



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JUNE 26, 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 May 22, 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, JUNE 26, 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 MAY 22, 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-23-107 (CD 9)** 1128 St. Louis Avenue (Primary Structure) aka Lot 8, Block A, FAIRLAWN SUBDIVISION OF BLOCK 19, FIELD WELCH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 58, PG. 370, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. Owner: Nemesio Velasco Herrera. Lienholder(s): None.
- b. **HS-23-117 (CD 9)** 2832 Weisenberger Street (Primary Structure) aka Being Lot 12, Block 6, Weisenberger Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-A, Page 120, Deed Records of Tarrant County, Texas. Owner: KBPfive, Inc. Lienholder: Vista Bank.
- c. **HS-23-118 (CD 6)** 5433 Wellesley Avenue (Accessory Structure Only) aka LOTS 17 AND 18, BLOCK 53, OF CHAMBERLAIN ARLINGTON HEIGHTS, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 63, PAGE 40, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ildefonso Veloz. Lienholder(s): Office of the Attorney General-Child Support Unit, City of Fort Worth c/o Linbarger Goggan Blair & Sampson, LLC, HSBC Bank Nevada N.A.
- d. **HS-23-119 (CD 7)** 840 Northwood Road (Primary Structure) aka Lot 11, Block 24, of CRESTWOODS ADDITION (PARK SECTION), an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 388-B, Page 159, Plat Records of Tarrant County, Texas. Owner: The BM Taylor Group, LLC. Lienholder(s): Stage Point Fund, LLC and Texas Golden Investment, LLC.
- e. **HS-23-120 (CD 6)** 3817 Misty Meadow Drive (Primary Structure) aka Lot 1, Block 44, Candleridge, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-102, Page 6, Plat Records, Tarrant County, Texas. Owner: Mo Kay. Lienholder: Sente Mortgage, Inc.
- f. **HS-23-121 (CD 8)** 3621 Bright Street (Primary Structure) aka Lot 6, Block 2 of a Revision of Burton Acres Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Revised plat recorded in Volume 388-H, Page 23, of the Plat Records of Tarrant County, Texas. Owner: Alisetty Investments LLC. Lienholder: Black Capital, LLC.
- g. **HS-23-132 (CD 11)** 5454 Dallas Avenue (Accessory Structure Only) aka LOT "K" E.J. ROBERTS SUBDIVISION, SECOND FILING OUT OF G.N.G.N. BUTTS SURVEY, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-J, PAGE 559, PLAT RECORDS TARRANT COUNTY, TEXAS. Owner: Mark Saldado. Lienholder(s): None.

X. NEW CASE COMMERCIAL

- a. **HS-23-122 (CD 9)** 4520 Hemphill Street (Primary Structure) aka LOT 6, BLOCK 25, SOUTH SIDE ADDITION TO FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT AND DEDICATION RECORDED IN VOLUME 204A, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Alfonso Duran Munoz and Fatima Edith Duran Torres. Lienholder(s): None.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-123 (CD 9)** 320 West Gambrell Street aka SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY TEXAS aka TAD 02896532 SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 16. Owner: Jose Carranza. Lienholder(s): None.
- b. **ACP-23-124 (CD 9)** 320 West Gambrell Street aka SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY TEXAS aka TAD 02896540 SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 17. Owner: Jose Carranza. Lienholder(s): None.
- c. **ACP-23-125 (CD 8)** 3122 Avenue M aka BEING LOT 3, IN BLOCK 121, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO

THE MAP THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS. Owner: Landon W. Austine. Lienholder: Wells Fargo Bank, N.A.

- d. **ACP-23-127 (CD 11)** 5104 Norma Street aka Real Property located at 5104 Norma, Fort Worth, Texas 76112 and legally described as Lot B, a Revision of the North 291 feet of Lot 16, Block 1, EASTLAND, FIRST FILING, an Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 388-H, Page 167 of the Plat Records of Tarrant County, Texas. Owner: David Bayer. Lienholder(s): Internal Revenue Service and Discover Bank.
- e. **ACP-23-128 (CD 2)** 2625 Prospect Avenue aka 2625 Propsect Ave., Fort Worth, Texas Lot 3, Block 47 Pruitt Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas aka Lots 2 and 3, Block 47, Pruitt Subdivision of M.G. Ellis Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat recorded in Voume 106, Page 90, Plat Records, Tarrant County, Texas. Owner: M & J Family Trust. Lienholder(s): Queen Shiva LLC, Texas Property Tax Loans, and Linebarger Goggan Blair & Sampson LLP.
- f. **ACP-23-129 (CD 9)** 3204 Gordon Avenue aka Lot Twenty-Two (22), in Block Eighteen (18), of BYERS AND McCART ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 27, of the Plat Records of Tarrant County, Texas. Owner: Donna Brett Farmer. Lienholder(s): None.
- g. **ACP-23-130 (CD 3)** 3533 Ramona Drive aka LOT EIGHT (8), BLOCK NINE (9), HIGHLAND HOMES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1943, PAGE 1, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Armando B. Garcia and spouse, Delmira Garcia. Lienholder: Linebarger Goggan Blair & Sampson LLP.

XII. AMENDMENT CASES RESIDENTIAL

- a. **HS-23-73 (CD 3)** 5909 Locke Avenue (Accessory Structure Only) aka Lots 5 and 6, Block 29, CHAMBERLIN ARLINGTON ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 71, Deed Records of Tarrant County, Texas. Owner: Era Radosta Smith. Lienholder(s): None.
- b. **HS-23-90 (CD 9)** 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 Wadsworth and wife, Bettie Loise Wadsworth. Lienholder(s): None.

XIII. AMENDMENT CASES ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-23-82 (CD 8)** 1701 East Jessamine Street aka lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being described as follows, to-wit: Lots 23 and 24, Block 12, BELMONT ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 309, Page 50, Deed Records of Tarrant County, Texas. Lienholder(s): None.
- b. **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 Edward Woolley Family Trust and Albino Brothers LLC DBA Dueno a Dueno II.

XIV. EXECUTIVE SESSION

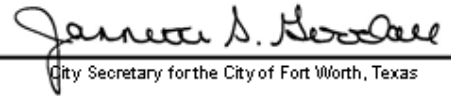
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

XV. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Monday, June 12, 2023 at 10:15 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas



MINUTES

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

I. Call to Order: Pre-Meeting started at 9:22 A.M. (Technical Issues)

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)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (District 1), Paul Clark, Chairman (District 3), Mr. Paul Kerpoe (District 5), Ms. Jennifer Ferguson (District 7), and Mr. James Walker (District 8).
- Districts 2, 10, and 11 are vacant.
- Mr. Pedro Juarez (District 9) notified the City that would not be in attendance for today's meeting.
- Mr. Brian Black, Vice-Chairman (District 4) and Mr. Michael Unell (District 6) both arrived at 9:05 A.M.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent), Tony Hiller (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 Christopher Austria, and Destiney Hicks (Assistant City Attorneys).

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

- Assistant City Amy Pletscher will be in after the meeting starts to relieve Destiney Hicks.
- No discussion or corrections for the April 24, 2023 Building Standards Commission Minutes.
- There were no questions regarding the current agenda.
- There were no requests for future agenda items.
- **Chairman Clark adjourned Pre-Meeting at 9: 26 A.M.**

**BUILDING STANDARDS COMMISSION
REGULAR 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: REGULAR MEETING STARTED AT 9:34 A.M.

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)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (District 1), Paul Clark, Chairman (District 3), Mr. Brian Black, Vice-Chairman (District 4), Mr. Paul Kerpoe (District 5), Mr. Michael Unell (District 6), Ms. Jennifer Ferguson (District 7), and Mr. James Walker (District 8).
- Districts 2, 10, and 11 are vacant.
- Mr. Pedro Juarez (District 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), Tony Hiller (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Manny Ramirez (Senior Officer), Marc Oler (Senior Officer), Andrea Alexander (Officer), Scott Castillo (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 Christopher Austria, Amy Pletscher, and Destiney Hicks (Assistant City Attorneys).

II. PLEDGE OF ALLEGIANCE

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

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

- Mr. Kerpoe moved to accept the April 24, 2023 Minutes, second by Mr. Black. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.

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

- The Evidence Packet for today's meeting was presented to Executive Secretary Annette Stubenbordt by Assistant City Attorney Destiney Hicks.
- Mr. Kerpoe moved to accept the Evidence Packet presented, second by Mr. Black. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

- There is no Interpreter for today's hearing.

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-23-102---2317 Grayson Avenue (Primary Structure),

HS-23-103---4605 Avenue I (Primary Structure); New Case Commercial: HS-23-109---2406 East Belknap Street (Primary Structure); Administrative Civil Penalty Cases Residential: ACP-23-110---2328 Bird Street, ACP-23-111---4600 Blackstone Drive.

- Mr. Black moved to grant the City's request to Withdraw the 5 cases read into record by Executive Secretary Annette Stubenbordt, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, 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

- 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. **Jose Sandoval, the owner, appeared for this case.**
 - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Kerpoe
 - Mr. Black moved for a substitute motion that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Kerpoe. MOTION CARRIED 5-2 with Districts 2, 10, and 11 vacant, Mr. Clark, Mr. Black, Mr. Kerpoe, Ms. Ferguson, and Mr. Walker voting yes, Mr. Lindsay and Mr. Unell voting no, and Mr. Juarez absent.
- 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. **No one appeared for this case.**
 - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
 - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black. MOTION CARRIED 7-0- with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
- 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. **Mark Soter, an interested party, appeared for this case.**
 - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
 - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 7-0- with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
- 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. **No one appeared for this case.**

- Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
- Mr. Black moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 7-0- with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.

X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **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. **Mark Soter, an interested party, appeared for this case.**
 - Mr. Lindsay moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty four (44) days for a total of \$4,400.00, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, 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 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
- b. **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. **Dana Meeks, the owner, appeared for this case.**
 - Mr. Black moved to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty four (44) days for a total of \$8,800.00, second by Ms. Ferguson. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
 - Mr. Black moved to order the owner to abate the nuisance within forty five (45) days, second by Ms. Ferguson. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
- c. **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. **No one appeared for this case.**
 - Mr. Unell moved to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty four (44) days for a total of \$8,800.00, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
 - Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
- d. **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. **Chris Clampitt, the owner, appeared for this case.**
 - Mr. Unell moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty four (44) days for a total of \$4,400.00, second by Mr. Black. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
 - Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.

XI. 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. **Linda White, an owner, appeared for this case.**

- Ms. Ferguson moved to grant the amendment request for an additional thirty (30) days to repair or demolish the structure, second by Mr. Walker. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.

XII. AMENDMENT CASES ADMINSTRATIVE 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. **Mark Kennard, the owner's son, with Power of Attorney appeared for this case.**

- Mr. Walker moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Black. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
- Mr. Walker moved to grant the amendment request for an additional ninety (90) days to abate the nuisance, second by Mr. Black. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.

- b. **ACP-23-85 (CD 11)** 3418 Bideker Avenue aka Lot 5, Block 22 Englewood Heights 2nd Filing Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Jim E. Kennard. Lienholder(s): None. **Mark Kennard, the owner's son, with Power of Attorney appeared for this case.**

- Mr. Walker moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Black. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
- Mr. Walker moved to grant the amendment request for an additional ninety (90) days to abate the nuisance, second by Mr. Black. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.

XIII. EXECUTIVE SESSION

- No session(s) were conducted.

