



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JULY 24, 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 June 26, 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, JULY 24, 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 JUNE 26, 2023

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

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

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

IX. NEW CASES RESIDENTIAL

- a. **HS-23-102 (CD 2)** 2317 Grayson Avenue (Primary Structure) aka Lot 8, Block 7 of WESTHAVEN ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-34, Page 76 of the plat records of Tarrant County, Texas. Owner(s): Ricardo Salazar and Cristina Salazar. Lienholder(s): None.
- b. **HS-23-116 (CD 8)** 1321 East Davis Avenue (Primary Structure) aka Lot 21, Block 11, of HIGHLAND PARK ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof reocrded in Volume 310, Page 60, of the Deed Records of Tarrant County, Texas, (50% UNDIVIDED INTEREST EACH OWNER), 1321 East Davis Avenue (Primary Structure) aka Lot 21, Block 11, of HIGHLAND PARK ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof reocrded in Volume 310, Page 60, of the Deed Records of Tarrant County, Texas, (50% UNDIVIDED INTEREST EACH OWNER). Owner(s): Mary McCutcheon and Kelvin Lee McCutcheon. Lienholder(s): The State of Texas Office of the Attorney General and Linebarger Goggan Blair & Sampson, LLP.
- c. **HS-23-134 (CD 11)** 4328 Burke Road (Primary Structure) aka Lot 12, Block 3R of Golden Gate ADDITION, an addition to the City of Fort Worth in Tarrant County, Texas, according to the map of plat thereof recorded in Records of Tarrant County, Fort Worth, Texas. Owner: Linda D. Jackson. Lienholder(s): None.
- d. **HS-23-135 (CD 2)** 1613 Clinton Avenue (Accessory Structure Only) aka Lot No. Twenty Six (26), in Block No. One Hundred Two (102), North Fort Worth, Tarrant County (New Fort Worth), Texas, according to the Map or Plat thereof recorded on Volume 63, Page 149, of the Deed Records of Tarrant County, Texas. Owner: Manuel Tijerina. Lienholder(s): Neighborhood Parter, Inc. and CRPW II, LLC.
- e. **HS-23-136 (CD 2)** 2200 North Houston Street (Accessory Structure Only) aka Real Estate situated in Tarrant County, Texas, known and described as The West 90 feet of Lot No. Twenty Two (22) in Block No. One Hundred Sixty Four (164), NORTH FORT WORTH, now Fort Worth, Tarrant County, Texas. Owner(s): Sara Monique Martinez and Leticia Estela Torres. Lienholder(s): None.
- f. **HS-23-137 (CD 9)** 1213 Cameron Street (Primary Structure and Accessory Structure) aka Lot 22, Block 8, GREENBRIER ADDITION to the city of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-N, Page 1, Plat Records, Tarrant County, Texas. Owner(s): Joe M. Waters and wife, Ann Waters. Lienholder(s): None.
- g. **HS-23-139 (CD 11)** 5920 South Hampshire Blvd.(Primary Structure) aka LOT 7, R. N. SPEIGHTS SUBDIVISION OF A PORTION OF THE GEO. N. BUTTS SURVEY, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-D, PAGE 441, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Ruby Cooks, Sharon Mishaw, and Essie Mishaw—Trustees of Love, Faith, Hope, Power, and Deliverance Church. Lienholder(s): None.
- h. **HS-23-140 (CD 2)** 2111 Ellis Avenue (Primary Structure) aka Lot 6, Block 147, NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas aka Tad Account 01918788 NORTH FORT WORTH Block 147 Lot 6 16% UNDIVIDED INTEREST aka TAD Account 41416236 NORTH FORT WORTH Block 147 Lot 6 84% UNDIVIDED INTEREST. Owner(s): Angelina Maldonado, Beatrice Perez, Louis Arteaga, Alice Trujillo, Irene Trujillo, Margarit Mercado, Maria Arteaga, Sally De La Cruz, and Jimmy Arteaga, . Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP.

X. NEW CASE COMMERCIAL

- a. **HS-23-141 (CD 11)** 2500 East Belknap Street (Primary Structure) aka A portion of Lot 1, STALVEY ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 1994, Page 448, Deed Records of Tarrant County, Texas. Owner: GTZ 2500, LLC. Lienholder(s): None.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-142 (CD 11)** 516 East Pafford Street aka LOT 5, IN BLOCK 4, OF J.S. SMITH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 204A, PAGE 118, OF THE MAP AND/OR PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Deborah Stone. Lienholder(s): Wells Fargo Bank, N.A.
- b. **ACP-23-143 (CD 9)** 4200 South Hughes Avenue aka Lot 1, Block 6, GOLDEN GATE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat filed in Book 388-2, Page 122, Deed Records, Tarrant County, Texas. Owner: Oma Cash. Lienholder(s): None.
- c. **ACP-23-144 (CD 2)** 2621 Propsect Avenue aka 2621 Propsect Ave., Fort Worth, Texas Lot 2, 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 Volume 106, Page 90, Plat Records, Tarrant County, Texas. Owner: M & J Family Trust. Lienholder(s): Queen Shiva, Texas Property Tax Loans, Linebarger, Goggam, Blair & Sampson LLP, AFI Loan Servicing, LLP, Anson Financial, Inc., S & F Funding, LLC, Chany Development, Inc., Simona Barron, and ING Capital LLC.
- d. **ACP-23-145 (CD 8)** 1720 East Jessamine Street aka Lots 6 and 7, in Block 24, of Belmont Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 678, Page 468, of the Deed Records of Tarrant County, Texas. Owner: Kelly Chadwick. Lienholder(s): None.
- e. **ACP-23-146 (CD 8)** 1708 East Jessamine Street aka LOT 3, BLOCK 24, OF THE BELMONT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ALSO BEING DESCRIBED IN THAT CERTAIN DEED OF REORD IN VOLUME 8961, PAGE 2140, OF THE DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Endeavor Acquisitions, LLC. Lienholder(s): None.
- f. **ACP-23-147 (CD 8)** 1716 East Jessamine Street aka Lot 5, Block 24, out of the Belmont Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and located within the Fort Worth Independent School District, and being further described in Volume 13259, Page 223 of the Tarrant County Deed Records. Owner: Endeavor Acquisitions, LLC. Lienholder(s): None.
- g. **ACP-23-148 (CD 8)** 1700 East Jessamine Street aka BELMONT ADDN BLK 24 LOT 1 1700 E JESSAMINE TAX ACCT #00181706 BELMONT ADDN BLK 24 LOT 2 1702 E JESSAMINE TAX ACCT #00181714 aka BELMONT ADDN BLK 24 LOT 1 & 2, 1700/1702 E JESSAMINE ALL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS. Owner: Jose Johnathon Lara. Lienholder(s): None.
- h. **ACP-23-149 (CD 8)** 1702 East Jessamine Street aka BELMONT ADDN BLK 24 LOT 1 1700 E JESSAMINE TAX ACCT #00181706 BELMONT ADDN BLK 24 LOT 2 1702 E JESSAMINE TAX ACCT #00181714 aka BELMONT ADDN BLK 24 LOT 1 & 2, 1700/1702 E JESSAMINE ALL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS. Owner: Jose Johnathon Lara. Lienholder(s): None.
- i. **ACP-23-148 (CD 8)** 1712 East Jessamine Street aka (TAD Account No. 00181730) Lot 4, Block 24, out of the BELMONT ADDITION, situated in the City of Fort Worth, Tarrant County, Texas, and located within the Fort Worth Independent School District, as shown by a deed of records in Volume 7713, Page 2141, of the Deed Records of Tarrant County, Texas (also known as 1712 E. Jessamine Street, Fort Worth, Texas 76104). Owner: Jose Johnathon Lara. Lienholder(s): Linebarger Goggan Blair & Sampson, LLP.

XII. ADMINISTRATIVE CIVIL PENALTY CASE COMMERCIAL

- a. **ACP-23-151 (CD 8)** 2400 Ash Crescent Street aka LOT B, BLOCK 3, SYCAMORE CENTRAL INDUSTRIAL PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-49, PAGE 26, PLAT RECORDS OF TARRANT COUNTY, TEXAS. Also by Tarrant Appraisal District Acct. # (Tad. Acct. # 03062600). Owner: Jose Johnathon Lara. Lienholder(s): None.

XIII. AMENDMENT CASES RESIDENTIAL

- a. **HS-23-89 (CD 2)** 504 NW 25th Street (Primary Structure and 2 Accessory Structures) aka Lots 1 and 2, Block 25, M.G. Ellis Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume

63, Page 19, Deed Records of Tarrant County, Texas. Owner: 25th and Ross Manifest Abundance LLC. Lienholder(s): Glenn Alegre and Cynthia Alegre.

