged beams and joists
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deterioration, rot and breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing walls, decayed/damaged beams
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged joists, missing fascia, open vents
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and damaged ceiling joists
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/damaged/weak flooring
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Broken glass with shards remaining
Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing, damaged and hanging wiring
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Non-functional/disconnected toilets and tub
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shattered glass, vector access points, rot

### 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)*

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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. 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.
6. 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.
7. 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.
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11. 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.
12. 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.
13. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

**From:** [TC](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** Case#HS-23-105(CP-11)  
**Date:** Tuesday, May 16, 2023 12:26:02 AM

---

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

## 2309 Oakland Blvd

Standards Commission to Grant the least amount of time which is by law 30 days and ask that the owners either bring it into compliance of the minimum building standards or demolish. Just recently whom I assume are the owners just cleaned up the area in front and back. Also, it takes time away from our Police department as I have seen them numerous times going in and removing vagrants from inside. It is zoned for both residential and commercial and as it is adjacent to the grounds of Meadowbrook Elementary and is across the street from Meadowbrook Middle, it's 3 doors down from a daycare. It is also across the street from newly built senior independent living apartments that I'm almost positive are also receiving federal and state funds to care for Seniors. It also sits next to a restaurant that due to its current state may start incurring a infestation of pests. In addition to the soundness of the structure itself and the dangers it presents. This structure is in detrimental condition at its current state because of squatters that the owners are not trying to prevent from inhabiting this dangerous environment. Thank for your time and consideration and helping us to keep our neighborhoods safe and secure. I understand that an allotted amount of time is necessary but please make it the shortest possible time.

Sincerely  
LaCassia Craft

**From:** [J.R. Helms](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** Subject: HS-23-105 (CD 11) 2309 Oakland Blvd  
**Date:** Tuesday, May 16, 2023 12:46:52 AM

---

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

Hi,

I am writing about 2309 Oakland Blvd in Fort Worth. I am a resident of West Fort Worth and believe this property to be a potentially dangerous eyesore. There are children nearby (a day care, Meadowbrook Elementary School, and Meadowbrook Middle School). Sunset at Fash Place is also nearby and would be an eyesore to the residents (or potential residents) of that senior community. There are homeless populations nearby that may be tempted to go into an unoccupied home and may be harmed by the dangerous structure. The eyesore aspect may also be harmful to the business of the restaurant, La Rueda, which is next door to this property.

Please order a 30-day abate or demolish. The move would be beneficial to the surrounding community.

Thanks.

JR Helms

**From:** [Meagan Richey](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 2309 Oakland  
**Date:** Tuesday, May 16, 2023 7:59:03 AM

---

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

Good morning,

2309 has been deemed hazardous.

I'm writing to request that something be done to get the building fixed or torn down.

Please order a 30 day abate or demolish

I request the building Standards Commission to Grant the least amount of time which is by law 30 days and ask that they bring into compliance of the minimum building standards or demolish.

This property actually joins the grounds of Meadowbrook Elementary and is just across the street from Meadowbrook Middle School, 3

Doors to the South is a daycare across the road is a multi housing apartment complex for senior living and sits along the main corridor into the neighborhoods.

Meagan Mullins

Sent from my iPhone

**From:** [Susan De Los Santos](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** HS 23-105 2309 Oakland Blvd  
**Date:** Tuesday, May 16, 2023 10:06:35 AM

---

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

Dear Commissioners,

Regarding the above noted property,

I am in full support of the city's recommendation that this property be brought into immediate compliance, or be demolished.

Our neighborhood has born this nuisance for far too long.

Respectfully and with admiration for your service to our great city,

Susan De Los Santos

**From:** [carol peters](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** HS-23-105 (CD 11) 2309 Oakland Blvd  
**Date:** Tuesday, May 16, 2023 10:08:55 AM

---

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

Commissioners,

The Building Standards Commission should grant the least amount of time by law to bring this dilapidated property into compliance with the minimum building standards or demolish.

This house adjoins the grounds of Meadowbrook Elementary and is just across the street from Meadowbrook Middle School. It is also close to a daycare. Across the road is a multi housing apartment complex for senior living. The house, which has been occupied by a variety of unsavory tenants, is located along the main corridor into West Meadowbrook neighborhoods. No one will miss it.

This property is a longterm nuisance and hazard to our community. Please act and quickly.

Carol Peters

La Rueda Restaurant  
2317 Oakland Blvd  
Fort Worth, TX 76103

To whom this may concern,

My name is Javier Villagomez and I am the owner of La Rueda Restaurant. We are a restaurant that is family operated and have been open for 11 years. Our restaurant is right next door to 2309 Oakland Blvd. This property has been destroyed and alone for many years, but these past years have by far been the worst. From homeless destroying it, trash around it, noise disturbance etc. This is not a good image for our restaurant since we are right next door. We've had homeless stand outside our establishment and ask for money. Also, to mention we have a patio that faces next door, and a huge pile of trash and homeless outside isn't the greatest to look at. I've also had customers complain they don't feel safe dining outside. And as restaurant owners we as well do not feel safe knowing when we close our restaurant every day, they come over and lounge in our patio and porch. We have caught them before and scare them off but they apparently don't care since it happens very often. This property is just across the street from 2 schools and is just 3 doors down from a daycare. Definitely something to consider since many children are nearby. The trash has been finally cleaned up but there is still homeless roaming around and also inside the property. I kindly ask to please fix this matter as soon as possible. This place needs to be demolished or immediately fixed to stop this issue. This property has been in code violation for years and it is time someone does something in regards.

Sincerely,

A handwritten signature in black ink, reading "Javier Villagomez". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Javier Villagomez

Owner of La Rueda Restaurant



**From:** [Shari Hart](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 2309 Oakland Blvd.  
**Date:** Tuesday, May 16, 2023 12:37:53 PM

---

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

Ms. Stubenbordt,

You may be aware that 2309 OAKLAND BLVD. has failed to respond legally to many code violations over the years. I am not sure how they can get away with this when our neighbors cannot. Now it is time for you to do something about it. Let's get this dangerous eyesore in compliance!

Please grant the least amount of time possible for them to respond and bring 2309 OAKLAND BLVD. into compliance to at least the minimum building standards or more likely demolish. As you know, this property joins the grounds of Meadowbrook Elementary and is just across the street from Meadowbrook Middle School, 3 doors to the south is a daycare and across the road is a multi-housing apartment complex for senior living. Equally as important, it sits along the main corridor into the neighborhoods – Oakland Boulevard and is a detriment to the area.

Thank you for listening and ACTING.

Shari Hart

Fort Worth TX

**From:** [Donald Boren](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** HS-23-105(Council District 11) 23309 Oakland Blvd.  
**Date:** Tuesday, May 16, 2023 2:11:55 PM

---

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

This property has been an eyesore and blight on the Oakland Corridor for years. It has gotten much worse in the past year or so. If the owner cannot do the necessary repairs please make it a demolition project. It is on a main artery into our neighborhood, near two schools, a successful sit down restaurant, and a beautiful senior residential development.

East Fort Worth Business Association is in support of demolition.

Thank you for your service.

Wanda Conlin  
Secretary, East Fort Worth Business Association

**From:** [Judy Taylor](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 2309 Oakland Blvd.  
**Date:** Tuesday, May 16, 2023 2:31:15 PM

---

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

As a community resident, leader and patron of La Reudea's and advocate for children I wish to encourage FTW to make much haste in remedying this deplorable condition endangering all of us in many ways.

I can see the possibility of an adventurous child or a needy homeless person causing danger to themselves then in the long run costing the City many dollars through medical bills or lawsuits.

Yesterday not tomorrow is the time for action to be taken concerning conditions caused by a non interested/caring property owner at 2309 Oakland Blvd.

Thank You  
Judy Taylor

**From:** [Tonya Ferguson](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** HS-23-105 (CD 11) 2309 Oakland Blvd  
**Date:** Tuesday, May 16, 2023 2:59:39 PM

---

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

I am writing in regards to 2309 Oakland. My name is Tonya Ferguson. I am a resident of Eastern Hills and also own property in West Meadowbrook. I support the city staff in requesting that the Building Standards Commission to order a 30-day abate or demolish. This property has long been a problem for the community. I request that the least amount of time of 30 days is given to bring the structure into compliance of the minimum building standards or move to demolish.

This property is adjacent to Meadowbrook Elementary School and it is across the street from Meadowbrook Middle School. This property is on a main thoroughfare through the neighborhood and is also near a multi housing apartment complex for senior living as well as a daycare. A restaurant, La Rueda, sits adjacent to the property and while they have improved their property over the years adding a patio it overlooks the eyesore that is 2309 Oakland.