XIV. ADJOURNMENT

- Mr. Kerpoe moved to adjourn the regular meeting, second by Mr. Black. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
- **Regular meeting adjourned at 1:07 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

HS-23-107 **Property Address:** 1128 St Louis Avenue (Primary Structure)

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

Legal Description: Lot 8, Block A, FAIRLAWN SUBDIVISION OF BLOCK 19, FIELD WELCH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 58, PG. 370, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 00910546 **Reference No(s).** 23-644927

Owner(s) per Deed: Nemesio Velasco Herrera---D219061844

Owner(s) per TAD: Nemesio Velasco Herrera

Mailing Address: 1333 Bomber Road, Fort Worth, TX 76108

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **March 9, 2023.**
- This case was initiated by: **Officer Sheadel.**
- Notices: **3/9/2023, 4/13/2023, and 4/21/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **June 14, 2023 with Christina Herrera, wife of the owner present.**
- **Louis Herrera, son of the owner, unsecured the gate for the inspection but was not present.**
- Current owner's deed was recorded **March 28, 2019.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 5, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Significant cracking and breaches in stone walls leaning out of plumb
 - Missing and damaged siding with breaches into interior structure
 - Damaged ceilings with exposed framing and joist beams
 - Broken glass with shards remaining in window
 - Damage to roofing and missing shingles
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

Nemesio Velasco Herrera, 1333 Bomber Road, Fort Worth, TX 76108 (Cert. # 9489009000276388708732);
Nemesio Velasco Herrera aka Nemesio Velasco Herrera Jr., PO Box 150283, Fort Worth, TX 76108
(Cert. # 9489009000276388708749);
Nemesio Velasco Herrera aka Nemesio Velasco Herrera Jr., 5509 Wedgmont Circle N, Fort Worth, TX 76133
(Cert. # 9489009000276388708756);
Nemesio Velasco Herrera aka Nemesio Velasco Herrera Jr., 1128 St. Louis Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276388708763);
Christina Herrera, 5509 Wedgmont Circle N, Fort Worth, TX 76133 (Cert. # 9489009000276388708770);
Christina Herrera, PO Box 150283, Fort Worth, TX 76108 (Cert. # 9489009000276388708787);
Christina Herrera, 1333 Bomber Road, Fort Worth, TX 76108 (Cert. # 9489009000276388708794);
Louis Herrera, 5509 Wedgmont Circle N, Fort Worth, TX 76133 (Cert. # 9489009000276388703065);
Emilio Herrera, PO Box 150283, Fort Worth, TX 76108 (Cert. # 9489009000276388703072);
Anastacia Herrera, 5702 Timbergate Drive, 1205, Corpus Christi, TX 78414 (Cert. # 9489009000276388703089)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Ian Sheadel**

Date/Time **June 14, 2023 9:10 a.m.**

INSPECTION INFORMATION

Address **1128 St Louis Ave aka FAIR LAWN SUBDIVISION** Number of Stories **1**

Legal Description: Block **A** Lot **8** Case No. **23-644927** Tax Acct No. **00910546**

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged/breached siding; stone out of plumb
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches to exterior
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Warping with damaged/missing shingles; fascia decay
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged sheet rock, exposed joists
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Visible cracking and separation gaps
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Separation gaps and deteriorated window border
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"/>	Broken glass with shards remaining

STATUS

☐ Open

☒ Vacant

☒ Secured

☐ Secured (City)

☐ Tenant Occupied

☐ Owner Occupied

STRUCTURE USE

☒ Single Family

☐ Two Family

☐ Commercial

☐ Accessory

FOUNDATION

☒ Poured Concrete

☐ Stem Wall

☐ Pier & Beam

EXTERIOR

☒ Frame

☐ Brick

☒ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

ADDITIONAL OBSERVATIONS

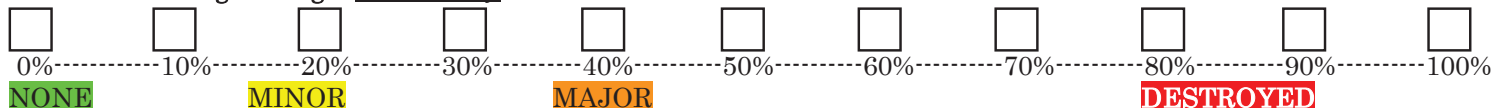
Chapter 7, Article 4, Division 4,-797: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☒ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

HS-23-117 **Property Address:** 2832 Weisenberger Street (Primary Structure)

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

Legal Description: Being Lot 12, Block 6, Weisenberger Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-A, Page 120, Deed Records of Tarrant County, Texas

SKEY No. 033762146 **Reference No(s).** 22-635065

Owner(s) per Deed: KBPfive, Inc.--D219061844

Owner(s) per TAD: KBPfive, Inc.

Mailing Address: PO Box 7711, Fort Worth, TX 76111

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

Council District No. 9

CASE BACKGROUND:

WITHDRAW---DEMOLISHED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

HS-23-118 **Property Address:** 5433 Wellesley Avenue (Accessory Structure Only)

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

Legal Description: LOTS 17 AND 18, BLOCK 53, OF CHAMBERLAIN ARLINGTON HEIGHTS, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 63, PAGE 40, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 00502359 **Reference No(s).** 21-607724

Owner(s) per Deed: Ildefonso Veloz.---D205256566

Owner(s) per TAD: Ildefonso Veloz

Mailing Address: 5433 Wellesley Avenue, Fort Worth, TX 76107-6733

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

Council District No. 6

CASE BACKGROUND:

- Case Originated: **October 24, 2022.**
- This case was initiated by: **Officer Gonzalez-Vargas.**
- Fire Date: **October 22, 2022.**
- Notices: **1/9/2023 and 4/28/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **June 15, 2023 without the owner present.**
- Current owner's deed was recorded **August 30, 2005.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 5, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Fire damage throughout the entire structure
 - Fire damage to exterior walls, walls partially missing and charred framing
 - Fire damage to interior walls, missing sheet rock and charred framing
 - Fire damage to roof, breaches, partial roof collapse and charred support beams
 - Most of the ceiling is missing due to fire damage
 - Damaged electrical wiring, outlets, and fixtures
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

Ildefonso Veloz, 5433 Wellesley Avenue, Fort Worth, TX 76107-6773 (Cert. # 9489009000276390578019);
Ildefonso Veloz aka Ildefonso Veloz Moreno, 5433 Wellesley Avenue, Fort Worth, TX 76107
(Cert. # 9489009000276390578026);
Ildefonso Veloz aka Ildefonso Veloz Moreno, 3305 Schadt Street, Fort Worth, TX 76106
(Cert. # 9489009000276390578033);
Ildefonso Veloz aka Ildefonso Veloz Moreno, 3512 N Elm Street, Fort Worth, TX 76106
(Cert. # 9489009000276390578040);
Alfonso Veloz, 3512 N Elm Street, Fort Worth, TX 76106 (Cert. # 94890090002763561578);
Lienholders: Office of the Attorney General c/o Child Support Unit, 6100 Western Center Place #405,
Fort Worth, TX 76107 (Cert. # 9489009000276390578057);
City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLC, 100 Throckmorton, Suite 1700,
Fort Worth, TX 76102 (Cert. # 9489009000276390578064);
HSBC Bank Nevada, N.A. S/I/TODIRECT: Merchants Credit CardBank, N.A., 1111 Town Center Drive,
Las Vegas, NV 89128 (Cert. # 9489009000276390578071);
HSBC Bank Nevada, N.A. c/o Rausch, Strum, Israel, Emerson & Hornik LLC, 15851 N. Dallas Parkway,
Suite 245, Addison, TX 75001 (Cert. # 94890090002763990578088)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **William Lowry**

Date/Time **June 09, 2023 16:00PM**

INSPECTION INFORMATION

Address **5433 Wellesley Ave aka Chamberlain Arlington Hts 2ND** Number of Stories **1**
 Legal Description: Block **53** Lot **18** Case No. **21-607724** Tax Acct No. **00502359**
☐ 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"/>	Significant fire damage throughout the entire structure.
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage to exterior walls, walls partially missing, charred framing.
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage to interior walls, missing sheet rock and charred framing.
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches, charred framing and partial roof collapse.
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Most of the ceiling is missing due to fire damage.
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage debris throughout interior.
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows and Doors completely missing due to fire damage.
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged electrical wiring, outlets and fixtures.
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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

STRUCTURE USE

- ☐ Single Family
☐ Two Family
☐ Commercial
☒ Accessory

FOUNDATION

- ☐ Poured Concrete
☐ Stem Wall
☒ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

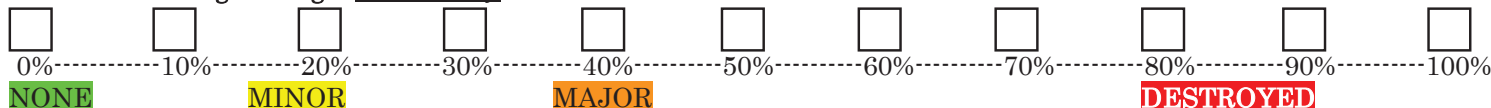
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

HS-23-119 **Property Address:** 840 Northwood Road (Primary Structure)

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

Legal Description: Lot 11, Block 24, of CRESTWOODS ADDITION (PARK SECTION), an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 388-B, Page 159, Plat Records of Tarrant County, Texas

SKEY No. 0066614 **Reference No(s).** 23-646516

Owner(s) per Deed: The BM Taylor Group, LLC---D222113830

Owner(s) per TAD: The BM Taylor Group, LLC

Mailing Address: 1016 Cotton Exchange Drive, Aubrey, TX 76227

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

Council District No. 7

CASE BACKGROUND:

- Case Originated: **April 3, 2023.**
- This case was initiated by: **Officer Sheadel.**
- Notices: **3/20/2023 and 5/9/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **June 2, 2023 with permission from the owner Brian Taylor.**
- Current owner's deed was recorded **May 5, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 5, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - A missing roof
 - Exposed and unprotected structural wood
 - Decayed or missing ceiling material
 - Exposed electrical wires and plumbing
 - Damaged flooring with breaches
 - Damaged or missing siding
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

The BM Taylor Group, LLC, 1016 Cotton Exchange Drive, Aubrey, TX 76227 (Cert. # 9489009000276390561622);
The BM Taylor Group, LLC, 1016 Cotton Exchange Drive, Savannah, TX 76227
(Cert. # 9489009000276390561639);
The BM Taylor Group, LLC c/o Managing Member-Brian Taylor, 1016 Cotton Exchange Drive, Aubrey, TX
76227 (Cert. # 9489009000276390561646);
The BM Taylor Group, LLC c/o Managing Member-Brian Taylor, 1016 Cotton Exchange Drive, Savannah, TX
76227 (Cert. # 9489009000276390561653);
The BM Taylor Group, LLC c/o Managing Member-Brian Taylor, 2824 Reedcroft Drive, Dallas, TX 75234
(Cert. # 9489009000276390561660);
The BM Taylor Group, LLC c/o Managing Member-Brian Taylor, 13465 Inwood Road, Apt 1424, Farmers Branch,
TX 75244 (Cert. # 9489009000276390561677);
The BM Taylor Group, LLC c/o Managing Member-Brian Taylor, 1750 FM 423, Apt 226, Frisco, TX 75033
(Cert. # 9489009000276390561684);
The BM Taylor Group, LLC c/o Registered Agents, Inc., 5900 Balcones Drive, Suite 100, Austin, TX 78731
(Cert. # 9489009000276390561691);
Lienholders: Stage Point Fund, LLC, 2 Booth Lane #4, Haverford, PA 19041 (Cert. # 9489009000276390561707);
Stage Point Fund, LLC c/o Trustee-David L. Kane, 2 Booth Lane #4, Haverford, PA 19041
(Cert. # 9489009000276390561714);
Texas Golden Investment, LLC, 5612 Bay Club Drive, Arlington, TX 76013 (Cert. # 9489009000276390561721);
Texas Golden Investment, LLC c/o Trustee-David L. Kane, 5612 Bay Club Drive, Arlington, TX 76013
(Cert. # 9489009000276390561738)