- b. **HS-23-90 (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, Julia Maldonado. Lienholder(s): None.

XIV. AMENDMENT CASES ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-23-98 (CD 8)** 1827 East Daggett Avenue aka Lot 21 and the East ½ of Lot 22, Block 46, GLENWOOD ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 63, Page 77, Deed records, Tarrant County, Texas. Owner: Billy Francis Lienholder(s): None.
- b. **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 & Sampson, LLP.
- c. **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.

XV. CONTINUED CASE 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. Owner(s): Clemon Jones and wife, Bobbie Lee Jones. Lienholder(s): None.

XVI. EXECUTIVE SESSION

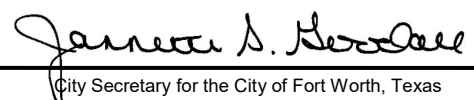
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

XVII. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Tuesday, July 11, 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, JUNE 26, 2023
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order: Pre-Meeting started at 9:05 A.M.

Joshua Lindsay (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. Paul Clark, Chairman (District 3), Mr. Brian Black, Vice-Chairman (District 4), Paul Kerpoe (District 5), Ms. Jennifer Ferguson (District 7), and Mr. James Walker (District 8).
- Districts 2, 10, and 11 are vacant.
- Mr. Joshua Lindsay (District 1) notified the City that would he not be in attendance for today's meeting.
- Mr. Michael Unell notified staff that he would be late.
- 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 Harvey, and Doreen Appiah (Assistant City Attorneys).
- Mr. Pedro Juarez (District 9) arrived at 9:21 A.M. Mr. Juarez was absent for the Pre-Meeting but on time for the Regular Meeting.

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

- No discussion or corrections for the May 22, 2023 Building Standards Commission Minutes.
- There were no questions regarding the current agenda.
- Chairman Clark stated the with the summer weather, jackets were not required.
- Assistant Code Director Shannon Elder stated that the new Ordinances including District 10 and District 11 positions are to be voted on at the August 2023 City Council Meeting
- There were no requests for future agenda items.
- **Chairman Clark adjourned Pre-Meeting at 9: 11 A.M.**

BUILDING STANDARDS COMMISSION

**REGULAR 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)

- The following Commissioners were present at 9:00 A.M.: Mr. Paul Clark, Chairman (District 3), Mr. Brian Black, Vice-Chairman (District 4), Paul Kerpoe (District 5), Ms. Jennifer Ferguson (District 7), Mr. James Walker (District 8) and Mr. Pedro Juarez (District 9).
- Districts 2, 10, and 11 are vacant.
- Mr. Joshua Lindsay (District 1) notified the City that would he not be in attendance for today's meeting.
- Mr. Michael Unell notified staff that he would be late.
- 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), Merritt Ham (Officer), Alfonso Hurtado (Officer), William Lowry (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 Harvey, and Doreen Appiah (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 MAY 22, 2023

- Mr. Kerpoe moved to accept the May 22, 2023 Minutes, second by Mr. Black. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay and Mr. Unell 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 Doreen Appiah.
- Mr. Kerpoe moved to accept the Evidence Packet presented, second by Mr. Black. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay and Mr. Unell absent.

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

- Judith Scott was sworn in by Chairman Clark 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-23-117---Weisenberger Street (Primary Structure), HS-23-120---3817 Misty Meadow Drive (Primary Structure), HS-23-121---3621 Bright Street (Primary Structure), HS-23-132---132 Dallas Avenue (Primary Structure); **Administrative Civil Penalty Cases Residential:** ACP-23-123---320 West Gambrell Street Lot 16, ACP-23-124---320 West Gambrell Street Lot 17, ACP-23-127---5104 Norma Street, ACP-23-129---3204 Gordon Avenue.
- Mr. Kerpoe moved to grant the City's request to Withdraw the 8 cases read into record by Executive Secretary Annette Stubenbordt, second by Mr. Black. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay and Mr. Unell absent.
- **Mr. Michel Unell (District 6) arrived for the Regular Meeting at 9:35 pm**

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

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

IX. NEW CASES RESIDENTIAL

- a. **HS-23-107 (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. **Nemo (Nemesio) Herrera, the owner, 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. Lindsay absent.
 - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Ms. Ferguson. MOTION CARRIED 7-0- with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.
- b. **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. **Ildefonso Veloz, the owner, and Alfonso Veloz, an interested party, appeared for this case. Ildefonso Veloz participated in the hearing with the assistance of the Interpreter.**
 - 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. Lindsay absent.
 - Mr. Black moved that the owner be ordered to repair or demolish the structure within forty five (45) days, second by Mr. Unell. MOTION CARRIED 7-0- with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.
- c. **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. **Brian Taylor (The BM Group), the owner, Cheyenn Haddad, an Agent for a lienholder (Stage Point Fund, LLC), and Catalina Duave, an interested party, appeared for this case.**
 - Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Walker. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.
 - Mr. Unell moved that the owner be ordered to repair or demolish the structure within forty five (45) days, second by Mr. Walker. MOTION CARRIED 7-0- with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.

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

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **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. **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 five (45) days for a total of \$9,000.00, second by Ms. Ferguson. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.
 - Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Ms. Ferguson. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.
- b. **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 Volume 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. **Chnequa Harrison, an interested party, appeared for this case.**
- Ms. Ferguson moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Walker.
 - Mr. Juarez moved for a substitute motion to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty five (45) days for a total of \$9,000.00, second by Mr. Kerpoe. MOTION CARRIED 4-3 with Districts 2, 10, and 11 vacant, Mr. Kerpoe, Ms. Ferguson, Mr. Walker, and Mr. Juarez voting yes, and Mr. Clark, Mr. Clark, and Mr. Black voting no, and Mr. Lindsay absent.
 - Ms. Ferguson moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Walker. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.
- c. **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. **No one appeared for this case.**
- Ms. Ferguson moved to assess an Administrative Civil Penalty to the owner of \$50.00 per day for forty five (45) days for a total of \$2,250.00, second by Mr. Kerpoe.
 - Mr. Unell moved for a substitute motion to not assess an Administrative Civil Penalty at this time, second by Mr. Juarez. MOTION FAILED 3-4 with Districts 2, 10, and 11 vacant, and Mr. Clark, Mr. Unell, and Mr. Juarez voting yes, Mr. Black, Mr. Kerpoe, Ms. Ferguson, and Mr. Walker voting no, and Mr. Lindsay absent.

- Mr. Black moved for a substitute to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Kerpoe. MOTION CARRIED 4-3 with Districts 2, 10, and 11 vacant, and Mr. Black, Mr. Kerpoe, Ms. Ferguson, and Mr. Walker voting yes, Mr. Clark, Mr. Unell, and Mr. Juarez voting no, and Mr. Lindsay absent.
- Ms. Ferguson moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Walker. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.

XII. AMENDMENT CASES RESIDENTIAL

- 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. **No one appeared for this case.**
 - Mr. Walker moved to deny the amendment request, second by Mr. Juarez. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.
- 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. **Jesus Campuzano (Arlington Property Investors LLC), the new owner, appeared for this case.**
 - Mr. Walker moved to grant the amendment request for an additional one hundred fifty (150) days to repair or demolish the structure, second by Mr. Juarez. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.

XIII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- 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. **Donaille Williams, an heir, appeared for this case.**
 - Mr. Black moved to Continue this case to the July 24, 2023 Building Standards Commission Meeting, second by Mr. Juarez. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Juarez absent.
- 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. **Liliana Martinez (Menchaca-Ramirez), an owner, appeared for this case. Ms. Martinez participated in the hearing with the assistance of the Interpreter,**
 - Mr. Kerpoe moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$3,080.00, second by Mr. Black. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.
 - Mr. Kerpoe moved to grant the amendment request for an additional thirty (30) days to abate the nuisance, second by Mr. Juarez. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.

XIV. EXECUTIVE SESSION

- No session(s) were conducted.