Thank you for your attention to this matter.

*Tonya Ferguson*

Let us be grateful to people who make us  
happy; they are the charming gardeners who  
make our souls blossom.  
Marcel Proust

**From:** [Bryan Liles](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** HS-23-105 (CD 11) - 2309 Oakland Blvd  
**Date:** Tuesday, May 16, 2023 4:21:27 PM

---

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

Building Standards Commission:

At your next hearing on Monday, May 22, the property at 2309 Oakland Blvd will be presented. Please order a 30-day abate or demolish, requiring the owner to bring into minimum building standards compliance, and if that is not accomplished within the 30 days, please order it demolished.

West Meadowbrook NA has numerous concerns regarding this property, namely:

- Threats to health, hygiene, and safety.
- This property is adjacent to the grounds of Meadowbrook Elementary School, is just south of Meadowbrook Middle School, and is 3 doors south of a daycare,
- It is across the street from a new multi-housing apartment complex for senior living
- It sits along the main corridor into our neighborhood(s) leaving a negative impression of West Meadowbrook
- It is the patio view from Larueda's Restaurant next door.

How is it possible that some business owners are required to upkeep their property yet this is allowed to happen right next door?

The time has come for you to act! Please act swiftly and give the least amount of time required by law requesting demolition of said property. Pictures attached.

Respectfully,  
Debbie Liles

West Meadowbrook N.A.

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0  
SSING









**From:** [David Wood](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 2309 Oakland Blvd  
**Date:** Tuesday, May 16, 2023 4:53:17 PM

---

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

This house needs to be torn down. Squatters already breaking in. It's surprising it hasn't caught fire

**From:** [Barbara Criswell](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** Subject: HS-23-105 (CD 11) 2309 Oakland Blvd  
**Date:** Tuesday, May 16, 2023 8:19:27 PM

---

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

I am concerned with this property as across the street and behind this property are schools. Kids could easily get into this home, hurt themselves or even worse. Please think about doing something about this house.

Thank you,  
Barbara Criswell

Sent from my iPhone

**From:** [ric miller](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** Subject: HS-23-105 (CD 11) 2309 Oakland Blvd  
**Date:** Tuesday, May 16, 2023 11:10:59 PM

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

Please expedite addressing this matter. This property is next to a day care and is also next to meadowbrook elementary & middle schools. Diners at a next door restaurant's outdoor dining area must look at this blight. Please allow only the minimum required timelines so that this important matter can be addressed.

I am thanking you in advance for addressing this matter.

Richard Miller  
Resident of Meadowbrook

[Sent from Yahoo Mail on Android](#)

**From:** [David M Davis](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 2309 Oakland Hazzard property  
**Date:** Wednesday, May 17, 2023 1:21:18 AM

---

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

Homeless people are living there . It needs to be torn down.

Sent from [Mail](#) for Windows



**From:** [Samantha Newman](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** Subject: HS-23-105 (CD 11) 2309 Oakland Blvd  
**Date:** Wednesday, May 17, 2023 9:12:37 AM

---

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

Ms. Stubenbordt,

2309 Oakland Boulevard has been an eyesore and public danger for some time now. I drive by daily as children walk past this home on their way to and from school. I am constantly in fear of squatters occupying this home and the dangers associated with that so close to Meadowbrook Elementary and Middle School.

As this property comes to your agenda this week, please grant the least amount of time to come into compliance with minimum building standards or recommend they demolish the property. This property actually joins the grounds of Meadowbrook Elementary and is just across the street from Meadowbrook Middle School, three doors to the South is a daycare, and across the road is a multi housing apartment complex for senior living. This property sits along the main corridor into the neighborhoods and is just across from where many families enjoy spending time with young children at Coffee Folk.

Thank you,  
Samantha Newman

--

Samantha Newman

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**From:** [maddog.001@sbcglobal.net](mailto:maddog.001@sbcglobal.net)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** HS-23-105 (CD 11) 2309 Oakland Blvd  
**Date:** Wednesday, May 17, 2023 9:48:44 AM

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

Dear Ms Stubenbordt and the Building Standards Commission

I write to support a 30 day abatement or demolition of the property at 2309 Oakland Blvd.

West Meadowbrook has a surfeit of buildings that are in substandard to hazardous condition. They have a negative impact on the neighborhood and remote owners need to maintain their buildings in the same condition that those of us who live here are required to.

Oakland Blvd is a main entry to the east side neighborhoods and this property has been long neglected. It sits adjacent to Meadowbrook Elementary and near Meadowbrook Middle School. As such, it poses a hazard to children as an abandoned building.

The building owner has had plenty of time to make improvements, please put them on a deadline to make improvements or demolish the property.

Thank you!  
Richard Baxter



Virus-free [www.avg.com](http://www.avg.com)

**From:** [Daniel Haase](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 2309 Oakland Blvd  
**Date:** Wednesday, May 17, 2023 9:52:09 AM

---

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

I am writing as a longtime resident of Meadowbrook about the situation with 2309 Oakland Blvd, which is on the upcoming BSC agenda. This property has a history of being poorly maintained. The current owner has owned the property for a year, yet here we are with property that is still trashed out.

This property borders an elementary school and a day care, and it sits next to a local restaurant with a balcony that overlooks this "view". Several of the homes on the street have received renovations in recent years and in 2020, a new 66-unit apartment complex opened just steps away. If this owner makes the effort, this property can be rehabilitated, but they need to be given a very short leash in which to do so. My request is to give the owner the minimum amount of time to show substantial progress before demolition.

Daniel Haase  
Fort Worth, Texas



Virus-free [www.avast.com](https://www.avast.com)

**From:** [mikedfwtx](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** HS-23-105 (CD 11) 2309 Oakland Blvd  
**Date:** Wednesday, May 17, 2023 11:55:22 AM

---

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

Good morning Commissioners,

The property located at 2309 Oakland Boulevard used to be the homestead of the Parks family who also owned 2317 Oakland Boulevard right next door which was designated historic many years ago and is now the home of Larueda's Mexican restaurant.

The subject case, 2309 Oakland Boulevard is the patio view from the restaurant and is a very hideous site to look at while trying to enjoy having breakfast or lunch on the patio of the restaurant.

Problems at 2309 Oakland Blvd are nothing new, it has been an ongoing and neverending nuisance property with the previous owners and has only continued and actually gotten much worse with the current owner.

It was in horrible condition at the time of purchase and has worsened ever since. Until the city secured the property a couple months ago it was left open to anyone who wanted to squat there and there have been many.

Neighborhood police officer Zachary board did finally make contact with the owner who has informed him that there should be no one on the property although there are constant signs of people making entry into the structure.

I asked that the commission grant the least amount of time allowed to give the owner the time to abate or demolish due to the conditions of the structure.

This property sits at the intersection of Oakland Boulevard and Meadowbrook Drive and is in extreme close proximity to Meadowbrook Elementary School and Meadowbrook Middle School, in addition to the schools there is also a daycare two doors to the South and directly northwest on the opposite corner is Coffee Folk and the Firehouse art gallery. Just across Oakland to the South is also a Senior Living Apartment Complex. All of these businesses do everything they can to keep their properties up and have great curb appeal and then you have 2309 Oakland Boulevard an insult to all the surrounding businesses.

I pray we have your support in this matter,

**Respectfully,**  
Mike Phipps

**From:** [Tobi Jackson](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 2309 oakland boulevard  
**Date:** Wednesday, May 17, 2023 12:07:20 PM

---

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

Hi Ms. Stubenbordt:

As the FWISD Board President and the Trustee representing D2, 2309 Oakland Blvd is within the 2nd district.

Please utilize all available measures to clean this site up. My concern is summer and while our students are sweet angels, on occasion they enter into areas that are unsafe. This site is an embarrassment to East FW and an invitation for our kids to become involved with over the summer.

Please call me at 817-296-7721 cell for further clarification.  
You are greatly appreciated and I am here to help.