Motion: _____ **Made by:** _____

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Ian Sheadel**

Date/Time **June 21, 2023 @ 9:10 AM**

INSPECTION INFORMATION

Address **840 Northwood Rd aka CRESTWOOD ADDITION** Number of Stories **1**

Legal Description: Block **24** Lot **11** Case No. **23-646516** Tax Acct No. **00666114**

☐ 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"/>	Missing/Damaged siding and skirting
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open walls with exposed wood
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No roof, rotted fascia, exposed rafters
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceilings missing or damaged with breaches
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floors are exposed, uneven and warped
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Front door damaged/warped
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed wiring
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and exposed plumbing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boards with nails, debris and uneven flooring

STATUS

☐ Open

☒ Vacant

☒ Secured

☐ Secured (City)

☐ Tenant Occupied

☐ Owner Occupied

STRUCTURE USE

☒ Single Family

☐ Two Family

☐ Commercial

☐ Accessory

FOUNDATION

☒ Poured Concrete

☐ Stem Wall

☐ Pier & Beam

EXTERIOR

☒ Frame

☐ Brick

☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

ADDITIONAL OBSERVATIONS

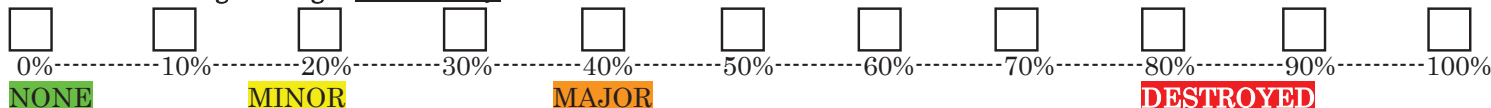
Chapter 7, Article 4, Division 4,-797: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☒ Building ☐ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

HS-23-120 **Property Address:** 3817 Misty Meadow Drive (Primary Structure)

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

Legal Description: Lot 1, Block 44, Candleridge, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-102, Page 6, Plat Records, Tarrant County, Texas

SKEY No. 00420190 **Reference No(s).** 23-644349

Owner(s) per Deed: Mo Kay---D217110894

Owner(s) per TAD: Mo Kay

Mailing Address: 3817 Misty Meadow Drive, Fort Worth, TX 76108

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

Council District No. 6

CASE BACKGROUND:

WITHDRAW---WORK IN PROGRESS WITH PERMITS-NO LONGER HAZARDOUS

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

HS-23-121 **Property Address:** 3621 Bright Street (Primary Structure)

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

Legal Description: Lot 6, Block 2 of a Revision of Burton Acres Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Revised plat recorded in Volume 388-H, Page 23, of the Plat Records of Tarrant County, Texas

SKEY No. 00384054 **Reference No(s).** 22-639689

Owner(s) per Deed: Alisetty Investments LLC---D223038646

Owner(s) per TAD: Alisetty Investments LLC

Mailing Address: 10658 Smarty Jones Street, Frisco, TX 75035

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **December 21, 2022.**
- This case was initiated by: **Officer Jenkins.**
- Fire Date: **On or about December 21, 2022.**
- Notices to original owner: **12/21/2022, 1/6/2023, and 2/22/2023.**
- Notices to current owner: **4/10/2023 and 5/10/2023.**
- **Razing Permit PV23-00136 and Residential New Building Permit PB23-05713 have been applied for but neither permit has been issued.**
- Structure is **vacant and secure.**
- Inspection was conducted on **June 5, 2023 without the owner present, violations are visible from the right of way.**
- Current owner's deed was recorded **March 9, 2023.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 5, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severely fire damaged and partially collapsed roofing structure
 - Severely fire damaged and partially collapsed walls
 - Damaged flooring with breaches into subfloor
 - Debris including broken glass, insulation and nails from collapsed structure throughout the footprint
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

Alisetty Investments LLC, 10658 Smarty Jones Street, Frisco, TX 75035 (Cert. # 9489009000276445991640);
Alisetty Investments LLC c/o Registered Agent-Harikishore Alisetty, 10658 Smarty Jones Street, Frisco,
TX 75035 (Cert. # 9489009000276445991657);
Lienholder: Black Label Capital, LLC, 7250 Dallas Pkwy., Suite 400, Plano, TX 75024
(Cert. # 9489009000276445991664);
Black Label Capital, LLC c/o Trustee-David Gibson, 7250 Dallas Pkwy., Suite 400, Plano, TX 75024
(Cert. # 9489009000276445991671);
Black Label Capital, LLC c/o Trustee-David Gibson, 15400 Knoll Trail Drive, Suite 205, Dallas, TX 75248
(Cert. # 9489009000276445991688)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Ian Sheadel

Date/Time June 5, 2023 @ 10:45 AM

INSPECTION INFORMATION

Address 3621 Bright St aka BURTON ACRES Number of Stories 1

Legal Description: Block 2 Lot 6 Case No. 22-639689 Tax Acct No. 00384054

☐ 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"/>	Significant fire and smoke damage
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walls are fallen and/or damaged
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walls are fallen and/or damaged
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof is exposed and severely damaged
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling is missing and/or exposed
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and partially collapsed
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged with breaches
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors are missing, damaged or boarded
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"/>	Rubble, nails, loose insulation, trip 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

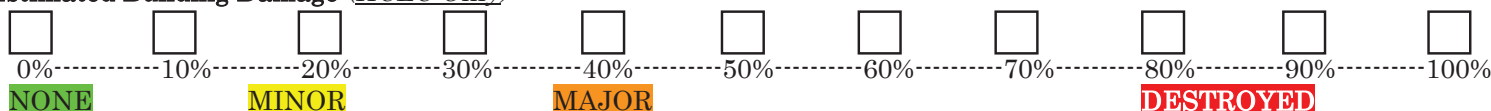
Chapter 7, Article 4, Division 4,-797: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☒ Building ☐ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

HS-23-132 **Property Address:** 5454 Dallas Avenue (Accessory Structure Only)

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

Legal Description: LOT "K" E.J. ROBERTS SUBDIVISION, SECOND FILING OUT OF G.N.G.N. BUTTS SURVEY, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-J, PAGE 559, PLAT RECORDS TARRANT COUNTY, TEXAS

SKEY No. 02478005 **Reference No(s).** 22-63847

Owner(s) per Deed: Mark Salgado---D222011570

Owner(s) per TAD: Mark Salgado

Mailing Address: 6401 Waterview Drive, Arlington, TX 76016

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **November 22, 2022.**
- This case was initiated by: **Officer Jenkins.**
- Notices: **11/22/2022, 1/9/2023, and 5/19/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **June 16, 2023 without the owner present.**
- Current owner's deed was recorded **January 12, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 5, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Damaged or missing interior walls, ceiling joists and flooring with breaches to exterior
 - Damaged roofing with breaches, exposing the interior to environmental damage
 - Exposed and unprotected structural beams
 - Damaged or missing siding
 - Accumulated wood panels with exposed nails
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

Mark Salgado, 6401 Waterview Drive, Arlington, TX 76016 (Cert. # 9489009000276445991855);
Mark Salgado, 5454 Dallas Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276445991862)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Ian Sheadel**

Date/Time **June 16, 2023 @ 9:05 AM**

INSPECTION INFORMATION

Address **5454 Dallas Ave aka ROBERTS, E J SUBDIVISION** Number of Stories **1**

Legal Description: Block Lot **K** Case No. **22-638347** Tax Acct No. **02478005**

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged / missing siding with breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged / missing studs with breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged structure with breaches
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged / missing joists and panels
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged / missing flooring with breaches
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing door
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

☐ Open

☒ Vacant

☐ Secured

☐ Secured (City)

☐ Tenant Occupied

☐ Owner Occupied

STRUCTURE USE

☐ Single Family

☐ Two Family

☐ Commercial

☒ Accessory

FOUNDATION

☐ Poured Concrete

☒ Stem Wall

☐ Pier & Beam

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.*

EXTERIOR

☒ Frame

☐ Brick

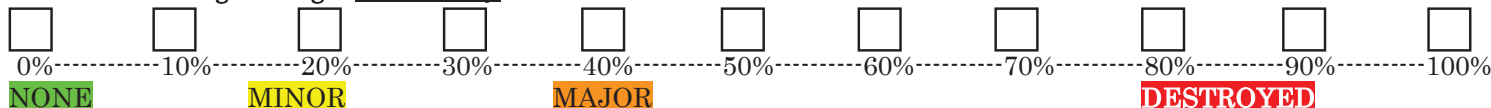
☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

HS-23-122 **Property Address:** 4520 Hemphill Street (Primary Structure)

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

Legal Description: LOT 6, BLOCK 25, SOUTH SIDE ADDITION TO FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT AND DEDICATION RECORDED IN VOLUME 204A, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 02897148 **Reference No(s).** 23-646506

Owner(s) per Deed: Alfonso Duran Munoz and Fatima Edith Duran Torres---D223076303

Owner(s) per TAD: Randy Reynolds

Mailing Address: 10 Chelsea Drive, Fort Worth, TX 76134

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **April 3, 2023.**
- This case was initiated by: **Officer Alexander.**
- Notices: **Original Owner: 4/27/2023 and 5/13/2023; to the New Owner: 5/16/2023.**
- Permit on file: **Razing Permit PV23-00180 on file.**
- Structure is **vacant and open.**
- Inspection was conducted on **June 5, 2023 without the owner present, violations are visible from the right of way.**
- Current owner's deed was recorded **May 4, 2023.**
- Notice to appear at today's hearing was mailed and posted on the property on **June 5, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Roof collapsed
 - Collapsed exterior walls
 - Exposed wiring
 - Large cracks in brick
 - Remaining walls are leaning and are in danger of collapsing
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

Alfonso Duran Munoz and Fatima Edith Duran Torres, 10 Chelsea Drive, Fort Worth, TX 76134
(Cert. # 9489009000276445545324);
Alfonso Duran Munoz and Fatima Edith Duran Torres, 4520 Hemphill Street, Fort Worth, TX 76115
(Cert. # 9489009000276445545331);
Randy Reynolds and Patricia Reynolds, 4520 Hemphill Street, Fort Worth, TX 76115
(Cert. # 9489009000276445545348);
Randy Reynolds and Patricia Reynolds, PO Box 101884, Fort Worth, TX 76185-1884
(Cert. # 9489009000276445545355)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A. Alexander**

Date/Time **June 5, 2023**

INSPECTION INFORMATION

Address **4520 Hemphill St.** Number of Stories **1**
 Legal Description: Block **25** Lot **6** Case No. **23-646506** Tax Acct No. **02897148**
☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	collapsed or partially collapsed
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	damaged due to collapsed exterior walls
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	collapsed with poor structural support
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	damaged due to roof collapse
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	poor fit and damaged due to wall collapse
Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	exposed wiring and damaged fixtures
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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

STRUCTURE USE

- ☐ Single Family
☐ Two Family
☒ Commercial
☐ Accessory

FOUNDATION

- ☒ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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

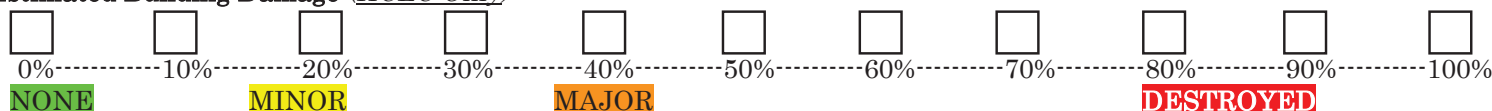
ADDITIONAL OBSERVATIONS

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)*

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

ACP-23-123 **Property Address:** 320 West Gambrell Street---LOT 16

Legal Description: SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE
 CITY OF FT WORTH, TARRANT COUNTY TEXAS aka TAD 02896532 SOUTH SIDE
 ADDITION-FT WORTH Block 22 Lot 16