XV. ADJOURNMENT

- Mr. Black moved to adjourn the regular meeting, second by Mr. Unell. MOTION CARRIED 7-0 with Districts 2, 10, and 11 vacant, and Mr. Lindsay absent.
- **Regular meeting adjourned at 1:17 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

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

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

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

SKEY No. 01244728 **Reference No(s).** 23-643637

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

Owner(s) per TAD: Ricardo Salazar and Cristinia Salazar

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

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

Council District No. 2

CASE BACKGROUND:

WITHDRAW---ACTIVE REPAIRS WITH PERMITS

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

HS-23-116 **Property Address:** 1321 East Davis Avenue (Primary Structure)

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

Legal Description: Lot 21, Block 11, of HIGHLAND PARK ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 60, of the Deed Records of Tarrant County, Texas, (50% UNDIVIDED INTEREST EACH OWNER)

SKEY No. 01243365 & 41449754 **Reference No(s).** 08-115469

Owner(s) per Deed: Mary McCutcheon and Kelvin Lee McCutcheon---D192193586

Owner(s) per TAD: Mary McCutcheon and Kelvin L McCutcheon

Mailing Address: 1321 East Davis Avenue, Fort Worth, TX 76104

Agenda Category: New Case – Residential **Code Compliance Officer:** Max Morris

Council District No. 8

CASE BACKGROUND:

- Case Originated: **October 30, 2008.**
- This case was initiated by: **Officer Traister.**
- Notices: **10/7/2011, 4/7/2015, 2/9/2016, 1/24/2020, 3/12/2020, and 2/1/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **July 19, 2023 without an owner present.**
- Current owner's deed was recorded **August 6, 1992.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 6, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Partially collapsed roof exposing interior structure to environmental damage
 - Foundation sinking causing windows and siding to be out of plumb
 - Damaged or missing siding with some wood unprotected from weather
 - Damaged and open interior ceiling with exposed joist beams
 - Deteriorated and uneven porch decking
 - Deteriorated trim around windows
- 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: JULY 24, 2023**

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

Mary McCutcheon and Kelvin Lee McCutcheon, 1321 East Davis Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276388703317);
Mary McCutcheon (50% owner), 1321 East Davis Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276388703324);
Mary McCutcheon aka Mary Burns McCutcheon Estate (50% owner), 1321 East Davis Avenue, Fort Worth,
TX 76104 (Cert. # 9489009000276388703331);
Kelvin McCutcheon aka Kelvin Lee McCutcheon (50% owner), 1321 East Davis Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276388703348);
Kelvin McCutcheon aka Kelvin Lee McCutcheon (50% owner), 1317 East Davis Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276388703355);
Sherbert McCutcheon, 1321 East Davis Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276388703362);
Sherbert McCutcheon, 1909 Glenmore Avenue, Fort Worth, TX 76102 (Cert. # 9489009000276388703379);
Sherbert McCutcheon, 2100 Cinema Drive #112, Amarillo, TX 79124 (Cert. # 9489009000276388703386);
Sherbert McCutcheon, 8660 Las Vegas Court, Apt. 913, Fort Worth, TX 76116 (Cert. # 9489009000276388703393);
Sherbert McCutcheon, 1320 Behrens Circle, Unit 143, Waco, TX 76705 (Cert. # 9489009000276388703409);
Sherbert McCutcheon, 107 Green Street, Valparaiso, NE 68065 (Cert. # 9489009000276388703416);
Lienholders: The State of Texas Office of the Attorney General c/o Child Support Unit, 4200 S Fwy 500 Town Ctr,
Fort Worth, TX 76115 (Cert. # 9489009000276388703423);
The State of Texas Office of the Attorney General, 300 West 15th Street, Austin, TX 78701
(Cert. # 9489009000276388703430);
Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 300, Fort Worth, TX 76102
(Cert. # 9489009000276388703447)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Max Morris**

Date/Time **June 19, 2023 @ 10:15 AM**

INSPECTION INFORMATION

Address **1321 E Davis Ave aka HIGHLAND PARK ADDITION-FT WTH** Number of Stories **1**
Legal Description: Block **11** Lot **21** Case No. **08-115469** Tax Acct No. **01243365**
☐ 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"/>	Breaches; Rotten unprotected wood
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches; Damaged drywall
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rot, decay and partial collapse
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged or collapsed ceiling material
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe foundation failure
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Uneven porch decking
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged/shifted trim; Out of plumb
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged kitchen appliances and plumbing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash, debris and feces throughout interior

STATUS

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

STRUCTURE USE

☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

☐ Poured Concrete
☐ Stem Wall
☒ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

☒ Building ☐ Mechanical ☒ Plumbing ☐ Electrical

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

Estimated Building Damage (HCLC Only)

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

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

HS-23-134 **Property Address:** 4328 Burke Road (Primary Structure)

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

Legal Description: Lot 12, Block 3R of Golden Gate ADDITION, an addition to the City of Fort Worth in Tarrant County, Texas, according to the map of plat thereof recorded in Records of Tarrant County, Fort Worth, Texas

SKEY No. 01075071 **Reference No(s).** 22-634687

Owner(s) per Deed: Linda D. Jackson---D218278693

Owner(s) per TAD: Linda D. Jackson

Mailing Address: 402 Signal Hill Court North, Fort Worth, TX 76112

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **April 14, 2023**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **April 13, 2023.**
- Notices: **4/17/2023, 5/12/2023, and 6/13/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **July 10, 2023 with the owner Linda Jackson present.**
- Current owner's deed was recorded **December 21, 2018.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 6, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Fire and smoke damage throughout the structure
 - Roof has fire damage rafters and breaches
 - Back exterior wall missing
 - Charred/fire damaged studs and ceiling joists
 - Floor buckled and damaged
 - Electrical system fire damaged
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

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

Linda D. Jackson, 402 Signal Hill Court North, Fort Worth, TX 76112

(Cert. # 9489009000276388703287);

Linda D. Jackson aka Linda Denise Jackson, 402 Signal Hill Court North, Fort Worth, TX 76112

(Cert. # 9489009000276388703294);

Bruce E. Roland, 4328 Burke Road, Fort Worth, TX 76119 (Cert. # 9489009000276388703300)

Motion: _____ **Made by:** _____

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **April 14, 2023**

INSPECTION INFORMATION

Address **4328 Burke Rd.** Number of Stories **1**
Legal Description: Block **3R** Lot **12** Case No. **22-634687** Tax Acct No. **01075071**
☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severely in the back
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Back wall damaged by fire
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Holes, shingles missing and fire damaged
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged and collapsing
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged from fire
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and damaged
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical fire damaged
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☒ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

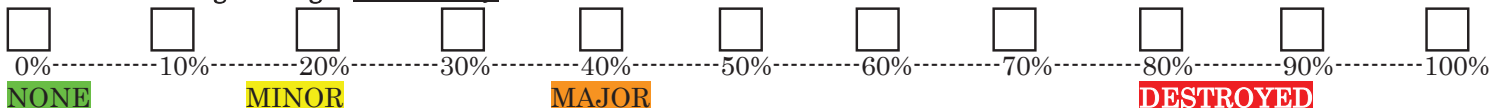
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

HS-23-135 **Property Address:** 1613 Clinton Avenue (Accessory Structure Only)

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

Legal Description: Lot No. Twenty Six (26), in Block No. One Hundred Two (102), North Fort Worth, Tarrant County (New Fort Worth), Texas, according to the Map or Plat thereof recorded on Volume 63, Page 149, of the Deed Records of Tarrant County, Texas

SKEY No. 01910795 **Reference No(s).** 23-647666

Owner(s) per Deed: Manual Tijerina---D217141216

Owner(s) per TAD: Manuel Tijerina

Mailing Address: 1613 Clinton Avenue, Fort Worth, TX 76116

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **April 17, 2023.**
- This case was initiated by: **Officer Castillo.**
- Notices: **4/17/2023.**
- No active permits on file.
- Structure is **vacant and open.**
- Inspection was conducted on **July 11, 2023 with permission from the owner Manuel Tijerina to enter the structure.**
- Current owner's deed was recorded **June 21, 2017.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 6, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Foundation has shifted
 - Interior frame leaning
 - Floor is bowed
 - Missing windows
 - Exposed plumbing pipes
 - Wracked, warped, buckled or settled to such an extent that walls, columns or other structural portions have materially less capacity to resist loads
- 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: JULY 24, 2023**

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

Manuel Tijerina, 1613 Clinton Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276390561813);
Lienholders: Neighborhood Partner, Inc., 9129 Belshire Blvd., Suite 100, North Richland Hills, TX 76182
(Cert. # 9489009000276390561820);
Neighborhood Partner, Inc. c/o Trustee-Derek Hausheer, 2735 Villa Creek Drive, Suite A250,
Farmers Branch, TX 75235 (Cert. # 9489009000276390561837);
CRPW II, LLC., 9129 Belshire Blvd., Suite 100, North Richland Hills, TX 76182 (Cert. # 9489009000276390561844);
CRPW II, LLC. c/o Registered Agent-Shawn Coker, 9129 Belshire Blvd., Suite 100, North Richland Hills, TX 76182
(Cert. # 9489009000276390561851);
CRPW II, LLC. c/o Registered Agent-Shawn Coker, 2510 Greenbough Lane, Southlake, TX 76092
(Cert. # 9489009000276390561868);
CRPW II, LLC. c/o CR Propertywise LLC, 2510 Greenbough Lane, Southlake, TX 76092
(Cert. # 9489009000276390561875);
CRPW II, LLC. c/o Substitute Trustee-William Crews, 9129 Belshire Blvd., Suite 100, North Richland Hills, TX 76182
(Cert. # 9489009000276390561882);
CRPW II, LLC. c/o Substitute Trustee-Denyse Crews, 9129 Belshire Blvd., Suite 100, North Richland Hills, TX 76182
(Cert. # 9489009000276390561899)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Scott Castillo Date/Time 7/11/2023 10:30 am

INSPECTION INFORMATION

Address 1613 Clinton Ave Number of Stories 2
 Legal Description: Block 102 Lot 26 Case No. 23-647666 Tax Acct No. 01910795
☒ 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"/>	Severe collapsing.
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Leaning.
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Failed
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bowing up.
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing doors and windows, broken glass
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing Pipes exposed.
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate support.