Respectfully,

TJ  
**Tobi Jackson, M.S.**  
FWISD Board President  
District 2

**Executive Director**  
**Fort Worth SPARC**

**[Donate to SPARC](#)**

**[www.fortworthsparc.org](http://www.fortworthsparc.org)**



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 2023**

---

**HS-23-106**                      **Property Address:** 3028 College Avenue (Primary Structure)

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

**Legal Description:**        LOT 17, BLOCK 28, SOUTH HEMPHILL HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 132, PLAT RECORDS, TARRANT COUNTY, TEXAS

**SKEY No.** 02817470    **Reference No(s).** 22-617286

**Owner(s) per Deed:**        Jimmie Maldonado and wife, Julia Maldonado---Volume 10541, Page 684

**Owner(s) per TAD:**        Julia M. Maldonado

**Mailing Address:**            3028 College Avenue, Fort Worth, TX 76110

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

**Council District No.**        11

**CASE BACKGROUND:**

- Case Originated: **September 13, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **09/16/2022, 10/27/2022, 2/16/2023, and 4/3/2023.**
- No active permits on file.
- Structure **vacant and secured by City March 22, 2023.**
- Inspection was conducted on **May 2, 2023 with heir's daughter, Angela Ortiz present.**
- Current owner's deed was recorded **February 24, 1992.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 4, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
  - Roof partially missing and damaged with breaches
  - Roof is separating from the structure
  - Ceiling damaged with collapsing joist
  - Subfloor damaged and partially missing
  - Interior walls missing
  - Window framing separating from structure
  - Exterior wall has missing boards and breaches
  - Foundation has inadequate support due to missing/damaged pier and beams
- 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: MAY 22, 2023**

---

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

Jimmie Maldonado and wife, Julia Maldonado, 3028 College Avenue, Fort Worth, TX 76110  
(Cert. # 9489009000276388719868);  
Julia Maldonado, 3028 College Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276388719875);  
Jimmie Maldonado and Julia Maldonado Estates, 3028 College Avenue, Fort Worth, TX 76110  
(Cert. # 9489009000276388719882);  
James Rocky Maldonado, 758 Maple Avenue, Elmira, NY 14904 (Cert. # 9489009000276388719899);  
Steven James Maldonado, 13055 FM 3522 Abilene, TX 79601 (Cert. # 9489009000276388719905);  
Casey Maldonado, 400 Center Avenue, Odessa, TX 79761 (Cert. # 9489009000276388719912);  
Louis Maldonado, 4602 Columbia Avenue, Apt. 209, Dallas, TX 75226 (Cert. # 9489009000276388719929);  
Angela Ortiz aka Angela Maldonado, 3829 Frazier Avenue, Fort Worth, TX 76110  
(Cert. # 9489009000276388719936);  
Angela Ortiz aka Angela Maldonado, 2514 Via Venicia, Apt. 2822, Fort Worth, TX 76110  
(Cert. # 9489009000276388719943);  
Jackey Maldonado, 1849 County Road 258, Unit B, Bertram, TX 78605 (Cert. # 9489009000276388719950)

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

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



CODE COMPLIANCE

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer

Date/Time

### INSPECTION INFORMATION

Address  Number of Stories   
 Legal Description: Block  Lot  Case No.  Tax Acct No.   
☐ 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged siding/breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Support post sagging
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dismantled with openings/sheathing warped
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and water damaged
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate support due missing/damaged pier/beams
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subfloor damaged/missing/open
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and frame seperating from structure
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"/>	Framing shifting from foundation

### 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

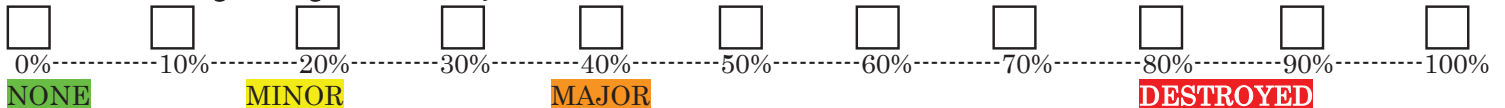
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

### 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: MAY 22, 2023**

---

**HS-23-108**                      **Property Address:** 605 Tierney Road (Primary Structure)

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

**Legal Description:**        BEING A PORTION OF LOT 1, BLOCK 2, HAINES PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**SKEY No.** 01143247    **Reference No(s).** 15-375569

**Owner(s) per Deed:**        Tyce M. Tobola---D199292872

**Owner(s) per TAD:**        Tyce M. Tobola

**Mailing Address:**            407 Lemon Drive, Arlington, TX 76018

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

**Council District No.**        5

**CASE BACKGROUND:**

- Case Originated: **April 4, 2018.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **April 5, 2023.**
- Notices: **4/4/2018, 5/17/2018, 6/19/2018, 9/10/2018, 11/27/2018, 1/9/2020, 7/15/2020, 2/5/2021, 6/4/2021, 10/19/2021, 1/5/2022, 5/26/2022, 4/6/2023 and 4/18/2023.**
- No active permits on file.
- Structure is **vacant and secured by the City May 4, 2023.**
- Inspection was conducted from the exterior of the structure on **May 2, 2023 without the owner present prior to the City securing the structure.**
- Current owner's deed was recorded **November 24, 1999.**
- Notice to appear at today's hearing was mailed and posted on the property on **May 4, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
  - Severe fire damage throughout the structure
  - Roof has breaches and damaged shingles
  - Second floor ceiling has collapsed
  - Ceiling joist, studs and rafters are charred
  - Portion of the back exterior wall is missing
  - Fire damage to the windows and doors
  - Electrical system fire damaged
- 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: MAY 22, 2023**

---

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

Tyce M. Tobola, 407 Lemon Drive, Arlington, TX 76018 (Cert. # 9489009000276391540497);  
Tyce M. Tobola aka Tyce Matthew Tobola, 407 Lemon Drive, Arlington, TX 76018  
(Cert. # 9489009000276388703188);  
Lienholder: Dyck-O'Neal, 15301 Spectrum Drive, Suite 450, Addison, TX 75001  
(Cert. # 9489009000276388703195);  
Dyck-O'Neal, 3214 W. Park Row Drive, Arlington, TX 76013 (Cert. # 9489009000276388703201);  
Dyck-O'Neal c/o Attorney-Emery C. Shannon, 15301 Spectrum Drive, Suite 450, Addison,  
TX 75001 (Cert. # 9489009000276388703218);  
Dyck-O'Neal c/o Mary Resch, 15301 Spectrum Drive, Suite 450, Addison, TX 75001  
(Cert. # 9489009000276388703225)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **May 2, 2023**

### INSPECTION INFORMATION

Address **605 Tierney Rd.**

Number of Stories **2**

Legal Description: Block **2** Lot **1** Case No. **15-375569** Tax Acct No. **01143247**

☐ 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage, missing, frame seperating brick
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage, charred studs and joists
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged, charred roof rafters, etc
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged from fire
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged and missing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Structure appears to be inadequate 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

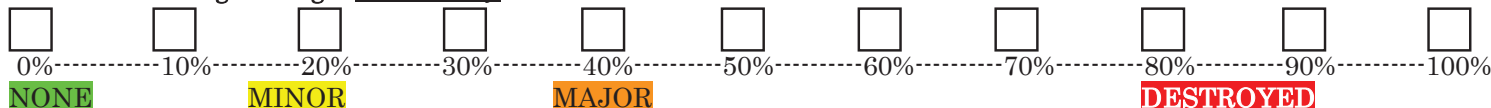
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

### 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.

**From:** [sbabbcgi@aim.com](mailto:sbabbcgi@aim.com)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 605 Tierney Rd Case Number: HS-23-108  
**Date:** Monday, May 15, 2023 9:44:21 AM

---

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

The owner of this property has allowed it to deteriorate over the last 20+ years and now it has suffered severe fire damage. It is an open structure and easily accessible by anyone including curious neighborhood children. It poses a danger to the children, neighbors and the general public as it stands in its latest deteriorated condition. Please act swiftly and allot the least amount of time required by law requiring the demolition of this dangerous structure.

Thank you.

Susi Babb

**From:** [janet.mosier](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** Re: 603 Tierney Road Case # HS-23-108  
**Date:** Monday, May 15, 2023 1:26:08 PM

---

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I apologize I have Vision issues and I need to revise to the correct address

605 TIERNEY ROAD  
CASE NUMBER  
HS-23-108.

Thank you  
Janet Mosier

On Mon, May 15, 2023, 12:18 PM janet mosier <[jdmosier04@gmail.com](mailto:jdmosier04@gmail.com)> wrote:

This eyesore not only devalues property but is such an eyesore to have to look at  
I am wondering why the owner is not held accountable and have to clean it up .  
Please make it a priority to get this area looking good again this is a disgrace.

Further points

This property is right next to an apartment complex, in an established neighborhood, .07 miles from Sagamore Elementary School.

Not only is it unsightly it is a danger to people in the neighborhood.