SKEY No. 02896532 **Reference No(s).** 22-633780

Owner(s) per Deed: Jose Carranza---D214156496---July 23, 2014

Owner(s) per TAD: Jose Carranza

Mailing Address: 2512 Poplar Springs Road, Fort Worth, TX 76226

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

Council District No. 9

EVIDENTIARY REPORT:

WITHDRAW---NEW OWNER

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

ACP-23-124 **Property Address:** 320 West Gambrell Street---LOT 17

Legal Description: SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE
 CITY OF FT WORTH, TARRANT COUNTY TEXAS aka TAD 02896540 SOUTH SIDE
 ADDITION-FT WORTH Block 22 Lot 17

SKEY No. 02896540 **Reference No(s).** 22-631626

Owner(s) per Deed: Jose Carranza---D214156496---July 23, 2014

Owner(s) per TAD: Jose Carranza

Mailing Address: 2512 Poplar Springs Road, Fort Worth, TX 76226

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

Council District No. 9

EVIDENTIARY REPORT:

WITHDRAW---NEW OWNER

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

ACP-23-125 **Property Address:** 3122 Avenue M

Legal Description: BEING LOT 3, IN BLOCK 121, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 02249367 **Reference No(s).** 17-462408

Owner(s) per Deed: Landon W. Austin---D211234727---September 27, 2011

Owner(s) per TAD: Landon W. Austin

Mailing Address: 1111 Bert Drive, Apt. A, Arlington, TX 76012, TX 76012

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **September 30, 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 **thirteen (13)** 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 **four (4)** 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 items at no additional cost. The Nuisance Abatement Order was posted at the property on **May 1, 2023** and expired on **May 11, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **June 5, 2023**. The last inspection was performed on **June 22, 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 **\$9,000.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is that this is the second time that this property, with the same owner, has been presented before the Building Standards Commission. Little progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 1, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since May 30, 2023.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **May 11, 2023**
Number of days since NAO expired: **45**

Date of BSC Meeting: **June 26, 2023**

\$200.00 per day x 45 days = \$9,000.00

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

Landon W. Austin, 1111 Bert Drive, Apt. A, Arlington, TX 76012 (Cert. # 9489009000276390578101);
Landon W. Austin aka Landon Wayne Austin, 3122 Avenue M, Fort Worth, TX 76105
(Cert. # 9489009000276390578118);
Landon W. Austin aka Landon Wayne Austin, PO Box 50593, Fort Worth, TX 76105-0593
(Cert. # 9489009000276390578125);
Landon W. Austin aka Landon Wayne Austin, 1111 Bert Drive, Arlington, TX 76012
(Cert. # 9489009000276390578132);
Louis Wayne Austin Jr. aka Wayne Austin, 11080 Private Road 4393, Leesburg, TX 75451
(Cert. # 9489009000276390578149);
Gayla Austin Hopson, 1565 Case Street, Batesville, AR 72501 (Cert. # 9489009000276390578156);
Lienholder: Wells Fargo Bank, N.A., PO Box 11701 Newark, NJ 07101-4701 (Cert. # 9489009000276390578163);
Wells Fargo Bank, N.A., 4101 Wiseman Blvd., Bldg. 10, San Antonio, TX 78251
(Cert. # 9489009000276390578170);
Wells Fargo Bank, N.A., 2801 4th Ave S., Minneapolis, MN 55401 (Cert. # 9489009000276390578187);
Wells Fargo Bank, N.A. c/o Trustee-Barrett Daffin Frappier Turner, 4004 Belt Line Road #100, Addison, TX
75001 (Cert. # 9489009000276390578194);
Wells Fargo Bank, N.A. c/o Trustee-Barrett Daffin Frappier Turner, 10333 Richmond Avenue #860,
Houston, TX 77042 (Cert. # 9489009000276390578200)

Motion: _____ **Made by:** _____

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



MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

February 28, 2022

Landon W. Austin
(Cert. # 9489009000276316128731)
1111 Bert Drive, Apt A
Arlington, TX 76012

RE: 3122 Avenue M aka BEING LOT 3, IN BLOCK 121, OF PLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEROF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS, ACP-22-65, Reference #17-462408, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **February 28, 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 March 30, 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 March 30, 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: Landon W. Austin, 3122 Avenue M, Fort Worth, TX 76105 (Cert. #9489009000276316128748); Landon W. Austin, PO Box 50593, Fort Worth, TX 76105-0593 (Cert. #9489009000276316128755); Lienholder: Wells Fargo Bank, NA, PO Box 11701, Newark, NJ 07101-4701 (Cert. # 9489009000276316128762); Wells Fargo Bank, NA, 4101 Wiseman Blvd, Bldg. 10, San Antonio, TX 78251 (Cert. # 9489009000276316128779); Wells Fargo Bank, NA, 2801 4th Ave S, Minneapolis, MN 55408 (Cert. # 9489009000276316128786); Wells Fargo Bank, NA c/o Trustee-10333 Richmond Avenue #860, Houston, TX 77042 (Cert. # 9489009000276316128793)

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

Administrative Civil Penalty

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-65**

On **February 28, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **BEING LOT 3, IN BLOCK 121, OF PLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEROF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS**, and located on property more commonly known as **3122 Avenue M, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Landon W. Austin** 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. trash, debris, household, or discarded household commodities, equipment, appliances, tools, furniture, and other items, items, materials, and objects, play equipment, toys, tires, bicycles, prohibited signs, and any other items that can be considered a nuisance;
 - b. trash, debris, equipment, or other household items that are not properly stored or disposed of;
 - c. any other materials that are not properly stored or disposed of, or that are not properly stored or disposed of in a manner that is consistent with the Ordinance.
- (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 by removing all unlawful accumulations from the Affected Property described as **BEING LOT 3, IN BLOCK 121, OF PLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEROF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS**, and located on property more commonly known as **3122 Avenue M, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until March 30, 2022 to comply with this Order.**

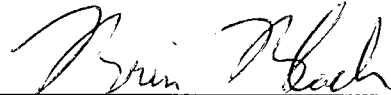
YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** from the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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 **March 30, 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 4 day of March, 2022.

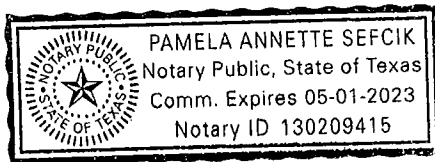


Brian Black, Vice-Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

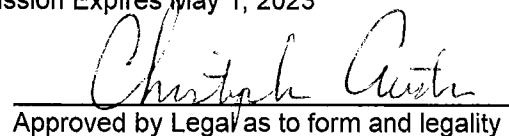
This instrument was acknowledged before me on this the 4th day of March, 2022 by Brian Black, Vice-Chairman of the Building Standards Commission of the City of Fort Worth.




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

AFTER RECORDING RETURN TO:

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



Approved by Legal as to form and legality



Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

ACP-23-127 **Property Address:** 5104 Norma Street

Legal Description: Real Property located at 5104 Norma, Fort Worth, Texas 76112 and legally described as Lot B, a Revision of the North 291 feet of Lot 16, Block 1, EASTLAND, FIRST FILING, an Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 388-H, Page 167 of the Plat Records of Tarrant County, Texas

SKEY No. 00771155 **Reference No(s).** 22-615703

Owner(s) per Deed: David Bayer---D214035031---February 21, 2014

Owner(s) per TAD: David Bayer

Mailing Address: 5104 Norma Street, Fort Worth, TX 76112-4834

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

Council District No. 11

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

ACP-23-128 **Property Address:** 2625 Prospect Avenue

Legal Description: 2625 Propsect Ave., Fort Worth, Texas Lot 3, Block 47 Pruitt Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas aka Lots 2 and 3, Block 47, Pruitt Subdivision of M.G. Ellis Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat recorded in Voume 106, Page 90, Plat Records, Tarrant County, Texas

SKEY No. 02269082 **Reference No(s).** 17-447415

Owner(s) per Deed: M & J Family Trust---D220296678---November 12, 2020

Owner(s) per TAD: Imad Joseph Yammine

Mailing Address: PO Box 11781, Fort Worth, TX 76110

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

Council District No. 2

EVIDENTIARY REPORT:

This violation was identified on **February 27, 2023**. 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 **nine (9)** inspections by multiple officers since the inception of this case. **No** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **five (5)** 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 items at no additional cost. The Nuisance Abatement Order was posted at the property on **May 1, 2023** and expired on **May 11, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **June 5, 2023**. The last inspection was performed on **June 22, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$4,500.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 1, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since September 7, 2011.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **May 11, 2023**

Date of BSC Meeting: **June 26, 2023**

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

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

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

M & J Family Trust, PO Box 11781, Fort Worth, TX 76110 (Cert. # 9489009000276524709753);
M & J Family Trust c/o Trustee-Joseph Yammine, 1701 Grand Avenue, Fort Worth, TX 76164
(Cert. # 9489009000276524709760);
Joseph Yammine, 1701 Grand Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276524709777);
Joseph Yammine, 3001 Decatur Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276524709784);
Joseph Yammine, 701 N. Main Street, Fort Worth, TX 76164 (Cert. # 9489009000276524709791);
Joseph Yammine, PO Box 11781, Fort Worth, TX 76110 (Cert. # 9489009000276524709807);
Joseph Yammine, PO Box 4502, Fort Worth, TX 76164 (Cert. # 9489009000276524709814);
Joseph Yammine, PO Box 4496 Fort Worth, TX 76164 (Cert. # 9489009000276524709821);
Joseph Yammine, 2625 Propsect Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276524709838);
Joseph Yammine, 2621 Prospect Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276524709845);
AFI Loan Servicing LLC, 62 Main Street, Suite 300, Colleyville, TX 76034 (Cert. # 9489009000276524709852);
Anson Financial LLC, 62 Main Street, Suite 300, Colleyville, TX 76034 (Cert. # 9489009000276524709869);
Chaney Development Inc, 62 Main Street, Suite 300, Colleyville, TX 76034 (Cert. # 9489009000276524709876);
Michael J. Ferguson, 62 Main Street, Suite 300, Colleyville, TX 76034 (Cert. # 9489009000276524709883);
S and F Funding LLC, 62 Main Street, Suite 300, Colleyville, TX 76034 (Cert. # 9489009000276524709890);
Lienholders: Queen Shiva LLC, 401 College Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276524709906);
Texas Property Tax Loans, 2221 E. Lamar Blvd., Suite 130, Arlington, TX 76006
(Cert. # 9489009000276524709913);
Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 1700, Fort Worth, TX 76102
(Cert. # 9489009000276524709920)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

ACP-23-129 **Property Address:** 3204 Gordon Avenue

Legal Description: Lot Twenty-Two (22), in Block Eighteen (18), of BYERS AND McCART ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 27, of the Plat Records of Tarrant County, Texas

SKEY No. 00393827 **Reference No(s).** 23-544617

Owner(s) per Deed: Donna Brett Farmer---D188005886---February 12, 1988

Owner(s) per TAD: Donna Brett Farmer

Mailing Address: 3204 Gordon Avenue, Fort Worth, TX 76110-3709

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

Council District No. 9

EVIDENTIARY REPORT:

WITHDRAW—NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

ACP-23-130 **Property Address:** 3533 Ramona Drive

Legal Description: LOT EIGHT (8), BLOCK NINE (9), HIGHLAND HOMES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1943, PAGE 1, DEED RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 021237756 **Reference No(s).** 22-615582