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

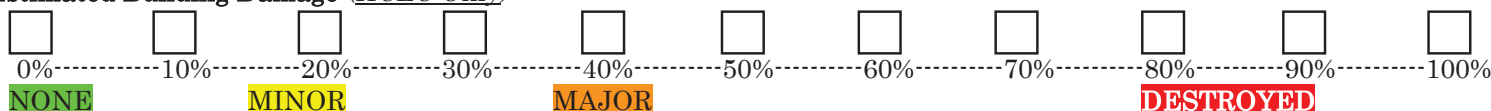
I noticed that the accessory structure in the rear had shifted off its foundation. The structure posed a substandard and hazardous and was too dangerous to enter. The interior walls were leaning, and the floor was bowed, as evidenced by the missing windows. The foundation has failed, with broken glass and missing doors and windows. Additionally, there were exposed plumbing pipes. Please address all violations; please contact me at 682-352-7404- Castillo.

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: JULY 24, 2023**

HS-23-136 **Property Address:** 2200 North Houston Street (Accessory Structure Only)

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

Legal Description: Real Estate situated in Tarrant County, Texas, known and described as The West 90 feet of Lot No. Twenty Two (22) in Block No. One Hundred Sixty Four (164), NORTH FORT WORTH, now Fort Worth, Tarrant County, Texas

SKEY No. 01922556 **Reference No(s).** 23-644965

Owner(s) per Deed: Sara Monique Martinez and Leticia Estela Torres---D222161599

Owner(s) per TAD: Sara Monique Martinez and Leticia Estela Torres

Mailing Address: 2200 North Houston Street, Fort Worth, TX 76164

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

Council District No. 2

CASE BACKGROUND:

WITHDRAW---MOVED TO AUGUST AGENDA

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

HS-23-137 **Property Address:** 1213 Cameron Street (Primary Structure and Accessory Structure)

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

Legal Description: Lot 22, Block 8, GREENBRIER ADDITION to the city of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-N, Page 1, Plat Records, Tarrant County, Texas

SKEY No. 01100041 **Reference No(s).** 23-640881

Owner(s) per Deed: Joe M. Waters and wife, Ann Waters---D185031383

Owner(s) per TAD: Ann P. Waters

Mailing Address: 5505 Waits Avenue, Fort Worth, TX 76133

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **January 17, 2023.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **January 17, 2023.**
- Notices: **1/18/2023, 2/17/2023, and 5/31/2023.**
- No active permits on file.
- Structures are **vacant and secure.**
- Inspections were conducted on **July 12, 2023 and July 17, 2023 with heir Jimmy Waters present.**
- Current owner's deed was recorded **September 5, 1985.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 6, 2023.**
- The Primary Structure is currently in a substandard and hazardous condition due to
 - Fire damage to back of structure
 - Exterior wall missing and fire damaged
 - Ceiling joist charred
 - Roof has breaches
 - Roof rafters and beams charred
 - Electrical system fire damaged
- The Accessory Structure is currently in a substandard and hazardous condition due to:
 - Damaged and missing siding
 - Roof rafter rotten
 - Opening along roof line
 - Roof has holes
- There are other conditions that contribute to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection reports.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

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

Joe M. Waters and wife, Ann Waters, 5505 Waits Avenue, Fort Worth, TX 76133
(Cert. # 9489009000276524708091);
Ann P. Waters, 5505 Waits Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276524708107);
Joe M. Waters and Ann P. Waters Estates, 5505 Waits Avenue, Fort Worth, TX 76133
(Cert. # 9489009000276524708114);
Kenneth Waters, 5505 Waits Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276524708121);
Kenneth Waters, 10817 Fandor Street, Fort Worth, TX 76108 (Cert. # 9489009000276524708138);
Jimmy Waters, 5505 Waits Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276524708145);
Donald Waters, 5220 Rutland Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276524708152);
Donald Waters, 2639 Shoreline Ct, Weatherford, TX 76087 (Cert. # 9489009000276524708169);
Donald Waters, 9205 S Dodson Drive, Fort Worth, TX 76108 (Cert. # 9489009000276524708176);
Robert Waters Estate, 6504 Murphy Street, Murchinson, TX 75778 (Cert. # 9489009000276524708183);
Robert Waters Estate c/o Becky Waters aka Rebecca Waters Keller McCollum, 6504 Murphy Street, Murchinson,
TX 75778 (Cert. # 9489009000276524708190);
Robert Waters Estate c/o David Waters, 8915 S. FM 730, Azle, TX 76020 (Cert. # 9489009000276524708206);
Robert Waters Estate c/o David Waters, 116 Langley Ln, Azle, TX 76020 (Cert. # 9489009000276524708213);
Robert Waters Estate c/o David Waters, 200 Spring Ct, Azle, TX 76020 (Cert. # 9489009000276524708220);
Robert Waters Estate c/o David Waters, 703 Irish Glen Dr, Arlington, TX 76014 (Cert. # 9489009000276524708237)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer A Alexander

Date/Time July 12, 2023

INSPECTION INFORMATION

Address 1213 Cameron St.

Number of Stories 1

Legal Description: Block 8 Lot 22 Case No. 23-640881 Tax Acct No. 01100041

☒ Exterior Only ☐ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged/missing wall
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Studs fire damaged
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damaged in the back
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage
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)

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

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **July 18, 2023**

INSPECTION INFORMATION

Address **1213 Cameron St.** Number of Stories **1**
Legal Description: Block **8** Lot **22** Case No. **23-640881** Tax Acct No. **01100041**
☐ 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"/>	Rotted/deteriorating/missing boards
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rotted rafters/damaged soffit/deteriorating/holes
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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

STRUCTURE USE

- ☐ Single Family
☐ Two Family
☐ Commercial
☒ Accessory

FOUNDATION

- ☐ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

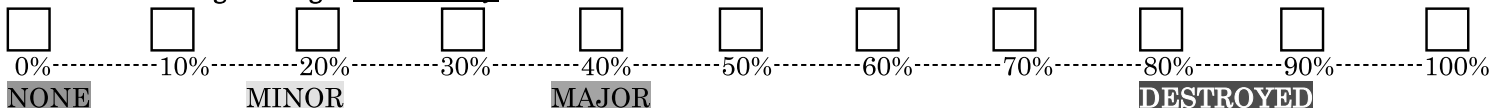
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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. 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.
6. 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: JULY 24, 2023**

HS-23-139 **Property Address:** 5920 South Hampshire Blvd.(Primary Structure)

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

Legal Description: LOT 7, R. N. SPEIGHTS SUBDIVISION OF A PORTION OF THE GEO. N. BUTTS SURVEY, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-D, PAGE 441, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 02913348 **Reference No(s).** 22-626395

Owner(s) per Deed: Ruby Cooks, Sharon Mishaw, and Essie Mishaw-Trustess of Love, Faith, Hope, Power, and Deliverance Church---D193162862

Owner(s) per TAD: Ruby Cooks Et Al

Mailing Address: 5213 Pinson Street, Fort Worth, TX 76103

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **May 5, 2023.**
- This case was initiated by: **A citizen.**
- Fire Date: **May 5, 2023.**
- Notices: **3/7/2023, 6/2/2023, and 6/29/2023.**
- No active permits on file.
- Structure is **vacant and open.**
- Inspection was conducted on **July 12, 2023 without the owner present.** Structure was unsafe to enter and all violations are visible from the right of way.
- Current owner's deed was recorded **August 3, 1993.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 6, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Fire damaged exterior walls, partial wall collapse, breaches
 - Fire damaged interior walls
 - Fire damaged collapsed roof with breaches
 - Collapsed and missing ceiling with burnt insulation
 - Fire damaged floor with ceiling, roof, furniture, and household debris
 - Fire damaged windows with glass shards remaining, one door missing and one door damaged
 - Fire 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: JULY 24, 2023