It is hard to believe this is let go to become this bad and nothing has been done

Thank you

**From:** [David M Davis](#)  
**To:** [Stubenbordt, Annette](#)  
**Cc:** [David Davis](#)  
**Subject:** 605 Tierney Rd Case Number: HS-23-108  
**Date:** Monday, May 15, 2023 3:10:50 PM

---

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This property is a major problem. It is unsafe and the homeless people are trying to occupy the building . This needs to be torn down immediately before someone gets hurt or killed. Thank you for your attention to this matter.

David M Davis

Sent from [Mail](#) for Windows



**From:** [Rachael Leeth](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 605 Tierney Rd Case Number: HS-23-108  
**Date:** Monday, May 15, 2023 5:25:11 PM

---

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

I'm voicing my increasingly concern over this property. I'm floored that the city has let it get this far. Besides being an eyesore to our neighborhood it's a major safety & health concern. As I'm sure you're well aware of this property is within close proximity to Sagamore Elementary with numerous children in this area. Again I'm floored the city has not thought of their safety. But let's talk about the overall safety of the neighborhood, homelessness is running rampant as this is within close range to Lancaster and this is a perfect setup for the drug use/abuse and other illegal activities. The rats and roaches that come from that house and invade nearby houses. This also sits right across the street from an apartment complex, again with many children out playing. There's concern over the overall safety for people walking, running and just being outside. This is a main street that goes into many different areas & boy what an eyesore.

The overall structure is severely compromised & dilapidated.

So let me ask you a question, how quickly would this issue remain if you lived next to or in the area of this house?

The other house was demolished a few years ago and I'm requesting that this property follow suit. Please, this has gone on for 20+ years, please demolish this building before something bad happens.

Thank you for your time and our support on this issue.

Rachael Leeth

Sent from my iPhone

**From:** [carol peters](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 605 Tierney Road HS 23 108  
**Date:** Monday, May 15, 2023 9:21:12 PM

---

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Please act expeditiously and within the least amount of time allowed to demolish this longstanding eyesore. The owner has made no effort to improve the property and does not deserve any extra consideration.

Carol Peters  
Fort Worth

**From:** [TC](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** CASE#HS-23-108  
**Date:** Tuesday, May 16, 2023 12:09:41 AM

---

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605 TIERNEY RD

OWNER: Tabola , bought two properties in 1999 one has since been demolished by the city fort numerous code violations.

1) It sits directly across the street (Panola) from the apartment complex, the Ambassadors. 2) It is the main entry into the neighborhood "unofficially" known as Southeast Meadowbrook which is well established and where many children live, as well, 3) It is 7/10 of a mile from Sagamore Elementary School.

In addition to the soundness of the structure itself and the dangers it presents. This structure has been in a continuous detrimental condition for many years and in its current state as being structurally damaged due to a fire because of squatters that the owners are not trying to prevent from inhabiting this dangerous environment.

Thank for your time and consideration and helping us to keep our neighborhoods safe and secure. I understand that an allotted amount of time is necessary but please make it the shortest possible time.

Sincerely

LaCassia Craft

**From:** [Susan De Los Santos](#)  
**To:** [Stubenbordt, Annette](#)  
**Cc:** [Phipps, Mike](#)  
**Subject:** 605 Tierney Rd, Case HS 23-108  
**Date:** Tuesday, May 16, 2023 1:26:30 AM

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Dear Commission Members,

Oh, my gosh! I cannot believe you are STILL dealing with these properties and Tyce Tabola. When I sat on the BSC years ago, these properties repeatedly came before the commission and the owner made promise after promise to bring them up to code.

Now there had been fire at 605 Tierney Please provide relief to the neighborhood by ordering **immediate** demolition of this unrepairable structure. This property has been a nuisance far too long.

Thank you again for your service to the citizens of Fort Worth!

With warmest regards,

Susan De Los Santos

**From:** [Shari Hart](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 605 Tierney Rd - Case Number HS-23-108  
**Date:** Tuesday, May 16, 2023 1:44:24 PM

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REQUESTING DEMOLICATION OF 605 Tierney Rd

Ms. Stuberbordt,

I am requesting your vote for the demolition of the burned up, trashy property located at 605 Tierney. The owner has essentially abandoned it for the city to maintain – so do it.

Thank you,

Shari Har

**From:** [Bryan Liles](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 605 Tierney Rd Case Number: HS-23-108 - Please Demolish!  
**Date:** Tuesday, May 16, 2023 2:51:58 PM

---

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

**Building Standards Commission:**

At your next hearing on Monday, May 22, the property at 605 Tierney Road will be presented. Please demolish this dangerous property and act swiftly! The owner of this property, Tyce Tabola, also owns the sister property, which was demolished a few years ago at 601 Tierney. Please do the same with this property! Mr. Tabola bought these properties in 1999 and has done nothing but allow them to deteriorate and be a problem to the immediate area ever since. We are all so very tired of seeing this eyesore and all the safety concerns it presents.

The time has come for you to act! Please act swiftly and give the least amount of time required by law requesting demolition of said property.

Respectfully,  
Debbie Liles

Fort Worth, TX  
West Meadowbrook N.A.

**From:** [Cindy Boling](#)  
**To:** [Stubenbordt, Annette](#)  
**Cc:** [Cindy Boling](#)  
**Subject:** 605 Tierney Rd Case Number: HS-23-108  
**Date:** Tuesday, May 16, 2023 3:13:02 PM

---

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Ms. Stubenbordt:

Please submit this letter to the Building Standards Commission for consideration by the Commission at its May 22, 2023 hearing. PLEASE ACKNOWLEDGE YOUR RECEIPT.  
Thank you.

Dear Commission members:

This property has been in deplorable condition for a long, long time. The condition has been worse for months due to a fire. The fire was very dangerous to neighboring property but has been a haven for problems for years. This mess needs to be torn down immediately.

The owner, Tyce Tabola, has never maintained this property and has total disregard for the neighborhood.

I ask that the Commission act swiftly and allot the least amount of time required by law requesting demolition of this property.

This deplorable property 1) sits directly across the street (Panola) from the apartment complex, the Ambassadors. 2) It is the main entry into the neighborhood "unofficially" known as Southeast Meadowbrook which is well established and where many children live, as well, 3) It is 7/10 of a mile from Sagamore Elementary School.

PLEASE ORDER THIS PROPERTY DEMOLISHED AND CLEANED UP IMMEDIATELY  
AT THE OWNER'S EXPENSE.

Thank you.

--

Cindy Boling  
President, Central Meadowbrook NA



**From:** [Tonya Ferguson](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** Case Number: HS-23-108, 605 Tierney Rd.  
**Date:** Tuesday, May 16, 2023 3:25:57 PM

---

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

To the Building Standards Commission:

My name is Tonya Ferguson. I am a resident of Eastern Hills and also own property in West Meadowbrook. I am writing to ask that the Building Standards Commission order a 30-day abate or demolish order for 605 Tierney Rd.. This property has long been a problem for the community and is in a state of unsafe disrepair. This property sits across the street from the apartment complex, The Ambassadors. It is the main entrance into the neighborhood "unofficially" known as Southeast Meadowbrook which is well established and where many children live. It is only 7/10 of a mile from Sagamore Hills Elementary School. I ask that you allow the least amount of time for the current owner to either make repairs or move toward demolition.

Thank you for your consideration.  
Tonya Ferguson

*Tonya Ferguson*

Let us be grateful to people who make us  
happy; they are the charming gardeners who  
make our souls blossom.  
Marcel Proust

**From:** [T.VanderWoude](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 605 Tierney Rd Case Number: HS-23-108  
**Date:** Tuesday, May 16, 2023 11:32:59 PM

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

The owner of this property has allowed it to deteriorate over the last 20+ years and now it has suffered severe fire damage. It is an open structure and easily accessible by anyone including curious neighborhood children. It poses a danger to the children, neighbors and the general public as it stands in its latest deteriorated condition. Please act swiftly and allot the least amount of time required by law requiring the demolition of this dangerous structure.

Regards,  
Todd

~Sent from my iPad~

**From:** [MES](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 605 Tierney Rd., Case # HS-23-108  
**Date:** Wednesday, May 17, 2023 9:17:20 AM

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## Building Standards Commission

I am asking the Commission to demolish the property at 605 Tierney Rd. The property in case has been neglected since Mr. Tabola bought it in 1999. The building is falling apart and full of trash and debris. It poses a danger to people and pets.

Please, act swiftly and fast. We want our neighborhood safe, secure, and clean.