Owner(s) per Deed: Armando B. Garcia and spouse, Delmira Garcia---D194144004---June 21, 1994

Owner(s) per TAD: Delmira F. Garcia

Mailing Address: 3533 Ramona Drive, Fort Worth, TX 76116

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

Council District No. 3

EVIDENTIARY REPORT:

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

There have been **twenty (20)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **eleven (11)** 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 items at no additional cost. The Nuisance Abatement Order was posted at the property on **May 1, 2023** and expired on **May 11, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **June 5, 2023**. The last inspection was performed on **June 22, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$0.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the owners are deceased. This is the third time this property, with the same owners, has been presented before the Building Standards Commission. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 1, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since June 23, 2016.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **May 11, 2023**

Date of BSC Meeting: **June 26, 2023**

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

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

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

Armando B. Garcia and spouse, Delmira Garcia, 3533 Ramona Drive, Fort Worth, TX 76116
(Cert. # 9489009000276524709937);
Delmira F. Garcia, 3533 Ramona Drive, Fort Worth, TX 76116 (Cert. # 9489009000276524709944);
Armando B. Garcia and Delmira Ferdin Garcia Estates, 3533 Ramona Drive, Fort Worth, TX 76116
(Cert. # 9489009000276524709951);
Armando B. Garcia and Delmira Ferdin Garcia Estates, 102 Oak Drive, Saint Peters, MO 63376
(Cert. # 9489009000276524709968);
Armando B. Garcia and Delmira Ferdin Garcia Estates, 729 Boschert Drive, Saint Charles, MO 63301
(Cert. # 9489009000276524709975);
Armando B. Garcia and Delmira Ferdin Garcia Estates, 47 Birch Brook Court, O'Fallen, MO 63366
(Cert. # 9489009000276524709982);
Annette M. Gilmore, 3533 Ramona Drive, Fort Worth, TX 76116 (Cert. # 9489009000276524709999);
Armando Garcia Jr., 102 Oak Drive, Saint Peters, MO 63376 (Cert. # 9489009000276524710001);
Armando Garcia Jr., 47 Birch Brook Court, O'Fallen, MO 63366 (Cert. # 9489009000276445991879);
Alfonso Garcia Estate, 308 Ember Glen Drive, Arlington, TX 76018 (Cert. # 9489009000276445991886);
Alfonso Garcia Estate, 606 Buffalo Drive, Arlington, TX 76013 (Cert. # 9489009000276445991893);
Alfonso Garcia Estate, 2000 Ida Street, Arlington, TX 76010 (Cert. # 9489009000276445991909);
Lienholder: Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 300, Fort Worth, TX 76102
(Cert. # 9489009000276445991916)

Motion: _____ **Made by:** _____

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



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

February 25, 2019

Delmira F. Garcia Estate, Armando B. Garcia Estate, and Possible Heirs
(Cert. # 9489009000276049602270)
47 Birch Brook Court
O'Fallon, MO 63366

RE: 3533 Ramona Drive aka LOT EIGHT (8), BLOCK NINE (9), HIGHLAND HOMES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1943, PAGE 1, DEED RECORDS, TARRANT COUNTY, TEXAS, ACP-19-70, Reference #18-489982, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **February 25, 2019** for the property referenced herein. The Commission ordered that you:

- Not be assessed an Administrative Civil Penalty at this time.
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is March 27, 2019.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on March 27, 2019.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: Delmira F. Garcia Estate, Armando B. Garcia Estate, and Possible Heirs for Armando Garcia Jr., 47 Birch Brook Court, O'Fallon, MO 63366 (Cert. # 9489009000276049602287); Delmira F. Garcia Estate, Armando B. Garcia Estate, and Possible Heirs, 3533 Ramona Drive, Fort Worth, TX 76116 (Cert. # 9489009000276049602294); Delmira F. Garcia Estate, Armando B. Garcia Estate, and Possible Heirs for Annette M. Gilmore, 3533 Ramona Drive, Fort Worth, TX 76116 (Cert. # 9489009000276049602300); Delmira F. Garcia Estate, Armando B. Garcia Estate, and Possible Heirs for Amethyst Gilmore, 3533 Ramona Drive, Fort Worth, TX 76116 (Cert. # 9489009000276049602317); Delmira F. Garcia, 3533 Ramona Drive, Fort Worth, TX 76116-7006 (Cert. # 9489009000276049602324)
Lienholder: GMAC Mortgage Corporation of Pennsylvania, 8360 Old York Road, Elkins Park, PA 19117 (Cert. # 9489009000276049602331)

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-19-70**

On **February 25, 2019** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **LOT EIGHT (8), BLOCK NINE (9), HIGHLAND HOMES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1943, PAGE 1, DEED RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **3533 Ramona Drive, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Delmira F. Garcia Estate, Armando B. Garcia Estate, and Possible Heirs** are the record owners ("Owners") of the Affected Property;
- (2). The Owners of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;
- (3). At the hearing, the Commission found that the Affected Property had illegal accumulations of the following:
 - a. **used, broken, inoperable, or discarded household furnishings, appliances, fixtures, furniture, household items, clothing, buckets, plastic storage bins, coolers, gas cans, traffic cones, toys, tools, tarps, tents, exercise equipment, and containers holding water; and**
 - b. **used, broken, inoperable, or discarded building materials (doors, scrap wood, scrap metal, boards, wood panels, and metal frames); and**
 - c. **used, broken, inoperable, or discarded, automotive parts or equipment; and**
 - d. **any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris)**
- (4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth ("City"), Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items";
- (5). The Owners of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items"; and
- (6). The Owners of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owners of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners 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 EIGHT (8), BLOCK NINE (9), HIGHLAND HOMES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1943, PAGE 1, DEED RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **3533 Ramona Drive, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until March 27, 2019 to comply with this Order.**

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an administrative civil penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **March 27, 2019**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at the address listed above.

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

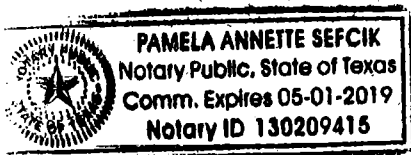
SIGNED this the 27th day of February, 2019.

Michael G. Ward
Michael Ward, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 27th day of February, 2019 by Michael Ward, Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:

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

Bill Anderson
Approved by Legal as to form and legality

ATM
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: 3/7/2019 10:56 AM

Instrument #: D219044707

OPR

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PGS

\$24.00

By: Mary Louise Nicholson

D219044707

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.

30PR



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

January 27, 2020

Armando B. Garcia and spouse, Delmira Garcia
(Cert. # 9489009000276166002304)
3533 Ramona Drive
Fort Worth, TX 76116-7006

RE: 3533 Ramona Drive aka LOT EIGHT (8), BLOCK NINE (9), HIGHLAND HOMES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1943, PAGE 1, DEED RECORDS, TARRANT COUNTY, TEXAS, ACP-20-60, Reference #19-532588, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **January 27, 2020** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$200.00 per day for forty five (45) days for a total of \$9,000.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is February 26, 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 February 26, 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.

CC: Armando B. Garcia and Delmira Garcia Estates, 3533 Ramona Drive, Fort Worth, TX 76116-7006 (Cert. # 9489009000276166002311); Delmira F. Garcia, 3533 Ramona Drive, Fort Worth, TX 76116-7006 (Cert. # 9489009000276166002328); Armando B. Garcia and Delmira Garcia Estates for Annette M. Gilmore, 3533 Ramona Drive, Fort Worth, TX 76116-7006 (Cert. # 9489009000276166002335); Armando B. Garcia and Delmira Garcia Estates for Armando Garcia Jr., 47 Birch Brook Court, O'Fallon, MO 63366 (Cert. # 9489009000276166002342); Armando B. Garcia and Delmira Garcia Estates for Alfonso Garcia Estate c/o Sacha Renea Garcia, 606 Buffalo Drive, Arlington, TX 76013-2110 (Cert. # 9489009000276166002359)

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-20-60**

On **January 27, 2020** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **LOT EIGHT (8), BLOCK NINE (9), HIGHLAND HOMES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1943, PAGE 1, DEED RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **3533 Ramona Drive, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners, jointly and severally, be, and are hereby, assessed an Administrative Civil Penalty of **Two Hundred Dollars (\$200.00) per day for a total of Nine Thousand Dollars (\$9,000.00)** for failure to remove the accumulation in the **Forty Five (45) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulation from the Affected Property described as **LOT EIGHT (8), BLOCK NINE (9), HIGHLAND HOMES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1943, PAGE 1, DEED RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **3533 Ramona Drive, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until February 26, 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 **February 26, 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 OWNERS OF THE AFFECTED PROPERTY DO NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owed plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

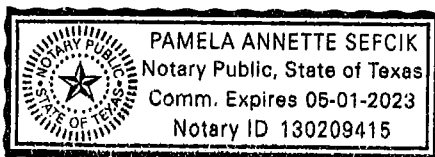
SIGNED this the 3rd day of February, 2020.


Jared Sloane, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 3rd day of February, 2020 by Jared Sloane, Chairman of the Building Standards Commission of the City of Fort Worth.

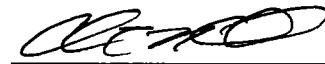



Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

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: 2/6/2020 4:11 PM

Instrument #: D220029867

OPR

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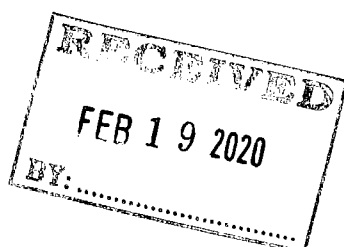
PGS

\$27.00

By: Mary Louise Nicholson

D220029867

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: JUNE 26, 2023**

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

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

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

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

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

Owner(s) per TAD: Era Radosta Smith

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

Agenda Category: Amendment Case **Code Compliance Officer:** William Lowry
 Residential

Council District No. 3

CASE BACKGROUND:

- Case Originated: **August 29, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **8/30/2022, 1/10/2023, 3/9/2023, and 3/15/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- The owner was present at the **March 27, 2023** hearing when the Commission ordered **sixty (60) days** to repair or demolish the accessory structure only.
- The owner had until **May 26, 2023** to comply with the Order.
- The owner requested an amendment on **May 8, 2023.**
- The owner requested in writing an additional **sixty (60) days** to complete the repairs or demolish.
- A notice to appear at today's hearing was posted and mailed on **June 5, 2023.**
- **At this time, no progress has been made to repair or demolish the structure.**

Motion: _____ **Made by:** _____

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

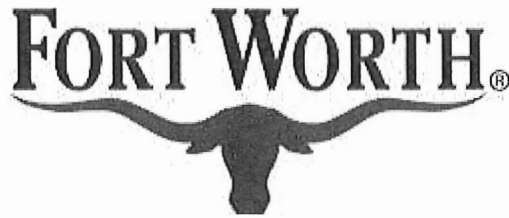
**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

Era Radosta Smith, 5909 Locke Avenue, Fort Worth, TX 76107-5023(Cert. # 9489009000276390561615)

Motion: _____ **Made by:** _____

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



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

Date: 05/08/2023 BSC Case No. HS-23-73

Date of Order: March 27, 2023 Final Day to Comply with Order: May 26, 2023

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

Address of Property: 5909 Locke Ave.

Owner / Lienholder / Mortgagee Name: Era Radosta Smith

Owner / Lienholder / Mortgagee Phone Number: (682) 269-9714

Owner / Lienholder / Mortgagee Mailing Address: 5909 Locke Ave Ft. Worth TX
76107

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

60 days
Justification for Request: Trying to get funds together.