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

Ruby Cooks, Sharon Mishaw, and Essie Mishaw-Trustees Love, Faith, Hope, Power, and Deliverance Church, 5213 Pinson Street, Fort Worth, TX 76103 (Cert. # 9489009000276524708282);
Ruby Cooks, Sharon Mishaw, and Essie Mishaw-Trustees for Love, Faith, Hope, Power and Deliverance Church, 5920 South Hampshire Blvd., Fort Worth, TX 76112 (Cert. # 9489009000276524708299);
Ruby Cooks Et Al, 5213 Pinson Street, Fort Worth, TX 76105-5131 (Cert. # 9489009000276524708305);
Sharon Mishaw aka Sharon Ann Mishaw, 5213 Pinson Street, Fort Worth, TX 76105
(Cert. # 9489009000276524708312);
Sharon Mishaw aka Sharon Ann Mishaw, 5920 South Hampshire Blvd., Fort Worth, TX 76112
(Cert. # 9489009000276524708329);
Sharon Mishaw aka Sharon Ann Mishaw, 5216 Cottey Street, Fort Worth, TX 76105
(Cert. # 9489009000276524708336);
Sharon Mishaw aka Sharon Ann Mishaw, 4626 Avenue L, Fort Worth, TX 76105
(Cert. # 9489009000276524708343);
Essie Mishaw aka Essie Walter Mishaw Estate, 5213 Pinson Street, Fort Worth, TX 76105
(Cert. # 94890090002764524708350);
Essie Mishaw aka Essie Walter Mishaw Estate, 5920 South Hampshire Blvd., Fort Worth, TX 76112
(Cert. # 9489009000276524708367);
Ruby Cooks aka Ruby Jewell McCloud Cooks Estate, 5213 Pinson Street, Fort Worth, TX 76105
(Cert. # 9489009000276524708374);
Ruby Cooks aka Ruby Jewell McCloud Cooks Estate, 5920 South Hampshire Blvd., Fort Worth, TX 76112
(Cert. # 9489009000276524708381);
Ruby Cooks aka Ruby Jewell McCloud Cooks Estate, 2164 E Loop 820, Apt 79, Fort Worth, TX 76112
(Cert. # 9489009000276524708398);
Ruby Cooks aka Ruby Jewell McCloud Cooks Estate, 4200 Whitehall Street, Fort Worth, TX 76119
(Cert. # 9489009000276524708404);
Ruby Cooks aka Ruby Jewell McCloud Cooks Estate, 5225 Ivy Wood Lane, Apt 212, Fort Worth, TX 76115
(Cert. # 9489009000276524708411);
Ruby Cooks Estate for Ashley Wilson, 5213 Pinson Street, Fort Worth, TX 76105
(Cert. # 9489009000276524708428);
Ruby Cooks Estate for Ashley Wilson, 5920 South Hampshire Blvd., Fort Worth, TX 76112
(Cert. # 9489009000276524708435);
Ruby Cooks Estate for Cory Cooks, 1435 Weiler Blvd., Fort Worth, TX 76112 (Cert. # 9489009000276524708442);
Ruby Cooks Estate for Cory Cooks, 3412 Woodlark Drive, Fort Worth, TX 76112
(Cert. # 9489009000276524708459);
Ruby Cooks Estate for Brandon Cooks, 7229 Ferguson Road, Apt 1908, Dallas, TX 75228
(Cert. # 9489009000276524708466)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **William Lowry**

Date/Time **07/12/2023 10:21 AM**

INSPECTION INFORMATION

Address **5920 S. Hampshire Blvd**

Number of Stories **1**

Legal Description: Block **NA** Lot **7** Case No. **22-626395**

Tax Acct No. **02913348**

☐ 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 to entire structure.
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage to exterior walls, partial wall collapse with breaches..
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged interior walls.
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged collapsed roof with breaches.
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed /missing ceiling with burnt insulation hanging down.
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged floor with ceiling, roof and furniture debris.
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows all damaged with remaining glass shards, doors missing and damaged.
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire 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,-797: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☒ Building

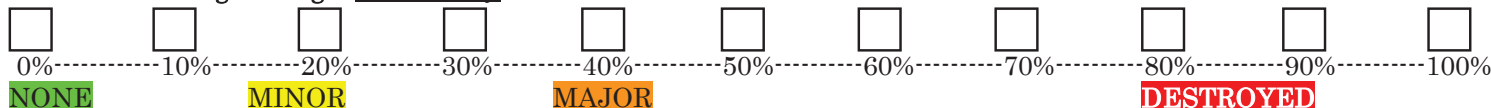
☒ Mechanical

☐ Plumbing

☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

HS-23-140 **Property Address:** 2111 Ellis Avenue (Primary Structure)

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

Legal Description: LOT 7, R. N. SPEIGHTS SUBDIVISION OF A PORTION OF THE GEO. N. BUTTS SURVEY, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-D, PAGE 441, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 01918788 & 41416236 **Reference No(s).** 22-612913

Owner(s) per Deed: Angelina Maldonado, Beatrice Perez, Louis Arteaga, Alice Trujillo, Irene Trujillo, Margarit Mercado, Mario Arteaga, Sally De La Cruz, and Jimmy Arteaga---D173132351

Owner(s) per TAD: Louis Arteaga Estate and Angie Maldonado ETAL

Mailing Address: 2111 Ellis Avenue, Fort Worth, TX 76164

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **January 27, 2022.**
- This case was initiated by: **Officer Campos.**
- Notices: **1/28/2022, 2/16/2023, 3/2/2023, and 4/17/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **July 13, 2023 without an owner present.**
- Current owner's deed was recorded **October 24, 1973.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 6, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Foundation shifted, creating a gap between the hallway ceiling and wall
 - Roof has several holes leading to significant water damage inside
 - Floors are water damaged and warped
 - Low hanging power line connected to the property making it hazardous
 - Accumulation of deteriorated household items and debris
 - Exterior and interior walls have rotted wood with breaches
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023

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

Angeline Maldonado, Beatrice Perez, Louis Arteaga, Alice Trujillo, Irene Trujillo, Margarit Mercado, Maria Arteaga, Sally De La Cruz, and Jimmy Arteaga, 2111 Ellis Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276522110476);
Angeline Maldonado aka Angeline Arteaga Maldonado, 601 E. Fogg Street, Fort Worth, TX 76110 (Cert. # 9489009000276522110483);
Angie Maldonado, 2111 Ellis Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276522110490);
Beatrice A. Perez aka Beatrice Arteaga Perez, 1524 Robert Cut Off Road, Fort Worth, TX 76114 (Cert. # 9489009000276522110506);
Louis Arteaga Estate, 7821 Colton Drive, Fort Worth, TX 76108 (Cert. # 9489009000276524722844);
Louis Arteaga Estate, 2111 Ellis Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276524722851);
Louis Arteaga Estate c/o Angie Maldonado, 7821 Colton Drive, Fort Worth, TX 76108 (Cert. # 9489009000276524722868);
Louis Arteaga Estate c/o Angie Maldonado, 601 E. Fogg Street, Fort Worth, TX 76110 (Cert. # 9489009000276524722875);
Louis Arteaga Estate c/o Irene Arteaga aka Irene Book, 2413 Yeager Street, Fort Worth, TX 76112 (Cert. # 9489009000276524722882);
Alice A. Trujillo, 3801 White Settlement Road, Fort Worth, TX 76107 (Cert. # 9489009000276524722899);
Irene M. Trujillo, 210 Encino Drive, Pueblo, CO 81005 (Cert. # 9489009000276524722905);
Irene M. Trujillo c/o Fernando Arteaga Trujillo, 3110 Olive Place, Fort Worth, TX 76116 (Cert. # 9489009000276524722912);
Irene M. Trujillo c/o Raquel Trujillo Guerrero, 804 W. Arlington Avenue, Fort Worth, TX 76179 (Cert. # 9489009000276524722929);
Margarit A. Mercado aka Margaret Mercado, 2316 Primrose Avenue, Fort Worth, TX 76111 (Cert. # 9489009000276524722936);
Celia Delacruz aka Sally De La Cruz Estate, 2208 Carleton Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276524722943);
Celia Delacruz aka Sally De La Cruz Estate, 2111 Ellis Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276524722950);
Celia Delacruz aka Sally De La Cruz Estate, 5912 Bridal Trail, Fort Worth, TX 76179 (Cert. # 9489009000276524722967);
Celia Delacruz aka Sally De La Cruz Estate, 7001 Bryant Irvin Road #107A, Fort Worth, TX 76132 (Cert. # 9489009000276524722974);
Celia Delacruz aka Sally De La Cruz Estate c/o Clemente Delacruz, 2320 Stadium Drive, Fort Worth, TX 76109 (Cert. # 9489009000276524722981);
Celia Delacruz aka Sally De La Cruz Estate c/o Lisa DeLaCruz Martinez, 5912 Bridal Trail, Fort Worth, TX 76179 (Cert. # 9489009000276524722998);
Celia Delacruz aka Sally De La Cruz Estate c/o Diana DeLaCruz, 6041 Walleye Drive, Fort Worth, TX 76179 (Cert. # 9489009000276524757440);
Celia Delacruz aka Sally De La Cruz Estate c/o Sergio DeLaCruz, 210 S. Main Street, Georgetown, TX 78626 (Cert. # 9489009000276524757457);
Celia Delacruz aka Sally De La Cruz Estate c/o Sergio DeLaCruz, 12713 Bright Sky Overlook #10, Austin TX 78732 (Cert. # 9489009000276524757464);
Jimmy Arteaga, 8008 Northbrook Drive, Benbrook, TX 76116 (Cert. # 9489009000276524757471);
Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276524757488)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Scott Castillo Date/Time 7/13/2023 10:30 AM