Thank you for your attention.

Martha E. Sáinz

**From:** [Leslie Shields](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** Subject: 605 Tierney Rd Case Number: HS-23-108  
**Date:** Wednesday, May 17, 2023 9:29:17 AM

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Please act swiftly and allot the least amount of time required by law requesting demolition of said property.

Beyond the obvious that it needs to be torn down good, here are a few distinctive reasons:

- 1) It sits directly across the street (Panola) from the apartment complex, the Ambassadors.
- 2) It is the main entry into the neighborhood "unofficially" known as Southeast Meadowbrook which is well established and where many children live. It poses a serious danger.
- 3) It is 7/10 of a mile from Sagamore Elementary School and the school bus stop is just north of this property. This property is a harrazrd.

These are all things in which they look at when making decisions, in addition to the soundness of the structure itself and the dangers it presents.

Thank you,

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**From:** [Samantha Newman](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 605 Tierney Rd Case Number: HS-23-108  
**Date:** Wednesday, May 17, 2023 9:30:18 AM

---

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Ms. Stubenbordt,

The property at 605 Tierney Road is beyond repair and must be demolished as soon as possible to ensure the safety of our neighborhood. This property is next to an apartment complex and several homes with small children. In fact, a FWISD elementary bus stop is approximately 100 feet away from this property. When this property burned (again) a few weeks ago, the street was closed and I don't know how the bus was able to get to those young children without them venturing closer to Lancaster. My daughter attends St. Rita Catholic School just two blocks from 605 Tierney so we drive past this property twice a day and keep a schedule with the afternoon FWISD bus most days.

I cannot imagine the concern of the families that have to live within walking distance of this property. There are loose dogs in and around the property, squatters, and rubble from the fire.

Fort Worth deserves better. Please force property owner Tyce Tabola to respect the city that we hold dear. It is time for this property to be demolished.

Respectfully,  
Samantha Newman  
West Meadowbrook Neighborhood Association  
Board Member

--

Samantha Newman

---

**From:** [maddog.001@sbcglobal.net](mailto:maddog.001@sbcglobal.net)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 605 Tierney Rd Case Number: HS-23-108  
**Date:** Wednesday, May 17, 2023 9:30:53 AM

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Dear Ms Stubenbordt and the Building Standards Commission:

Thank you for looking over the property at 605 Tierney. This property sits on a main entry to Meadowbrook neighborhoods and has been an eyesore for many years.

After years of neglect, the house has fallen into complete disrepair and has even partially burned. It is apparent the owner of the property has no intent to restore it and at this point the structure is a safety hazard and attractive nuisance.

Please order the demolition and clean-up of this property in accordance with city codes. It is long past due.

Thank you,  
Richard Baxter



Virus-free [www.avg.com](http://www.avg.com)

**From:** [Victoria Scheffler](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** Requesting Demolition  
**Date:** Wednesday, May 17, 2023 9:58:19 AM

---

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

Ms. Stubenbordt,

I am writing to request that the Building Standards Commission please recommend demolition of the property at 605 Tierney Road, Fort Worth, 76112.

Case Number: HS-23-108

This property has been deteriorating for years due to no obvious upkeep from the owner, and now it is at risk of falling in on itself due to a fire. At this point it is only an invitation for crime, or exploration by kids who most likely will end up being hurt on the property. It is beyond repair in its current state.

Please let me know if you have any questions.

Thank you,

Victoria Scheffler



**From:** [mikedfwtx](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** Subject: 605 Tierney Rd Case Number: HS-23-108  
**Date:** Wednesday, May 17, 2023 12:15:13 PM

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Good morning Commissioners,

The property located at 605 Tierney Road is what is left of what used to be 601 and 605 Tierney Road, 601 Tierney Road was the sister property to the one in the case being heard today it was demoed a few years back this property now has come to the same fate and is all due to owner neglect.

If I'm not exactly correct the year is close but around 1999 the current owner Tyce Tabola purchase these properties and within 10 years 601 Tierney was before the building Standards Commission that was around 2009. 605 Tierney is where it is today due to the continuance of that same neglect that brought 601 Tierney to the end of its existence.

Mr Tabola has never taken care of these properties from the day they were purchased they have only been used with doing nothing to preserve or upkeep.

This property over the past several years has been open structure utilized for squatting and has now succumbed to being completely destroyed by fire and now an order to demolish is hopefully what is in store.

We hope the commission will support City staff with what I believe would be the most responsible request to demolish immediately there is no way that this structure can be saved and rehabbed. The owner has already had ample time to remove what remains of this burnout structure but as always has totally ignored his responsibilities.

I know that there is by law a minimum amount of time to give owner time to abate although it is clear the owner has no intent of demolishing the structure. Please grant the least amount of time required by law for the owner to abate the violation.

This property as of today is still an open structure on the rear part of the building, someone has removed the cyclone fencing that was somewhat securing the lower level, it is being entered upon and needs demolished ASAP. If there is any way around the 30-day to abate due to the unsafe conditions allowing the city to enter onto the property before 30 days is up, please include that language into the order.

Thank you all for your service!

**Respectfully,**  
Mike Phipps

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 2023**

---

**HS-23-109**                      **Property Address:** 2406 East Belknap Street (Primary Structure)

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

**Legal Description:**        BEING A 2.939 ACRE (128,030 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOHN LITTLE SURVEY, ABSTRACT No. 958, TARRANT COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 1, TRINITY RIVER ADDITION, AN ADDITION TO THE CITY OF FORT WORTH AS SHOWN ON THE PLAT RECORDED IN CABINET B. SLIDE 2904, PLAT RECORDS, TARRANT COUNTY, TEXAS AND ALL OF A CALLED 0.257 ACRE TRACT OF LAND DESCRIBED IN DEED TO COOL ANCHOR PROPERTIES AS RECORDED IN COUNTY CLERK'S FILE No. D213213013 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

**SKEY No.** 40996263    **Reference No(s).** 21-584995

**Owner(s) per Deed:**        Summit Land Development LLC---D221366079

**Owner(s) per TAD:**        Summit Land Development LLC

**Mailing Address:**           254 N. Santa Fe, Suite A, Salina, KS 67401

**Agenda Category:**        New Case – Commercial                      **Code Compliance Officer:** Ian Sheadel

**Council District No.**        11

**CASE BACKGROUND:**

**WITHDRAW---DEMOLISHED**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 2023**

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**ACP-23-110**                      **Property Address:** 2328 Bird Street

**Legal Description:**        Being Lot 2, Block 11. Akers Park, Second filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-M, Page 529, Plat Records, Tarrant County, Texas

**SKEY No.** 00016039    **Reference No(s).** 22-634990

**Owner(s) per Deed:**        Sylvania Series, LLC---D218207947---September 18, 2018

**Owner(s) per TAD:**        Sylvania Series, LLC

**Mailing Address:**            955 N. Sylvania Avenue, Fort Worth, TX 76111

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

**Council District No.**        11

**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: MAY 22, 2023**

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**ACP-23-111**                      **Property Address:** 4600 Blackstone Drive

**Legal Description:**      BEING LOT 45, OF BROOKSIDE ACRES ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-A, PAGE 81, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS

**SKEY No.** 00314544      **Reference No(s).** 22-612975

**Owner(s) per Deed:**      Nancy Hawkins---D219023734---February 6, 2019

**Owner(s) per TAD:**      Nancy Hawkins

**Mailing Address:**              410 Bluebird, Weatherford, TX 76085

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

**Council District No.**      2

**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: MAY 22, 2023**

---

**ACP-23-112**                      **Property Address:** 2818 Avenue K

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

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

**Owner(s) per Deed:**        VanT. McGraw---D199145225---June 8, 1999

**Owner(s) per TAD:**        Van T, McGraw

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

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

**Council District No.**        8

**EVIDENTIARY REPORT:**

This violation was identified on **April 7, 2022**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **Seventeen (17)** inspections by multiple officers since the inception of this case. **One (1)** citation(s) was/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 **Six (6)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of additional items at no cost. The Nuisance Abatement Order was posted at the property on **March 28, 2023** and expired on **April 7, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **May 4, 2023**. The last inspection was performed on **May 18, 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 **\$4,400.00**. 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 March 28, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since February 4, 2021.**