Era R. Smith
Signature

Era R. Smith
Printed Name

682-269-9714
Telephone Number

05-08-23
Date

5909 Locke Ave
Address (including City/State/Zip)

none
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

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: May 8, 2023



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

March 27, 2023

Certified/Return Receipt Requested

Era Radosta Smith
(Cert. # 9489009000276445530986)
5909 Locke Avenue
Fort Worth, TX 76107-5023

RE: 5909 Locke Avenue (Accessory Structure Only) aka Lots 5 and 6, Block 29, CHAMBERLIN ARLINGTON ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 71, Deed Records of Tarrant County, Texas, HS-23-73, Reference #22-628635, 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 **sixty (60) days** of the effective date of the Order.
- **Last day to comply with the order is May 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 **sixty (60) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on May 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.

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-23-73**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **March 27, 2023** regarding the structure present on **Lots 5 and 6, Block 29, CHAMBERLIN ARLINGTON ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 71, Deed Records of Tarrant County, Texas, and more commonly known as 5909 Locke Avenue (Accessory Structure Only) ("Affected Property") in Fort Worth, Texas;** and

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

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

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

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

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

WHEREAS the Commission finds that the Owner did not show by preponderance of the evidence that the work could not reasonably be completed within **sixty (60)** days; and

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner repair or demolish the structure and remove the debris described as **Lots 5 and 6, Block 29, CHAMBERLIN ARLINGTON ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 71, Deed Records of Tarrant County, Texas, and more commonly known as 5909 Locke Avenue (Accessory Structure Only) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **sixty (60)** days of the effective date of this Order. Owner must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owner has until May 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 Owner fail to comply within the time provided by this Order.

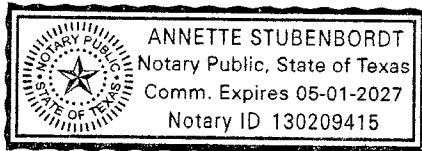
YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the time to comply with this Order.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structure, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **May 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 OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the Owner fails to reimburse the City promptly for its expenses, the City will place a lien on the property for the amount owed, plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or the property for payment of any unpaid liens.

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

SIGNED this the 4th day of April, 2023.



Paul Clark
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 4th day of 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: JUNE 26, 2023**

HS-23-90 **Property Address:** 3801 Wedgway Drive (Primary Structure)

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

Legal Description: 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

SKEY No. 03335046 **Reference No(s).** 23-640906

Owner(s) per Deed: Raymond Wadsworth and wife, Bettie Loise Wadsworth---D172004434

Owner(s) per TAD: Raymond Wadsworth

Mailing Address: 3801 Wedgway Drive, Fort Worth, TX 76133

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **January 17, 2023.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **January 17, 2023.**
- Notices: **3/4/2023 and 3/24/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- The owners were not present at the **April 24, 2023** hearing when the Commission ordered **thirty (30) days** to repair or demolish the primary structure.
- The owners had until **May 24, 2023** to comply with the Order.
- The new owner requested an amendment on **May 16, 2023.**
- The new owner requested in writing an additional **one hundred fifty (150) days** to complete the repairs or demolish.
- The Executive Secretary informed the new owner that a detailed Action Plan with corresponding dates and areas of completion would need to be submitted to be granted more than **ninety (90) days.**
- A notice to appear at today's hearing was posted and mailed on **June 5, 2023.**
- **At this time, no progress has been made to repair or demolish the structure.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

Raymond Wadsworth and wife, Bettie Loise Wadsworth, 3801 Wedgway Drive, Fort Worth, TX 76133
(Cert. # 9489009000276445545232);
Raymond Wadsworth and Bettie Loise Wadsworth Estates, 3801 Wedgway Drive, Fort Worth, TX 76133
(Cert. # 9489009000276445545249);
Raymond Wadsworth, 3801 Wedgway Drive, Fort Worth, TX 76133 (Cert. # 9489009000276445545256);
Raymond Wadsworth and Bettie Loise Wadsworth Estates c/o Independent Executor-Michael Earl Wadsworth,
1704 Tobie Layne Street, Benbrook, TX 76126 (Cert. # 9489009000276445545263);
Raymond Wadsworth and Bettie Loise Wadsworth Estates c/o Independent Executor-Michael Earl Wadsworth,
3801 Wedgway Drive, TX 76133 (Cert. # 9489009000276445545270);
Linda Wadsworth Boyett aka Linda Raye Wadsworth, 3801 Wedgway Drive, Fort Worth, TX 76133
(Cert. # 9489009000276445545287);
Linda Wadsworth Boyett aka Linda Raye Wadsworth, 4404 Cockrell Avenue, Fort Worth, TX 76133
(Cert. # 9489009000276445545294);
Kathy Wiseman aka Bettie Kathleen Wadsworth, 6005 Wisen Avenue, Fort Worth, TX 76133
(Cert. # 9489009000276445545300);
Arlington Property Investors LLC c/o Jesus Campuzano, 201 E Abram Street #110, Arlington, TX 76010
(Cert. # 9489009000276445545317)

Motion: _____ **Made by:** _____

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



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

Date: 5-16-2023 BSC Case No. HS-23-90

Date of Order: 5-16-2023 Final Day to Comply with Order: 5-24-2023

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

Address of Property: 3801 Wedgway Drive, Fort Worth, TX 76133

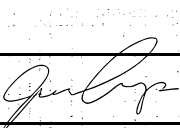
Owner / Lienholder / Mortgagee Name: Arlington Property Investors LLC

Owner / Lienholder / Mortgagee Phone Number: (817) 239 -5966

Owner / Lienholder / Mortgagee Mailing Address: 201 E ABRAM ST #110 ARLINGTON TX 76010

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 5 MONTHS

Justification for Request: just recently purchased the property on 5-9-2023 and will need the appropriate time to safely repair/remodel the house to city standards. This house will be my main focus and i will consistently have progress on a weekly basis as i plan to be working on this project a full time manner utilizing subcontractors that are lined up ready to start working on the project.


Signature

5-16-2023
Date

Jesus Campuzano
Printed Name

201 abram st suite #110 arlington tx 76010
Address (including City/State/Zip)

(817)239-5966
Telephone Number

arlingtonpropertyinvestors@gmail.com
E-Mail Address

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

following location:

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

**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: _ RECEIVED

Annette Stubenbordt

DATE:

5/16/2023

Revised October 2018

IS VERIFIED AND DEED ATTACHED


MARY LOUISE NICHOLSON
COUNTY CLERK

Capital Title
GF # 23-7311501-MN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Deed of Trust

Terms

Date: May 9, 2023

Grantor: Arlington Property Investors, LLC
Grantor's Mailing Address: 201 E. Abram St., Suite 100
Arlington, Texas 76012

Trustee: Brandon P. Koonsman
Trustee's Mailing Address: P.O. Box 821834
North Richland Hills, Texas 76182

Lender: Barco Funding, LP
Lender's Mailing Address: P.O. Box 821834
North Richland Hills, Texas 76182

Obligation Note Date: May 9, 2023

Original Principal Amount: \$264,100.00 (Two Hundred Sixty Four Thousand One Hundred and 00/100 Dollars)

Borrower: Arlington Property Investors, LLC

Lender: Barco Funding, LP

Maturity Date: November 9, 2023

Terms of Payment: As provided in the Note.

Renewal Option(s): As provided in the Note.

Other Debt: NONE

3801 Wedgway Dr., Fort Worth, Texas 76113

Property (including any improvements):

LEGAL DESCRIPTION: Lot 23, Block 38, WEDGWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 388-5, Page 18, Deed Records of Tarrant County, Texas.

Commonly Known As: 3801 Wedgway Dr., Fort Worth, Texas 76113

Together with the following personal property:

- All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;
- All plans and specifications for development of or construction of improvements on the Property;
- All contracts and subcontracts relating to the construction of improvements on the Property;
- All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;
- All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;
- All proceeds payable or to be payable under each policy of insurance relating to the Property; and
- All products and proceeds of the foregoing.

Notwithstanding any other provision in this deed of trust, the term "Property" does not include personal effects used primarily for personal, family, or household purposes.

In addition to creating a deed-of-trust lien on all the real and other property described above, Grantor also grants to Lender a security interest in all of the above-described personal property pursuant to and to the extent permitted by the Texas Uniform Commercial Code.

Prior Lien: None.

Other Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in the deed to Grantor as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both.

For value received and to secure payment of the Obligation, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the Other Exceptions to Conveyance and Warranty. On payment of the Obligation and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Grantor's expense.

3801 Wedgway Dr., Fort Worth, Texas 76113

Clauses and Covenants

A. Grantor's Obligations

Grantor agrees to-

1. keep the Property in good repair and condition;
2. pay all taxes and assessments on the Property before delinquency;
3. defend title to the Property subject to the Other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;
4. maintain, in a form acceptable to Lender, at Grantor's expense, an insurance policy that-
 - a. liability insurance and worker's compensation insurance covering Grantor, the Property, and the operations on the Property against claims for bodily injury, death, or property damage on or around the Property;
 - b. property insurance against loss or damage by fire, storm, gas (if gas is used on the Property), and all other hazards under a standard all-risk extended coverage endorsement for an amount equal to the original amount of the Note and other debt secured by this deed of trust or the full insurable value of the Property, whichever is less, and also insuring against other risks including flood, if the Property is in a flood hazard area, and earthquake and mud slide, if requested by Lender;
 - c. while any improvements on the Property are under construction, (i) a builder's all-risk form insurance policy on a completed value basis, (ii) worker's compensation and general liability policies covering each contractor performing work on the Property, and (iii) policies of professional liability insurance carried by each architect, engineer, or other design professional performing work relating to the Property. Grantor agrees that all required insurance policies will (i) be issued by companies reasonably acceptable to Lender, (ii) be in a form acceptable to Lender, (iii) be endorsed to be payable to Lender as mortgagee insured and loss payee, and (iv) expressly prohibit cancellation or modification without ten days' written notice to Lender.
5. From time to time as Lender deems necessary to protect Lender's interest, Grantor will, on request of Lender, deliver to Lender, in such form as Lender directs, evidence that advances under the construction loan agreement or note were used for no other purpose than the purchase, rehabilitation, or maintenance of the property secured by this Deed of Trust. In addition, upon request of Lender, Grantor will provide proof of payments to contractors and/or subcontractors in a form acceptable to Lender.
6. comply at all times with the requirements of the 80 percent coinsurance clause;
7. deliver the insurance policy to Lender within ten days of the date of this deed of trust and deliver renewals to Lender at least fifteen days before expiration;
8. obey all laws, ordinances, and restrictive covenants applicable to the Property;
9. refrain from occupying the property (or allowing anyone to occupy the property) for any reason, including, but not limited to, using the property as a temporary residence or renting the property to a third party without the express written consent of Lender;
10. if the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments; and notify Lender of any change of address;

3801 Wedgway Dr., Fort Worth, Texas 76113

11. refrain from beginning any work, or allowing any contractor or subcontractor to begin work, and refrain from delivering materials or allowing any contractor or subcontractor from delivering any materials to the property secured by this Deed of Trust prior to written notification from Lender that this Deed of Trust has been recorded in the county records in which the property is located.