INSPECTION INFORMATION

Address 2111 Ellis Ave / NORTH FORT WORTH Number of Stories 1
Legal Description: Block 147 Lot 6 Case No. 22-612913 Tax Acct No. 41416236
☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rotted wood trim on siding including fascia.
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged drywall, rotten wood including the ceiling (water damage).
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Several breaches allowing the interior to sustain significant water damage.
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Separation of the ceiling and wall (hallway area). Rotten wood and water damage.
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Foundation has shifted.
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged flooring due to a leaking roof.
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low hanging power drop
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

During my inspection, I noticed that the wood trim on the siding, such as the fascia, was deteriorating. The front porch decking and soffit were also damaged. Inside, the drywall on the walls and ceiling had water damage, and the floors were affected by a leaky roof. The foundation shifted, creating a gap between the hallway ceiling and the wall. The roof had several holes, leading to significant water damage inside. There is a power drop at the back of the property which is easily accessible. Additionally, there is a pile of household items such as furniture, clothing, appliances, and waste that have been discarded. Please repair violation, feel free to contact me at 682-352-7404. Officer Castillo

PERMITS REQUIRED*

☐ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

Estimated Building Damage (HCLC Only)

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

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

HS-23-141 **Property Address:** 2500 East Belknap Street (Primary Structure)

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

Legal Description: A portion of Lot 1, STALVEY ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 1994, Page 448, Deed Records of Tarrant County, Texas

SKEY No. 04703340 **Reference No(s).** 23-642913

Owner(s) per Deed: GTZ 2500, LLC---D221066315

Owner(s) per TAD: GTZ 2500, LLC

Mailing Address: 8100 Brahmin Court, Fort Worth, TX 76131

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **February 6, 2023**
- This case was initiated by: **Officer Webster.**
- Notices: **2/7/2023 and 5/28/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **July 18, 2023 with the owner Joel Gutierrez present.**
- Current owner's deed was recorded **March 11, 2021.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 6, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Partial roof collapse, exposing the interior to environmental elements
 - Damaged ceiling joists
 - Exposed and unprotected electrical wiring
 - Damaged or missing concrete walls with severe cracks and leaning
 - Unprotected wood on the exterior siding and fascia
 - Cracked and damaged concrete flooring and interior walls
 - Damaged, missing or boarded up windows and entryways
 - Exposed nails in discarded wood on floor and roof
- 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: JULY 24, 2023**

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

GTZ 2500, LLC, 8100 Brahmin Court, Fort Worth, TX 76131 (Cert. # 9489009000276445991985);
GTZ 2500, LLC c/o Registered Agent-Joel Gutierrez, 8100 Brahmin Court, Fort Worth, TX 76131
(Cert. # 9489009000276445991992);
GTZ 2500, LLC c/o Registered Agent-Joel Gutierrez, 1320 NW 25th Street, Fort Worth, TX 76164
(Cert. # 9489009000276445992005)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Ian Sheadel**

Date/Time **July 18, 2023 @ 1:00 PM**

INSPECTION INFORMATION

Address **2500 E Belknap St aka STALVEY SUBDIVISION** Number of Stories **1**
 Legal Description: Block **1A** Case No. **23-642913** Tax Acct No. **04703340**
☐ 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"/>	Severe cracking in brick; exposed wood
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Internal collapse and damaged structure
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Partial collapse; Open to environment
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed and damaged joists
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged and cracked flooring
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Doors/windows are damaged and boarded
Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged and exposed wiring
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nails, wood and debris inside and outside

STATUS

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

STRUCTURE USE

- ☐ Single Family
☐ Two Family
☒ Commercial
☐ Accessory

FOUNDATION

- ☒ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

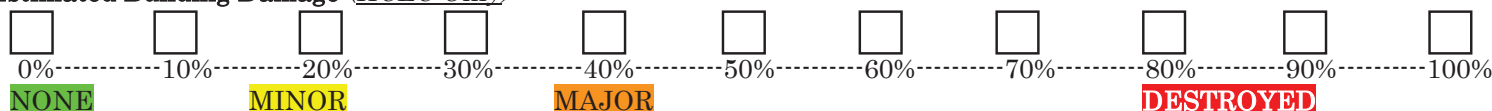
Chapter 7, Article 4, Division 4,-797: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. 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: JULY 24, 2023**

ACP-23-142 **Property Address:** 516 East Pafford Street

Legal Description: LOT 5, IN BLOCK 4, OF J.S. SMITH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 204A, PAGE 118, OF THE MAP AND/OR PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 02777738 **Reference No(s).** 22-614365

Owner(s) per Deed: Deborah Stone---D218047943---March 6, 2018

Owner(s) per TAD: Deborah Stone

Mailing Address: 10151 Wolff Court, Westminster, CO 80031

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: JULY 24, 2023**

ACP-23-143 **Property Address:** 4200 South Hughes Avenue

Legal Description: Lot 1, Block 6, GOLDEN GATE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat filed in Book 388-2, Page 122, Deed Records, Tarrant County, Texas

SKEY No. 01075675 **Reference No(s).** 22-615825

Owner(s) per Deed: Oma Cash---D188516838---March 7, 1988

Owner(s) per TAD: Oma Cash

Mailing Address: 4200 South Hughes Avenue, Fort Worth, TX 76119

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

Council District No. 11

EVIDENTIARY REPORT:

This violation was identified on **March 9, 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. **Four (4)** 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 **seventeen (17)** 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 30, 2023** and expired on **June 9, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **July 6, 2023**. The last inspection was performed on **July 20, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$0.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is that the property owner is deceased. No progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 30, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since December 1, 2020.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **June 9th, 2023**

Date of BSC Meeting: **July 24, 2023**

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

\$0.00 per day x 44 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: JULY 24, 2023**

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

Oma Cash, 4200 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276524640827);
Oma Jean Cash aka Oma Jean Warren aka Oma Warren Cash Estate, 4200 South Hughes Avenue,
Fort Worth, TX 76119 (Cert. # 9489009000276524640834);
Ronald Wayne Warren, 4200 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276524640841);
Roland Albert Warren Estate, 4200 South Hughes Avenue, Fort Worth, TX 76119
(Cert. # 9489009000276524640858);
Roland Albert Warren Estate, 1567 Sandy Lane, Apt 224, Fort Worth, TX 76112
(Cert. # 9489009000276524640865);
Roland Albert Warren Estate, 5512 S. Hampshire Blvd, Fort Worth, TX 76112 (Cert. # 9489009000276524640872);
Roland Albert Warren Estate c/o Rokneshia Roshell Wilson, 4433 Virginia Lane, Fort Worth, TX 76103
(Cert. # 9489009000276524640889);
Roland Albert Warren Estate c/o Rokneshia Roshell Wilson, 2844 Barrett Baxter Drive, Newton, NC 28658
(Cert. # 9489009000276524640896)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

ACP-23-144 **Property Address:** 2621 Prospect Avenue

Legal Description: 2621 Propsect Ave., Fort Worth, Texas Lot 2, 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 Volume 106, Page 90, Plat Records, Tarrant County, Texas

SKEY No. 02269074 **Reference No(s).** 22-639969

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, TX76110

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

Council District No. 2

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

ACP-23-145 **Property Address:** 1720 East Jessamine Street

Legal Description: Lots 6 and 7, in Block 24, of Belmont Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 678, Page 468, of the Deed Records of Tarrant County, Texas

SKEY No. 00181757 **Reference No(s).** 22-633830

Owner(s) per Deed: Kelly Chadwick---D223002467---January 5, 2023

Owner(s) per TAD: Kelly Chadwick

Mailing Address: 1720 East Jessamine Street

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

Council District No. 8

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

ACP-23-146 **Property Address:** 1708 East Jessamine Street

Legal Description: LOT 3, BLOCK 24, OF THE BELMONT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ALSO BEING DESCRIBED IN THAT CERTAIN DEED OF REORD IN VOLUME 8961, PAGE 2140, OF THE DEED RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 00181722 **Reference No(s).** 22-633793