**Administrative Civil Penalty Calculation:**

**Nuisance Abatement Notice Expiration:** **April 7, 2023**  
**Number of days since NAO expired:** **44**

**Date of BSC Meeting:** **May 22, 2023**

**\$100.00 per day x 44 days = \$4,400.00**

(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: MAY 22, 2023**

---

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

Van T. McGraw aka Van Tonette McGraw, 2818 Avenue K, Fort Worth, TX 76105  
(Cert. # 9489009000276388703102);  
Lienholders: Internal Revenue Service, PO Box 145595, Cincinnati, OH 45250 (Cert. # 9489009000276388703119);  
Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 215 East Rosedale Street, Fort Worth,  
TX 76104 (Cert. # 9489009000276388703126);  
Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 550 Bailey Avenue, Suite 550,  
Fort Worth, TX 76107 (Cert. # 9489009000276388703133);  
Custom Corporation c/o President: Carl E. Schuder, 215 East Rosedale Street, Fort Worth, TX 76104  
(Cert. # 9489009000276388703140);  
Custom Corporation c/o President: Carl E. Schuder, 3624 Fenton Avenue, Fort Worth, TX 76133  
(Cert. # 9489009000276388703157);  
Custom Corporation c/o President: Carl E. Schuder, 113 East Rosedale Street, Fort Worth, TX 76104  
(Cert. # 9489009000276388703164);  
Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton Street, Suite 300, Fort Worth, TX 76102  
(Cert. # 9489009000276388703171)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 2023**

---

**ACP-23-113**                      **Property Address:** 6933 Fallbrook Court

**Legal Description:**        Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas

**SKEY No.** 02671611    **Reference No(s).** 22-638832

**Owner(s) per Deed:**        Dana L. Meeks---Volume 9443, Page 1128---November 28, 1993

**Owner(s) per TAD:**        Dana L. Meeks

**Mailing Address:**            8537 Trinity Vista Trail, Hurst, 76053

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

**Council District No.**        5

**EVIDENTIARY REPORT:**

This violation was identified on **December 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 **Ten (10)** inspections by multiple officers since the inception of this case. **No** citation(s) 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 **seven (7)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of additional items at no cost. The Nuisance Abatement Order was posted at the property on **March 28, 2023** and expired on **April 7, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **May 4, 2023**. The last inspection was performed on **May 18, 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 **\$8,800.00**. 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 this is the second time this property, with the same owner, was brought before the Commission. Some progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 28, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since November 11, 1988.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **April 7, 2023**

Date of BSC Meeting: **May 22, 2023**

Number of days since NAO expired: **44**

**\$200.00 per day x 44 days = \$8,800.00**

(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: MAY 22, 2023**

---

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

Dana L. Meeks, 8537 Trinity Vista Trail, Hurst, TX 76053 (Cert. # 9489009000276387932350);  
Dana L. Meeks, 6933 Fallbrook Court, Fort Worth, TX 76120 (Cert. # 9489009000276387932367);  
Michael Channel, 113 Salted Nut Court, Lot 58, Springtown, TX 76082 (Cert. # 9489009000276387932374);  
Michael Channel, 8537 Trinity Vista Trail, Hurst, TX 76053 (Cert. # 9489009000276387932381);  
Lienholders: First Financial Bank, N.A., 745 Adams Drive, Weatherford, TX 76086  
(Cert. # 9489009000276387932398);  
First Financial Bank, N.A. c/o Trustee-Justin B. Cooper, 100 College Park Drive, Weatherford, TX 76086  
(Cert. # 9489009000276387932404);  
American Airlines Federal Credit Union, MD 2100, PO Box 619001, DFW Airport, Dallas, TX 75261  
(Cert. # 9489009000276387932411);  
American Airlines Federal Credit Union c/o Sr.Vice-President-Sean Gaven, MD 2100, PO Box 619001,  
DFW Airport, Dallas, TX 75261 (Cert. # 9489009000276387932428)

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

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





*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

May 23, 2022

Dana L. Meeks  
(Cert. # 9489009000276316085478)  
6933 Fallbrook Court  
Fort Worth, TX 76120-1302

RE: 6933 Fallbrook Court aka Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth in Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas, ACP-22-115, Reference #21-610453, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **May 23, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is June 22, 2022.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on June 22, 2022.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: Lienholder: American Airlines Federal Credit Union c/o Sean Gaven, PO Box 619001, MD 2100, DFW Airport, Dallas, TX 75261 (Cert. #9489009000276316085485)

**CODE COMPLIANCE DEPARTMENT**

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

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
ADMINISTRATIVE CIVIL PENALTY  
CAUSE NO. ACP-22-115**

On **May 23, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth in Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas**, and located on property more commonly known as **6933 Fallbrook Court, Fort Worth, Texas** ("Affected Property").

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

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

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

**THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS** that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth in Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas**, and located on property more commonly known as **6933 Fallbrook Court, 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 June 22, 2022 to comply with this Order.**

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

## Administrative Civil Penalty

**YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT** to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **June 22, 2022**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. . You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

SIGNED this the 26th day of May, 2022.

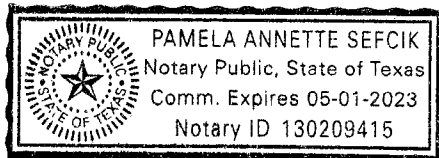


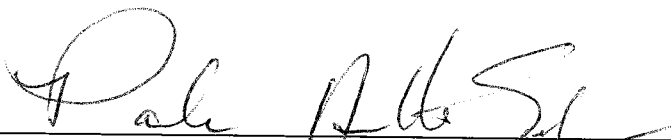
Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

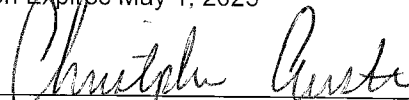
This instrument was acknowledged before me on this the 26th day of May, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



  
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



ORDER OF THE COMMISSION

*Certified/Return Receipt Requested*

August 22, 2022

Dana L. Meeks  
(Cert. # 9489009000276350392495)  
6933 Fallbrook Court  
Fort Worth, TX 76120-1302

RE: 6933 Fallbrook Court aka Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth in Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas, ACP-22-115, Reference #21-610453, AMENDMENT ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **August 22, 2022** for the property referenced herein. The Commission heard the request for an amendment and **granted the removal of the previously assessed Administrative Civil Penalty of \$4,500.00 (\$100.00 per day for forty five (45) days). No additional time was requested or granted as the nuisance has been abated.** 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 to Tarrant County District Court 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.

CC: Lienholder: American Airlines Federal Credit Union c/o Sean Gaven, PO Box 619001, MD 2100, DFW Airport, Dallas, TX 75261 (Cert. #9489009000276350392518)

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
AMENDMENT GRANTED  
CAUSE NO. ACP-22-115**

**WHEREAS** the City of Fort Worth ("City") held a public hearing on **August 22, 2022**, before the City of Fort Worth Building Standards Commission ("Commission") regarding the property described as **Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth in Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas** and more commonly known as **6933 Fallbrook Court ("Affected Property")**, in Fort Worth, Texas; and

**WHEREAS** the Commission found that **Dana L. Meeks** is the recorded Owner of the Affected Property; and

**WHEREAS** the City mailed proper notice of the public hearing to the Affected Property Owner **ten (10) days** prior to the date of the hearing; and

**WHEREAS** on **May 23, 2022**, the Commission found from evidence presented at the public hearing that the Affected Property had an unlawful accumulation of items in violation of 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"; and

**WHEREAS** on **May 23, 2022**, the Commission Ordered that the Owner of the Affected Property be assessed an Administrative Civil Penalty in the amount of **One Hundred Dollars (\$100.00) per day for forty five (45) days for a total of Four Thousand Five Hundred Dollars (\$4,500.00)**; and further ordered the Owner to remove the unlawful accumulations from the Affected Property within **thirty (30) days**; and

**WHEREAS** the Owner filed a **timely** request for an Amendment; and

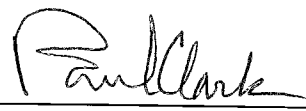
**WHEREAS** the Owner **did** appear at the Amendment request hearing; and

**WHEREAS** the Commission considered the case file and all requests and/or actions by the Owner as well as City Staff recommendations; and

**NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY AMENDS** the Order issued on **May 23, 2022** in regards to the unlawful accumulations **by removing the Administrative Civil Penalty of Four Thousand Five Hundred Dollars (\$4,500.00). No additional time was granted as the nuisance has been abated.**

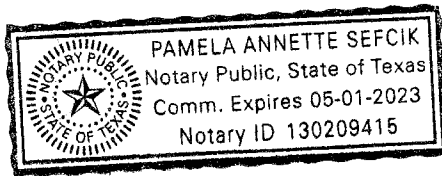
**ANY OWNER, LIENHOLDER, OR MORTGAGEE OF RECORD HAS THE RIGHT TO APPEAL THIS ORDER** to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the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

SIGNED this the 30th day of August, 2022.