B. Lender's Rights

1. Lender or Lender's mortgage servicer may appoint in writing a substitute trustee, succeeding to all rights and responsibilities of Trustee.
2. If the proceeds of the Obligation are used to pay any debt secured by prior liens, Lender is subrogated to all the rights and liens of the holders of any debt so paid.
3. Lender may apply any proceeds received under the insurance policy either to reduce the Obligation or to repair or replace damaged or destroyed improvements covered by the policy. If the Property is Grantor's primary residence and Lender reasonably determines that repairs to the improvements are economically feasible, Lender will make the insurance proceeds available to Grantor for repairs.
4. Notwithstanding the terms of the Note to the contrary, and unless applicable law prohibits, all payments received by Lender from Grantor with respect to the Obligation or this deed of trust may, at Lender's discretion, be applied first to amounts payable under this deed of trust and then to amounts due and payable to Lender with respect to the Obligation, to be applied to late charges, principal, or interest in the order Lender in its discretion determines.
5. If Grantor fails to perform any of Grantor's obligations, Lender may perform those obligations and be reimbursed by Grantor on demand for any amounts so paid, including attorney's fees, plus interest on those amounts from the dates of payment at the rate stated in the Note for matured, unpaid amounts. The amount to be reimbursed will be secured by this deed of trust.
6. If there is a default on the Obligation or if Grantor fails to perform any of Grantor's obligations and the default continues after any required notice of the default and the time allowed to cure, Lender may-
 - a. declare the unpaid principal balance and earned interest on the Obligation immediately due;
 - b. direct Trustee to foreclose this lien, in which case Lender or Lender's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and
 - c. purchase the Property at any foreclosure sale by offering the highest bid and then have the bid credited on the Obligation.
7. Lender may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

C. Trustee's Rights and Duties

If directed by Lender to foreclose this lien, Trustee will-

1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then in effect;
2. sell and convey all or part of the Property "AS IS" to the highest bidder for cash with a general warranty binding Grantor, subject to the Prior Lien and to the Other Exceptions to Conveyance and Warranty and without representation or warranty, express or implied, by Trustee;

3801 Wedgway Dr., Fort Worth, Texas 76113

3. from the proceeds of the sale, pay, in this order-
 - a. expenses of foreclosure, including a reasonable commission to Trustee;
 - b. to Lender, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
 - c. any amounts required by law to be paid before payment to Grantor; and
 - d. to Grantor, any balance.
4. be indemnified, held harmless, and defended by Lender against all costs, expenses, and liabilities incurred by Trustee for acting in the execution or enforcement of the trust created by this deed of trust, which includes all court and other costs, including attorney's fees, incurred by Trustee in defense of any action or proceeding taken against Trustee in that capacity.

D. General Provisions

1. Grantor agrees to (a) keep at Grantor's address, or such other place as Lender may approve, accounts and records reflecting the operation of the Property and copies of all written contracts, leases, and other instruments that affect the Property; (b) prepare financial accounting records in compliance with generally accepted accounting principles consistently applied; and (c), at Lender's request from time to time, permit Lender to examine and make copies of such books, records, contracts, leases, and other instruments at any reasonable time.
2. Grantor agrees to deliver to Lender, at Lender's request from time to time, audited financial statements of Grantor and each guarantor of the Note prepared in accordance with generally accepted accounting principles consistently applied, in detail reasonably satisfactory to Lender and certified to be true and correct by the chief financial officer of Grantor.
3. If any of the Property is sold under this deed of trust, Grantor must immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor will become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.
4. Recitals in any trustee's deed conveying the Property will be presumed to be true.
5. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.
6. This lien will remain superior to liens later created even if the time of payment of all or part of the Obligation is extended, or part of the Property is released.
7. If any portion of the Obligation cannot be lawfully secured by this deed of trust, payments will be applied first to discharge that portion.
8. Grantor assigns to Lender all amounts payable to or received by Grantor from condemnation of all or part of the Property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the Property. After deducting any expenses incurred, including attorney's fees and court and other costs, Lender will either release any remaining amounts to Grantor or apply such amounts to reduce the Obligation. Lender will not be liable for failure to collect or to exercise diligence in collecting any such amounts. Grantor will immediately give Lender notice of any actual or threatened proceedings for condemnation of all or part of the Property.
9. Grantor assigns to Lender absolutely, not only as collateral, all present and future rent and other income and receipts from the Property. Grantor warrants the validity and enforceability of the assignment.

3801 Wedgway Dr., Fort Worth, Texas 76113

Grantor may as Lender's licensee collect rent and other income and receipts as long as Grantor is not in default with respect to the Obligation or this deed of trust. Grantor will apply all rent and other income and receipts to payment of the Obligation and performance of this deed of trust, but if the rent and other income and receipts exceed the amount due with respect to the Obligation and deed of trust, Grantor may retain the excess. If Grantor defaults in payment of the Obligation or performance of this deed of trust, Lender may terminate Grantor's license to collect rent and other income and then as Grantor's agent may rent the property and collect all rent and other income and receipts. Lender neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the Property. Lender may exercise Lender's rights and remedies under this paragraph without taking possession of the Property. Lender will apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Lender's rights and remedies and then to Grantor's obligations with respect to the Obligation and this deed of trust in the order determined by Lender. Lender is not required to act under this paragraph and acting under this paragraph does not waive any of Lender's other rights or remedies.

10. If Grantor becomes a voluntary or involuntary debtor in bankruptcy, Lender's filing a proof of claim in bankruptcy will be deemed equivalent to the appointment of a receiver under Texas law.
11. Interest on the debt secured by this deed of trust will not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides any conflicting provisions in this and all other instruments concerning the debt.
12. In no event may this deed of trust secure payment of any debt that may not lawfully be secured by a lien on real estate or create a lien otherwise prohibited by law.
13. When the context requires, singular nouns and pronouns include the plural.
14. The term Note includes all extensions, modifications, and renewals of the Note and all amounts secured by this deed of trust.
15. Grantor represents to Lender that no part of the Property is exempt as homestead from forced sale under the Texas Constitution or other laws.
16. Grantor warrants to Lender and agrees that the proceeds of the Note will be used primarily for business or commercial purposes and not primarily for personal, family, or household purposes.
17. Grantor agrees to furnish on Lender's request evidence satisfactory to Lender that all taxes and assessments on the Property have been paid when due.
18. Lender may declare the debt secured by this deed of trust immediately payable and invoke any remedies provided in this deed of trust for default if Grantor transfers any of the Property to a person who is not a permitted transferee without Lender's consent or, if Grantor is not a natural person, if any person owning a direct or indirect interest in Grantor transfers such interest to a person that is not a "permitted transferee" without Lender's consent. "Permitted transferee" for a natural person means that person's spouse or children, any trust for that person's benefit or the benefit of the person's spouse or children, or any corporation,
19. partnership, or limited liability company in which the direct and beneficial owner of all the equity interest is a natural person or that person's spouse or children or any trust for the benefit of them; and the heirs,

3801 Wedgway Dr., Fort Worth, Texas 76113

beneficiaries, executors, administrators, or personal representatives of a natural person on the death of that person or on the incompetency or disability of that person for purposes of the protection and management of that person's assets; and for a person that is not a natural person, any other person controlling, controlled by, or under common control with that person.

20. This deed of trust binds, benefits, and may be enforced by the successors in interest of all parties.
21. If Grantor and Borrower are not the same person, the term Grantor includes Borrower.
22. Grantor and each surety, endorser, and guarantor of the Obligation waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.
23. Grantor agrees to pay reasonable attorney's fees, trustee's fees, and court and other costs of enforcing Lender's rights under this deed of trust if this deed of trust is placed in the hands of an attorney for enforcement.
24. If any provision of this deed of trust is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.
25. The term Lender includes any mortgage servicer for Lender.
26. Grantor represents that this deed of trust and the Note are given for the following purposes:

Grantor expressly acknowledges a vendor's lien on the Property as security for the Note secured by this deed of trust, which represents funds advanced by Lender at Grantor's request and used in payment of the purchase price of the Property. This deed of trust does not waive the vendor's lien, and the two liens and the rights created by this deed of trust are cumulative. Lender may elect to enforce either of the liens without waiving the other or may enforce both.


E. Construction Loan Mortgage

1. This deed of trust is a "construction mortgage" within the meaning of section 9.334 of the Texas Business and Commerce Code. The liens and security interests created and granted by this deed of trust secure an obligation incurred for the construction of improvements on land, including the acquisition cost of the land.
2. Grantor agrees to comply with the covenants and conditions of the construction loan agreement, if any, executed in connection with the Note and this deed of trust. All advances made by Lender under the construction loan agreement or note will be indebtedness of Grantor secured by the liens created by this deed of trust, and such advances are conditioned as provided in the construction loan agreement.
3. All amounts disbursed by Lender before completion of the improvements to protect the security of this deed of trust up to the principal amount of the Note will be treated as disbursements under the construction loan agreement or note. All such amounts will bear interest from the date of disbursement at the rate stated in the Note, unless collections from Grantor of interest at that rate would be contrary to applicable law, in which event such amounts will bear interest at the rate stated in the Note for matured, unpaid amounts and will be payable on notice from Lender to Grantor requesting payment.

3801 Wedgway Dr., Fort Worth, Texas 76113

4. From time to time as Lender deems necessary to protect Lender's interests, Grantor will, on request of Lender, execute and deliver to Lender, in such form as Lender directs, assignments of any and all rights or claims that relate to the construction of improvements on the Property.
5. In case of breach by Grantor of the covenants and conditions of the construction loan agreement or note, Lender, at its option, with or without entry on the Property, may (a) invoke any of the rights or remedies provided in the construction loan agreement or note, (b) accelerate the amounts secured by this deed of trust and invoke the remedies provided in this deed of trust, or (c) do both.
6. If, after commencement of amortization of the Note, the Note and this deed of trust are sold by Lender, after the sale the construction loan agreement will cease to be a part of this deed of trust, and Grantor will not assert any right of setoff, counterclaim, or other claim or defense arising out of or in connection with the construction loan agreement against the obligations of the Note and this deed of trust.

Grantor Signature



 Jesus Campuzano, Managing Member

Acknowledgement

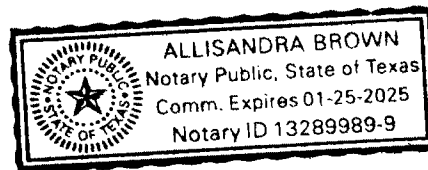
STATE OF TEXAS §
 §
 COUNTY OF TARRANT §

Before me, personally appeared Jesus Campuzano on this day for Arlington Property Investors, LLC proved to me through drivers license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Arlington Property Investors, LLC executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of May, 2023.



 Notary Public State of Texas

**AFTER RECORDING RETURN TO:**

Barco Funding, LP
P.O. Box 821834
NORTH RICHLAND HILLS, TX 76182
TEL: (817) 921.1472



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

April 24, 2023

Certified/Return Receipt Requested

Raymond Wadsworth and wife, Bettie Loise Wadsworth
(Cert. # 9489009000276388708541)
3801 Wedgway Drive
Fort Worth, TX 76133

RE: 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, HS-23-90, Reference #23-640906, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **April 24, 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 May 24, 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 May 24, 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: Raymond Wadsworth and Bettie Loise Wadsworth Estates, 3801 Wedgway Drive, Fort Worth, TX 76133 (Cert. # 9489009000276388708558); Raymond Wadsworth, 3801 Wedgway Drive, Fort Worth, TX 76133 (Cert. # 9489009000276388708565); Raymond Wadsworth and Bettie Loise Wadsworth Estates c/o Independent Executor-Michael Earl Wadsworth, 1704 Tobie Layne Street, Benbrook, TX 76126 (Cert. # 9489009000276388708572); Raymond Wadsworth and Bettie Loise Wadsworth Estates c/o Independent Executor-Michael Earl Wadsworth, 3801 Wedgway Drive, TX 76133 (Cert. # 9489009000276388708589); Linda Wadsworth Boyett aka Linda Raye Wadsworth, 3801 Wedgway Drive, Fort Worth, TX 76133 (Cert. # 9489009000276388708596); Linda Wadsworth Boyett aka Linda Raye Wadsworth, 4404 Cockrell Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276388708602); Kathy Wiseman aka Bettie Kathleen Wadsworth, 6005 Wisen Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276388708619)

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-23-90**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **April 24, 2023** regarding the structure present on **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,** and more commonly known as **3801 Wedgway Drive (Primary Structure) ("Affected Property") in Fort Worth, Texas;** and

WHEREAS the Tarrant County Deed Records indicate that **Raymond Wadsworth and wife, Bettie Loise Wadsworth** are the recorded owners ("Owners") of the Affected Property; and

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

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners repair or demolish the structure and remove the debris described as **Lot 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,** and more commonly known as **3801 Wedgway 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 May 24, 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.