Owner(s) per Deed: Endeavor Acquisitions, LLC---D215034617---February 19, 2015

Owner(s) per TAD: Endeavor Acquisitions, LLC

Mailing Address: 512 Main Street, Suite 1200, Fort Worth, TX 76102

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

Council District No. 8

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

ACP-23-147 **Property Address:** 1716 East Jessamine Street

Legal Description: Lot 5, Block 24, out of the Belmont Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and located within the Fort Worth Independent School District, and being further described in Volume 13259, Page 223 of the Tarrant County Deed Records

SKEY No. 00181749 **Reference No(s).** 22-633802

Owner(s) per Deed: Endeavor Acquisitions, LLC---D214073133---April 14, 2014

Owner(s) per TAD: Endeavor Acquisitions, LLC

Mailing Address: 512 Main Street, Suite 1200, Fort Worth, TX 76102

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

Council District No. 8

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

ACP-23-148 **Property Address:** 1700 East Jessamine Street

Legal Description: BELMONT ADDN BLK 24 LOT 1 1700 E JESSAMINE TAX ACCT #00181706 BELMONT
 ADDN BLK 24 LOT 2 1702 E JESSAMINE TAX ACCT #00181714 aka BELMONT ADDN
 BLK 24 LOT 1 & 2, 1700/1702 E JESSAMINE ALL ADDITIONS TO THE CITY OF FT
 WORTH, TARRANT COUNTY, TEXAS

SKEY No. 00181706 **Reference No(s).** 20-581213

Owner(s) per Deed: Jose Johnathon Lara---D222099024---April 18, 2022

Owner(s) per TAD: Jose Johnathon Lara

Mailing Address: 1821 Galveston Avenue, Fort Worth, TX 76111

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

Council District No. 8

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

ACP-23-149 **Property Address:** 1702 East Jessamine Street

Legal Description: BELMONT ADDN BLK 24 LOT 1 1700 E JESSAMINE TAX ACCT #00181706 BELMONT
 ADDN BLK 24 LOT 2 1702 E JESSAMINE TAX ACCT #00181714 aka BELMONT ADDN
 BLK 24 LOT 1 & 2, 1700/1702 E JESSAMINE ALL ADDITIONS TO THE CITY OF FT
 WORTH, TARRANT COUNTY, TEXAS

SKEY No. 00181714 **Reference No(s).** 22-633784

Owner(s) per Deed: Jose Johnathon Lara---D222099024---April 18, 2022

Owner(s) per TAD: Jose Johnathon Lara

Mailing Address: 1821 Galveston Avenue, Fort Worth, TX 76111

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

Council District No. 8

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

ACP-23-150 **Property Address:** 1712 East Jessamine Street

Legal Description: (TAD Account No. 00181730) Lot 4, Block 24, out of the BELMONT ADDITION, situated in the City of Fort Worth, Tarrant County, Texas, and located within the Fort Worth Independent School District, as shown by a deed of records in Volume 7713, Page 2141, of the Deed Records of Tarrant County, Texas (also known as 1712 E. Jessamine Street, Fort Worth, Texas 76104)

SKEY No. 00181730 **Reference No(s).** 22-633800

Owner(s) per Deed: Jose Johnathon Lara---D218111805---May 24, 2018

Owner(s) per TAD: Jose Johnathon Lara

Mailing Address: 1821 Galveston Avenue, Fort Worth, TX 76111

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

Council District No. 8

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

ACP-23-151

Property Address: 2400 Ash Crescent Street

Legal Description: LOT B, BLOCK 3, SYCAMORE CENTRAL INDUSTRIAL PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-49, PAGE 26, PLAT RECORDS OF TARRANT COUNTY, TEXAS. Also by Tarrant Appraisal District Acct. # (Tad. Acct. # 03062600)

SKEY No. 03062600 **Reference No(s).** 22-633667

Owner(s) per Deed: Jose Johnathon Lara---D216238949---October 11, 2016

Owner(s) per TAD: Jose J Lara

Mailing Address: 1821 Galveston Avenue, Fort Worth, TX 76111

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

Council District No. 8

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

HS-23-89 **Property Address:** 504 NW 25th Street (Primary Structure and 2 Accessory Structures)

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

Legal Description: Lots 1 and 2, Block 25, M.G. Ellis Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 19, Deed Records of Tarrant County, Texas

SKEY No. 00829986 **Reference No(s).** 22-633436

Owner(s) per Deed: 25th and Ross Manifest Abundance LLC---D208415251

Owner(s) per TAD: 25th and Ross Manifest Abundance LLC

Mailing Address: 1850 9th Street, Santa Monica, CA 90404-4502

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **October 14, 2022.**
- This case was initiated by: **Officer Navarro-Cruz.**
- Fire Date: **March 13, 2023.**
- Notices: **10/18/2022, 3/30/2023, and 7/11/2023**
- No active permits on file.
- Primary Structure (504) is **vacant and open.**
- Accessory Structure 1 (502-East of 504) is **vacant and secure.**
- Accessory Structure 2 (2 Story Garage North of 502) is **vacant and secure.**
- The owner was present at the **April 24, 2023** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structures.
- The owner had until **May 24, 2023** to comply with the Order.
- The owner requested an amendment on **May 24, 2023.**
- The owner requested in writing an additional **sixty (60) days** to complete the repairs/demolish.
- A notice to appear at today's hearing was posted and mailed on **July 6, 2023.**
- **At this time, no progress has been made to repair or demolish the structures.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

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

25th and Ross Manifest Abundance LLC, 1850 9th Street, Santa Monica, CA 90404-4502
(Cert. # 9489009000276524708015);
25th and Ross Manifest Abundance LLC c/o President-Robert Petzold, 1850 9th Street, Santa Monica,
CA 90404-4502 (Cert. # 9489009000276524708022);
25th and Ross Manifest Abundance LLC c/o Partner/Manager-Jose Naploeon Canizales, 11701 Montana
Avenue, Apt. 301, Los Angeles, CA 90049 (Cert. # 9489009000276524708039);
25th and Ross Manifest Abundance LLC c/o Partner/Manager-Jose Naploeon Canizales, 11660 Chenault Street,
Apt. 116, Los Angeles, CA 90049 (Cert. # 9489009000276524708046);
25th and Ross Manifest Abundance LLC c/o Partner/Member-Anna Laspisa, 11660 Chenault Street, Apt. 116,
Los Angeles, CA 90049 (Cert. # 9489009000276524708053);
25th and Ross Manifest Abundance LLC c/o Partner/Member-Anna Laspisa, 197 East 3rd Street, Apt.11,
New York, NY 10009 (Cert. # 9489009000276524708060);
25th and Ross Manifest Abundance LLC c/o Registered Agent-United States Corporation Agents, Inc.,
12301 Research Park, Bldg.4, Suite 200, Austin, TX 78759 (Cert. # 9489009000276524708077);
Lienholders: Glenn Alegre and Cynthia Alegre, 33857 Augusta Circle, Oak Glen, CA 92399
(Cert. 9489009000276524708084)

Motion: _____ **Made by:** _____

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



ID verified

Received by: Annette Stubenbordt
Date: 5/24/2023

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

HS-23-89

Date: May 23, 2023 _____ BSC Case No. 22-633436 _____

Date of Order: April 24, 2023 _____ Final Day to Comply with Order: May 24, 2023 _____

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

Address of Property: 504 NW 25th street, Fort Worth, TX

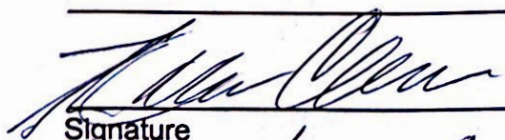
Owner / Lienholder / Mortgagee Name: 25th & Ross Manifest Abundance, LLC

Owner / Lienholder / Mortgagee Phone Number: (310) 497-3495

Owner / Lienholder / Mortgagee Mailing Address: 1850 9th St., Santa Monica, CA 90404

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

Justification for Request: In the process of receiving quotes from general contractors


Signature
Napoleon Camizales
Printed Name
310-497-3495
Telephone Number

5-24-2023
Date
1850 9th St. Santa Monica
Address (including City/State/Zip) 90404
Napoleon 90049@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**

FOR OFFICE USE ONLY	
RECEIVED BY:	RECEIVED



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

April 24, 2023

Certified/Return Receipt Requested

25th and Ross Manifest Abundance LLC
(Cert. # 9489009000276388719967)
1850 9th Street
Santa Monica, CA 90404-4502