  
\_\_\_\_\_  
Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS       §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on this the 30<sup>th</sup> day of August, 2022  
by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



A handwritten signature in black ink, appearing to read "Pamela Sefcik", written over a horizontal line.

Pamela Annette Sefcik, Notary Public for the State of Texas #130209415  
My Commission Expires May 01, 2023

**AFTER RECORDING RETURN TO:**

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

A handwritten signature in black ink, appearing to be initials, written over a horizontal line.  
Approved by Legal as to form and legality

A handwritten signature in black ink, appearing to be "Dene", written over a horizontal line.  
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 2023**

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**ACP-23-114**                      **Property Address:** 1504 Cairn Circle

**Legal Description:**        Lot 45, Block 30, of GREENBRIAR ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat thereof recorded in Volume 388-W, Page 100, of the Plat Records of Tarrant County, Texas

**SKEY No.** 01105728        **Reference No(s).** 22-637929

**Owner(s) per Deed:**        Darwan Winkler---Volume 11134, Page 1340---July 7, 1993

**Owner(s) per TAD:**        Darwan Winkler

**Mailing Address:**           4416 Early Morn Drive, Plano, TX 75093

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

**Council District No.**        6

**EVIDENTIARY REPORT:**

This violation was identified on **November 16, 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 not** needed to enter the property. There have been **six (6)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of additional items at no cost. The Nuisance Abatement Order was posted at the property on **March 28, 2023** and expired on **April 7, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **May 4, 2023**. The last inspection was performed on **May 18, 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 **\$8,800.00**. 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 this is the second time this property, with the same owner, was brought before the Commission. Some progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 28, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since May 2, 2023.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **April 7, 2023**  
Number of days since NAO expired: **43**

Date of BSC Meeting: **May 22, 2023**

**\$200.00 per day x 44 days = \$8,800.00**

(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: MAY 22, 2023**

---

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

Darwan Winkler, 4416 Early Morn Drive, Plano, TX 75093 (Cert. # 9489009000276387932435);  
Darwan Winkler, 1504 Cairn Circle, Fort Worth, TX 76134 (Cert. # 9489009000276387932442);  
Darwan Winkler, 1112 Monroe Avenue, Homer, LA 71040 (Cert. # 9489009000276387932459);  
Darwan Winkler, 2216 West Street, Gary, IN 46408 (Cert. # 9489009000276387932466)

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

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





ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

February 24, 2020

Darwin Winkler  
(Cert. # 9489009000276166020810)  
1504 Carin Circle  
Fort Worth, TX 76134-1107

RE: 1504 Cairn Circle aka Lot 45, Block 30, of GREENBRIAR ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-W, Page 100, of the Plat Records of Tarrant County, Texas, ACP-20-78, Reference #18-489872, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **February 24, 2020** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is March 25, 2020.**
- **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 March 25, 2020.** 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.

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-20-78**

On **February 24, 2020** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 45, Block 30, of GREENBRIAR ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-W, Page 100, of the Plat Records of Tarrant County, Texas,** and located on property more commonly known as **1504 Cairn Circle, Fort Worth, Texas ("Affected Property")**.

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

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

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

**THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS** that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 45, Block 30, of GREENBRIAR ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-W, Page 100, of the Plat Records of Tarrant County, Texas,** and located on property more commonly known as **1504 Cairn Circle, Fort Worth, Texas ("Affected Property")** 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 March 25, 2020 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 25, 2020**. 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.

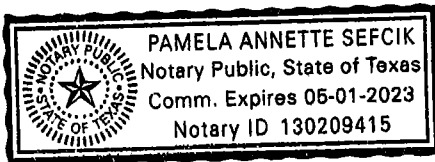
SIGNED this the 2nd day of March, 2020.

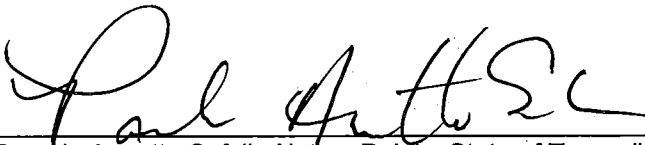
  
Jared Sloane, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§


This instrument was acknowledged before me on this the 2nd day of March, 2020 by Jared Sloane, 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: 3/5/2020 11:10 AM

Instrument #: D220053194

OPR

4

PGS

\$27.00

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

*Mary Louise Nicholson*

D220053194

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 2023**

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**ACP-23-115**                      **Property Address:** 5433 Dallas Avenue

**Legal Description:**        Lot 10, Block 5, HAINES PLACE ADDITION, SECOND FILING to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 339, Plat Records, Tarrant County, Texas aka Lot 10, Block 5, Haynes Place Addition to the City of Fort Worth, Tarrant County, Texas, according to Deed Records of Tarrant County, Texas

**SKEY No.** 01198742    **Reference No(s).** 21-585262

**Owner(s) per Deed:**        Chris Clampitt---Volume 12688, Page 1507---March 4, 1997

**Owner(s) per TAD:**        Chris Clampitt

**Mailing Address:**            5433 Dallas Avenue, Fort Worth, TX 76112

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

**Council District No.**        11

**EVIDENTIARY REPORT:**

This violation was identified on **September 28, 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 **twelve (12)** 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 **seven (7)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of additional items at no cost. The Nuisance Abatement Order was posted at the property on **March 28, 2023** and expired on **April 7, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **May 4, 2023**. The last inspection was performed on **May 18, 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 **\$4,400.00**. 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 no progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 28th, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since January 23, 2023.**

**Administrative Civil Penalty Calculation:**

**Nuisance Abatement Notice Expiration:** **April 7, 2023**  
**Number of days since NAO expired:** **44**

**Date of BSC Meeting:** **May 22, 2023**

**\$100.00 per day x 44 days = \$4,400.00**

(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: MAY 22, 2023**

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

Chris Clampitt, 5433 Dallas Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276387932466)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 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:**        Amendment Case                      **Code Compliance Officer:** Andrea Alexander  
Residential

**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.**
- An owner was present at the **March 27, 2023** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owners had until **April 26, 2023** to comply with the Order.
- An owner requested an amendment on **August 11, 2015.**
- An owner requested in writing an additional **thirty-sixty (30-60) days** to sell the property.
- A notice to appear at today's hearing was posted and mailed on **May 4, 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: MAY 22, 2023**

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**NOTICE 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. # 9489009000276388703249);  
Jerry White and Linda White aka Linda McCray White aka Linda S. White, 2329 Glencrest Drive, Fort Worth,  
TX 76119 (Cert. # 9489009000276388703256);  
Jerry White and Linda White aka Linda McCray White aka Linda S. White, 3924 Waldorf Street, Apt 110,  
Fort Worth, TX 76119 (Cert. # 9489009000276388703263);  
Lienholder: VD McCray, 7144 Wind Chime Drive, Fort Worth, TX 76133 (Cert. # 9489009000276388703270)

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

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



# FORT WORTH®



## FORT WORTH BUILDING STANDARDS COMMISSION REQUEST FOR AMENDMENT

HS-23-70

Date: 4/25/23

BSC Case No. 22-638045

★ Date of Order: 4/21/2023

Final Day to Comply with Order: 4/26/23

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

Address of Property: 2329 Glencrest Dr

Owner / Lienholder / Mortgagee Name: Linda White + Husband Jerry

Owner / Lienholder / Mortgagee Phone Number: (682) 221-9599

Owner / Lienholder / Mortgagee Mailing Address: 3924 WILDORF ST  
apartment 110

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 Days  
to 60 days Clean up

Justification for Request: Need more time to sell the lot.