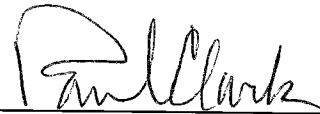
YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the time to comply with this Order.

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 **May 24, 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 2nd day of May, 2023.

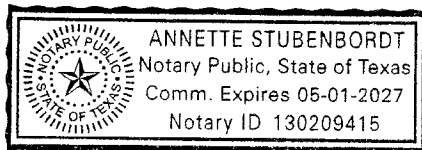
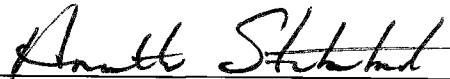


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

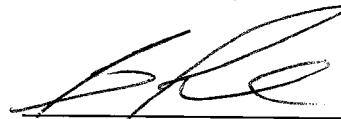
This instrument was acknowledged before me on this the 2nd day of May, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

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

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

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

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

Mailing Address: 1701 East Jessamine Street, Fort Worth, TX 76104

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

Council District No. 8

CASE BACKGROUND:

- This case was identified on **August 5, 2022** and was **citizen** initiated.
- An heir 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 owners to abate the nuisance within **thirty (30) days**.
- The owners had until **May 26, 2023** to comply with the Order.
- An heir requested an amendment on **May 17, 2023**.
- An heir requested in writing for an additional **sixty (60) 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 **June 5, 2023**.
- **At this time, 10% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

Clemon Jones and wife, Bobbie Lee Jones, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276445545362);
Clemon Jones Estate, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276445545379);
Clemon Jones Estate, 510 Falls Street, Marlin, TX 76661 (Cert. # 9489009000276445545386);
Bobbie Lee Jones, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276445545393);
Bobby Lee Jones, 510 Falls Street, Marlin, TX 76661 (Cert. # 9489009000276445545409);
La Quanta Williams, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276445545416);
La Quanta Williams, 1721 East Davis Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276445545423);
Donaille Williams, 3205 Cume Street, Apt 1006, Fort Worth, TX 76133 (Cert. # 9489009000276445545430)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 5/17/2023 BSC Case No. ACP-23-82

Date of Order: March 27, 2023 Final Day to Comply with Order: May 26, 2023

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

Address of Property: 1701 East Jessamine St

Owner / Lienholder / Mortgagee Name: LAQUANTA E. Williams

Owner / Lienholder / Mortgagee Phone Number: (682) 374-0668

Owner / Lienholder / Mortgagee Mailing Address: 1721 Davis Ave 76104

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: Removal of civil penalty / 60 day ext.

Justification for Request: Still have much more to finish

A. Williams
Signature

LaQuanta Williams
Printed Name

682-374-0668
Telephone Number

05/17/2023
Date

1721 Davis Ave. Fort Worth TX 76104
Address (including City/State/Zip)

LaQuanta.Williams.44@gmail.com
E-Mail Address

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

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

*ID Verified

FOR OFFICE USE ONLY

RECEIVED BY: A. G. H. H. H.

RECEIVED DATE: 5/17/2023

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.



ORDER OF THE BUILDING STANDARDS COMMISSION

March 27, 2023

Certified/Return Receipt Requested

Clemon Jones and wife, Bobbie Lee Jones
(Cert. # 9489009000276390548098)
1701 East Jessamine Street
Fort Worth, TX 76104

RE: 1701 East Jessamine Street aka lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being described as follows, to-wit: Lots 23 and 24, Block 12, BELMONT ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 309, Page 50, Deed Records of Tarrant County, Texas, ACP-23-82, Reference #21-605219, 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 **sixty (60) days** of the effective date of the Order.
- **Last day to comply with the Order is May 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 **sixty (60) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on May 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: Clemon Jones Estate, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276390548104); Clemon Jones Estate, 510 Falls Street, Marlin, TX 76661 (Cert. # 9489009000276390548111); Bobbie Lee Jones, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276390548128); Bobby Lee Jones, 510 Falls Street, Marlin, TX 76661 (Cert. # 9489009000276390548135); La Quanta Williams, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276390548142); La Quanta Williams, 1721 East Davis Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276390548173); Donaille Williams, 3205 Cume Street, Apt 1006, Fort Worth, TX 76133 (Cert. # 9489009000276390548180)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-23-82**

On **March 27, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being described as follows, to-wit: Lots 23 and 24, Block 12, BELMONT ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 309, Page 50, Deed Records of Tarrant County, Texas, and located on property more commonly known as 1701 East Jessamine Street, Fort Worth, Texas ("Affected Property")**.

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

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

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

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being described as follows, to-wit: Lots 23 and 24, Block 12, BELMONT ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 309, Page 50, Deed Records of Tarrant County, Texas, and located on property more commonly known as 1701 East Jessamine Street, Fort Worth, Texas** within **sixty (60) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until May 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 **May 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 OWNERS, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owed plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

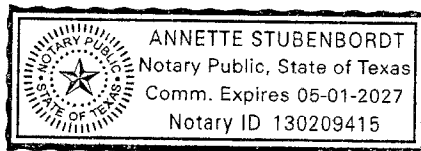
SIGNED this the 4th day of April, 2023.

Paul Clark
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 4th day of 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

ACP-23-97	Property Address: 4916 Stanley Avenue
Legal Description:	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
SKEY No. 02701529	Reference No(s). 22-640072
Owner(s) per Deed:	Jorge Luis Calvillo and Liliana Menchaca-Ramirez---D210235525---September 24, 2010
Owner(s) per TAD:	J L Calvillo and L M-Ramirez Calvillo
Mailing Address:	4916 Stanley Avenue, Fort Worth, TX 76115
Agenda Category:	Amendment Administrative Civil Code Compliance Officer: Merritt Ham Penalty Case Residential
Council District No.	9

- This case was identified on **December 30, 2022** and was **citizen** initiated.
- An owner was present at the **April 24, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$70.00 per day for forty four (44) days for a total of \$3,080.00** and ordered the owners to abate the nuisance within **thirty (30) days**.
- The owners had until **May 24, 2023** to comply with the Order.
- An owner requested an amendment on **May 23, 2023**.
- An owner requested in writing for an additional **thirty (30) days** to abate the nuisance and a reduction or removal of the **\$3,080.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **June 5, 2023**.
- **At this time, 80% of the nuisance has been abated.**

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JUNE 26, 2023**

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

Jorge Luis Calvillo and Liliana Menchaca-Ramirez, 4916 Stanley Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276445991695);
Jorge Luis Calvillo and Liliana Menchaca-Ramirez, 4405 Surrey Street, Fort Worth, TX 76133
(Cert. # 9489009000276445991701);
J L Calvillo and L M-Ramirez Calvillo, 4916 Stanley Avenue, Fort Worth, TX 76115-3821
(Cert. # 9489009000276445991718);
Lienholders: Robert Edward Woolley Family Trust c/o Trustee-Robert Edward Woolley, 6600 LBJ Frwy.,
Suite 195, Dallas, TX 75240 (Cert. # 9489009000276445991725);
Robert Edward Woolley Family Trust c/o Trustee-Robert Edward Woolley, 9700 Audubon Pl., Dallas, TX
75220 (Cert. # 9489009000276445991732);
Albino Brothers LLC, DBA Dueno a Dueno II, LLC, 14651 Dallas Pkwy., Suite 150, Dallas, TX 75254
(Cert. # 9489009000276445991749);
Albino Brothers LLC, DBA Dueno a Dueno II, LLC c/o Trustee-David T. Kulesz, 601 West Abram Street,
Arlington, TX 76010 (Cert. # 9489009000276445991756);
Albino Brothers LLC, DBA Dueno a Dueno II, LLC c/o Jorge Luis Calvillo, 4405 Surrey Street, Fort Worth,
TX 76133 (Cert. # 9489009000276445991763)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 5-24-23 BSC Case No. ACP-23-97
Date of Order: 4/24/23 Final Day to Comply with Order: 5/24/23
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 4116 Stanton Ave Ft Worth TX 76101
Owner / Lienholder / Mortgagee Name: Liliana Manchaca Ramirez
Owner / Lienholder / Mortgagee Phone Number: (817) 297 4085
Owner / Lienholder / Mortgagee Mailing Address: _____

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days
and remove a ~~total~~ penalty.

Justification for Request: mostly cleaned up. need a little more time to

finish up

Signature

Printed Name

Telephone Number

5-23-2023

Date

Address (including City/State/Zip)

E-Mail Address

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

FORT WORTH BUILDING STANDARDS COMMISSION
ATTN: EXECUTIVE SECRETARY 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

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 5/23/2023



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

April 24, 2023

Certified/Return Receipt Requested

Jorge Luis Calvillo and Liliana Menchaca-Ramirez
(Cert. # 9489009000276391540312)
4916 Stanley Avenue
Fort Worth, TX 76115

RE: 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,
ACP-23-97, Reference #22-640072, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **April 24, 2023** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$70.00 per day for forty four (44) days for a total of \$3,080.00.**
- 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 May 24, 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 May 24, 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: Jorge Luis Calvillo and Liliana Menchaca-Ramirez, 4405 Surrey Street, Fort Worth, TX 76133 (Cert. # 9489009000276391540329); J L Calvillo and L M-Ramirez Calvillo, 4916 Stanley Avenue, Fort Worth, TX 76115-3821 (Cert. # 9489009000276391540336);
Lienholders: Robert Edward Woolley Family Trust c/o Trustee-Robert Edward Woolley, 6600 LBJ Frwy., Suite 195, Dallas, TX 75240 (Cert. # 9489009000276391540343); Robert Edward Woolley Family Trust c/o Trustee-Robert Edward Woolley, 9700 Audubon Pl., Dallas, TX 75220 (Cert. # 9489009000276391540350); Albino Brothers LLC, DBA Dueno a Dueno II, LLC, 14651 Dallas Pkwy., Suite 150, Dallas, TX 75254 (Cert. # 9489009000276391540367); Albino Brothers LLC, DBA Dueno a Dueno II, LLC c/o Trustee-David T. Kulesz, 601 West Abram Street, Arlington, TX 76010 (Cert. # 9489009000276391540374); Albino Brothers LLC, DBA Dueno a Dueno II, LLC c/o Jorge Luis Calvillo, 4405 Surrey Street, Fort Worth, TX 76133 (Cert. # 9489009000276391540381)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-23-97**

On **April 24, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **4916 Stanley Avenue, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners, jointly and severally, be, and are hereby, assessed an Administrative Civil Penalty of **Seventy Dollars (\$70.00) per day for a total of Three Thousand Eighty Dollars (\$3,080.00)** for failure to remove the accumulation in the **forty four (44) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **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**, and located on property more commonly known as **4916 Stanley 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 Owners of the Property, therefore, have until May 24, 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 **May 24, 2023**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

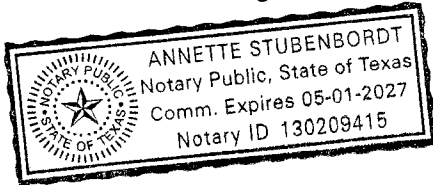
SIGNED this the 2nd day of May, 2023.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 2nd day of May, 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