Linda White  
Signature

Linda White  
Printed Name

(682)-221-9599  
Telephone Number

4/25/23  
Date

2329 Glencrest Dr  
Address (including City/State/Zip)

White Linda 715@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 ID VERIFIED  
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

Annette Stubenbordt

RECEIVED BY: \_\_\_\_\_  
4/25/2023

RECEIVED DATE: \_\_\_\_\_

Revised October 2018



*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

March 27, 2023

*Certified/Return Receipt Requested*

Jerry White and wife, Linda White  
(Cert. # 9489009000276447513376)  
2329 Glencrest Drive  
Fort Worth, TX 76119

RE: 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, HS-23-70, Reference #22-638045, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **March 27, 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 April 26, 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 April 26, 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: Jerry White and Linda White aka Linda McCray White aka Linda S. White, 2329 Glencrest Drive, Fort Worth, TX 76119 (Cert. # 9489009000276447513383); Jerry White and Linda White aka Linda McCray White aka Linda S. White, 3924 Waldorf Street, Apt 110, Fort Worth, TX 76119 (Cert. # 9489009000276447513390); Lienholder: VD McCray, 7144 Wind Chime Drive, Fort Worth, TX 76133 (Cert. # 9489009000276447513406)

CODE COMPLIANCE DEPARTMENT

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



**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
CAUSE NO. HS-23-70**

**WHEREAS** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **March 27, 2023** regarding the structure present on **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, and more commonly known as 2329 Glencrest Drive (Primary Structure) ("Affected Property") in Fort Worth, Texas;** and

**WHEREAS** the Tarrant County Deed Records indicate that **Jerry White and wife, Linda White** 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 **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, and more commonly known as 2329 Glencrest Drive (Primary Structure) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **thirty (30)** days of the effective date of this Order. 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 April 26, 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.

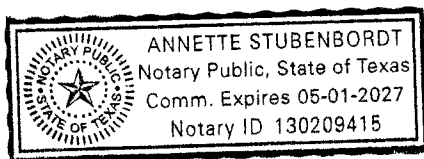
**YOU HAVE THE RIGHT TO APPEAL THIS ORDER** to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the time to comply with this Order.

**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 **April 26, 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 Owners 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 4th day of April, 2023.



Paul Clark  
Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

This instrument was acknowledged before me on this the 4th day of April, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth

Annette Stubenbordt  
Annette Stubenbordt, Notary Public, State of Texas #130209415  
My Commission Expires May 1, 2027

**AFTER RECORDING RETURN TO:**

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

[Signature]  
Approved by Legal as to form and legality

[Signature]  
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 2023**

---

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

**Council District No.**      11

**CASE BACKGROUND:**

- This case was identified on **April 1, 2022** and was **officer** initiated.
- The owner was present at the **March 27, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **April 26, 2023** to comply with the Order.
- The owner requested an amendment on **April 20, 2023**.
- The owner requested in writing an additional **ninety (90)** days to abate the nuisance and a reduction or removal of the **\$4,500.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **May 4, 2023**.
- **At this time, 5% 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: MAY 22, 2023**

---

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

Jim E. Kennard, 3410 Bideker Avenue, Fort Worth, TX 7610594048 (Cert. # 9489009000276391540435);  
Jim E. Kennard aka Jim Earl Kennard, 3410 Bideker Avenue, Fort Worth, TX 76105  
(Cert. # 9489009000276391540442);  
Jim E. Kennard aka Jim Earl Kennard, 3418 Bideker Avenue, Fort Worth, TX 76105  
(Cert. # 9489009000276391540459)

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

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



FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

Date: 4-20-2023 BSC Case No. ACP 23-84  
Date of Order: March 27, 2023 Final Day to Comply with Order: April 26, 2023  
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH  
Address of Property: 3414 Bideker Ave  
Owner / Lienholder / Mortgagee Name: Jim E Kennard  
Owner / Lienholder / Mortgagee Phone Number: ( )  
Owner / Lienholder / Mortgagee Mailing Address:

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

Justification for Request: I need 90 days. In Removed civil  
Penalty. My father is in bad health.

Jim Kennard  
Signature

Jim E. Kennard  
Printed Name

682-263-3306 / 817-686-1895  
Telephone Number

5-20-23  
Date

3410 Bideker  
Address (including City/State/Zip)

MKTruckdriver@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 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

Annette Stubenbordt

RECEIVED BY:

4/20/2023

RECEIVED DATE:



*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## ORDER OF THE BUILDING STANDARDS COMMISSION

March 27, 2023

*Certified/Return Receipt Requested*

Jim E. Kennard  
(Cert. # 9489009000276445530726)  
3410 Bideker Avenue  
Fort Worth, TX 76105-4048

RE: 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., ACP-23-84, Reference #22-617647, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **March 27, 2023** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is April 26, 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 April 26, 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: Jim E. Kennard aka Jim Earl Kennard, 3410 Bideker Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276445530733); Jim E. Kennard aka Jim Earl Kennard, 3418 Bideker Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276447513475)



**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
ADMINISTRATIVE CIVIL PENALTY  
CAUSE NO. ACP-23-84**

On **March 27, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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.**, and located on property more commonly known as **3414 Bideker Avenue, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Jim E. Kennard** 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 Owners, jointly and severally, be, and are hereby, assessed an Administrative Civil Penalty of **One Hundred Dollars (\$100.00) per day for a total of Four Thousand Five Hundred Dollars (\$4,500.00)** for failure to remove the accumulation in the **forty five (45) days** since receiving notification of the violation.

**THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS** that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **Lot 4, Block 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.**, and located on property more commonly known as **3414 Bideker 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 April 26, 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 **April 26, 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 4th day of April, 2023.

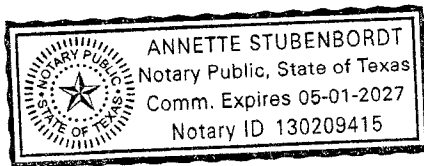
*Paul Clark*

Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

This instrument was acknowledged before me on this the 4th day of April, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



*Annette Stubenbordt*

Annette Stubenbordt, Notary Public, State of Texas #130209415  
My Commission Expires May 1, 2027

**AFTER RECORDING RETURN TO:**

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

*[Signature]*  
Approved by Legal as to form and legality

*[Signature]*  
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: MAY 22, 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:**      Amendment Administrative Civil      **Code Compliance Officer:** Alfonso Hurtado  
Penalty Case Residential

**Council District No.**      11

**CASE BACKGROUND:**

- This case was identified on **April 21, 2022** and was **officer** initiated.
- The owner was present at the **March 27, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **April 26, 2023** to comply with the Order.
- The owner requested an amendment on **April 20, 2023**.
- The owner requested in writing an additional **ninety (90)** days to abate the nuisance and a reduction or removal of the **\$4,500.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **May 4, 2023**.
- **At this time, 25% 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: MAY 22, 2023**

---

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

Jim E. Kennard, 3410 Bideker Avenue, Fort Worth, TX 7610594048 (Cert. # 9489009000276391540466);  
Jim E. Kennard aka Jim Earl Kennard, 3410 Bideker Avenue, Fort Worth, TX 76105  
(Cert. # 9489009000276391540473);  
Jim E. Kennard aka Jim Earl Kennard, 3418 Bideker Avenue, Fort Worth, TX 76105  
(Cert. # 9489009000276391540480)

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

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



FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

Date: 4-20-2023 BSC Case No. ACP-23-85  
Date of Order: March 27, 2023 Final Day to Comply with Order: April 26, 2023  
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH  
Address of Property: 3418 Bideker Ave  
Owner / Lienholder / Mortgagee Name: Jim E Kennard  
Owner / Lienholder / Mortgagee Phone Number: (817) 622-3306 / (817) 680-1899  
Owner / Lienholder / Mortgagee Mailing Address: 3410 Bideker

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 1  
Need 90 days. LA removed ~~little~~ civil penalty  
Justification for Request: My Father is in bad health

Jim E Kennard  
Signature  
Jim E. Kennard  
Printed Name  
817-263-3306 / 817-680-1899  
Telephone Number

5-20-23  
Date  
3410 Bideker  
Address (including City/State/Zip)  
MKTrackDriver@gmail.com  
E-Mail Address

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

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 4/20/2023



ORDER OF THE BUILDING STANDARDS COMMISSION

March 27, 2023

*Certified/Return Receipt Requested*

Jim E. Kennard  
(Cert. # 9489009000276447513482)  
3410 Bideker Avenue  
Fort Worth, TX 76105-4048

RE: 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, ACP-23-85, Reference #22-623472, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

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**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
ADMINISTRATIVE CIVIL PENALTY  
CAUSE NO. ACP-23-85**

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

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- (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;
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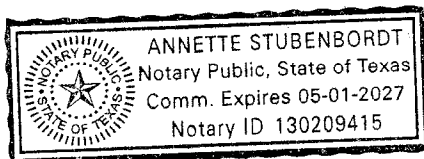
SIGNED this the 4th day of April, 2023.

  
Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

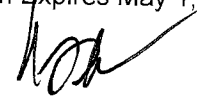
This instrument was acknowledged before me on this the 4th day of April, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



  
Annette Stubenbordt, Notary Public, State of Texas #130209415  
My Commission Expires May 1, 2027

**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