RE: 504 NW 25th Street (Primary Structure and 2 Accessory Structures) aka Lots 1 and 2, Block 25, M.G. Ellis Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 19, Deed Records of Tarrant County, Texas, HS-23-89, Reference #22-633436, 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 structures 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 repairs or demolition of the structures are complete you **must** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: 25th and Ross Manifest Abundance LLC c/o President-Robert Petzold, 1850 9th Street, Santa Monica, CA 90404-4502 (Cert. # 9489009000276388719974); 25th and Ross Manifest Abundance LLC c/o Partner/Manager-Jose Naploeon Canizales, 11701 Montana Avenue, Apt. 301, Los Angeles, CA 90049 (Cert. # 9489009000276388719981); 25th and Ross Manifest Abundance LLC c/o Partner/Manager-Jose Naploeon Canizales, 11660 Chenault Street, Apt. 116, Los Angeles, CA 90049 (Cert. # 9489009000276388719998); 25th and Ross Manifest Abundance LLC c/o Partner/Member-Anna Laspisa, 11660 Chenault Street, Apt. 116, Los Angeles, CA 90049 (Cert. # 9489009000276388720000); 25th and Ross Manifest Abundance LLC c/o Partner/Member-Anna Laspisa, 197 East 3rd Street, Apt. 11, New York, NY 10009 (Cert. # 9489009000276388708510); 25th and Ross Manifest Abundance LLC c/o Registered Agent-United States Corporation Agents, Inc., 12301 Research Park, Bldg.4, Suite 200, Austin, TX 78759 (Cert. # 9489009000276388708527);
Lienholders: Glenn Alegre and Cynthia Alegre, 33857 Augusta Circle, Oak Glen, CA 92399 (Cert. 9489009000276388708534)

CODE COMPLIANCE DEPARTMENT

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

Subordinate Pledge

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-23-89**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **April 24, 2023** regarding the structures present on **Lots 1 and 2, Block 25, M.G. Ellis Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 19, Deed Records of Tarrant County, Texas, and more commonly known as 504 NW 25th Street (Primary Structure and 2 Accessory Structures) ("Affected Property") in Fort Worth, Texas;** and

WHEREAS the Tarrant County Deed Records indicate that **25th and Ross Manifest Abundance LLC** is the recorded owner ("Owner") of the Affected Property; and

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

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner repair or demolish the structures and remove the debris described as **Lots 1 and 2, Block 25, M.G. Ellis Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 19, Deed Records of Tarrant County, Texas, and more commonly known as 504 NW 25th Street (Primary Structure and 2 Accessory Structures) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **thirty (30)** days of the effective date of this Order. Owner must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owner has until 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 Owner fail to comply within the time provided by this Order.

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structures, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **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 STRUCTURES ON THE AFFECTED PROPERTY ARE NOT REPAIRED IN CONFORMANCE TO THE CODES OF THE CITY OF FORT WORTH OR DEMOLISHED AND DEBRIS REMOVED IN THE TIME PRESCRIBED BY THIS ORDER, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER THE PROPERTY AND DEMOLISH THE STRUCTURES, WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the Owner fails to reimburse the City promptly for its expenses, the City will place a lien on the property for the amount owed, plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or the property for payment of any unpaid liens.

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

SIGNED this the 2nd day of May, 2023.

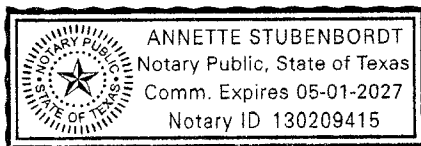


Paul Clark, Chairman
Building Standards Commission

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: JULY 24, 2023**

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

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

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

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

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

Owner(s) per TAD: Julia M. Maldonado

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

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **September 13, 2022.**
- This case was initiated by: **Officer Turner-Mims**
- Notices: **9/16/2022, 10/27/2022, 2/16/2023, and 4/3/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- The owners were present at the **May 22, 2023** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure. An interested party, daughter of the heir was present.
- The owners had until **June 21, 2023** to comply with the Order.
- An agent for the owner with Power of Attorney requested an amendment on **June 21, 2023.**
- The agent requested in writing an additional **one hundred eighty days (180) days** to complete the repairs/demolish.
- The Executive Secretary informed the agent that requests for more than **ninety (90) days** would need a detailed **Action plan with specific dates and areas of completion to be presented the Commission.**
- A notice to appear at today's hearing was posted and mailed on **July 6, 2023.**
- **At this time, no progress has been made to repair of demolish the structure.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

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

Jimmie Maldonado and wife, Julia Maldonado, 3028 College Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276524718854);
Julia Maldonado, 3028 College Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276524718861);
Jimmie Maldonado and Julia Maldonado Estates, 3028 College Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276524718878);
James Rocky Maldonado, 758 Maple Avenue, Elmira, NY 14904 (Cert. # 9489009000276524718885);
Steven James Maldonado, 13055 FM 3522 Abilene, TX 79601 (Cert. # 9489009000276524718892);
Casey Maldonado, 400 Center Avenue, Odessa, TX 79761 (Cert. # 9489009000276524718908);
Louis Maldonado, 4602 Columbia Avenue, Apt. 209, Dallas, TX 75226 (Cert. # 9489009000276524718915);
Angela Ortiz aka Angela Maldonado, 3829 Frazier Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276524718922);
Angela Ortiz aka Angela Maldonado, 2514 Via Venicia, Apt. 2822, Fort Worth, TX 76110
(Cert. # 9489009000276524718939);
Jackey Maldonado, 1849 County Road 258, Unit B, Bertram, TX 78605 (Cert. # 9489009000276524718946)

Motion: _____ **Made by:** _____

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



Amen Res.

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: June 21 2023 BSC Case No. 15-23-104
Date of Order: 5/22/2023 Final Day to Comply with Order: 6/21/2023
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 3028 College Ave Fort Worth TX 7610
Owner / Lienholder / Mortgagee Name: James Maldonado - Angela Ortiz
Owner / Lienholder / Mortgagee Phone Number: (607) 259-2626 ^(POA) 813-350-7400
Owner / Lienholder / Mortgagee Mailing Address: 758 Maple Ave. Elmira New York
3829 Frazier Ave Fort Worth TX 7610 ^(Angela Ortiz) 140104

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 6 months

Justification for Request: Property sale in Progress expect to close by mid July 2023

Signature: [Signature]

Date: 6-21-2023

Printed Name: Angela Ortiz

Address (including City/State/Zip): 3829 Frazier Ave

Telephone Number: 813-350-7400

E-Mail Address: mizzadamboc@gmail.com

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

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

JP Penfield

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: <u>A. Stubbins</u>
RECEIVED DATE: <u>6/21/23</u>


MARY LOUISE NICHOLSON
COUNTY CLERK

GF# SL-2023-1078/HTG

POWER OF ATTORNEY

THE STATE OF TEXAS

§

COUNTY OF TARRANT

§

KNOW ALL MEN BY THESE PRESENTS:

§

THAT I, **JAMES MALDONADO** have made, constituted and appointed and by these presents do make, constitute and appoint, **ANGELA ORTIZ** as my true and lawful attorney for me and in my name, place and stead, to have the power of sale, purchase, acquisition, mortgage, management, disposition and/or control of all my interest in and to the following described property:

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

My said attorney shall further have the authority to purchase, acquire, contract to purchase and sell, to sell and convey said property to any Grantee whomsoever for such sum, on such terms and with such agreements as to him shall seem proper; to make, execute, acknowledge and deliver good and sufficient conveyances for the same upon any such consideration and with any such clauses, covenants and agreements to be therein contained as my said attorney shall think fit and convenient; to make, execute, deliver and acknowledge such deeds of trust, mechanic's lien contracts, construction loan agreements, interim financing agreements, long term financing agreements, and other forms of encumbrances thereon as my attorney shall deem necessary; to contract debts, liens, or obligations with reference thereto and to evidence the same by the execution of such promissory note or notes or other written evidence thereof as my attorney shall deem necessary; until the same shall be sold, to demise or lease said property to such person or persons and for such rent as he may see fit, and to ask, demand, recover, collect and receive all sums of money which shall become due and owing to me by means of any such sale, conveyance or lease; and to take all lawful ways and means for the recovery thereof, to compound and agree for the same and to execute and deliver sufficient acquittance, releases and discharges therefor as well as of any lien or liens securing any obligation arising in connection therewith. Nothing herein contained shall authorize my said attorney to alter, modify or change any loan documentation, terms or provisions with respect to the loan and mortgage made by my lender, unless such change shall be made with express written consent of said mortgagee. To exercise such other powers as may be necessary or desirable with respect to the sale, purchase, mortgage, disposition, management and control of said real property, whether the same be of like kind or character to those herein enumerated or not; in particular, to enable my said attorney to act under changed conditions, the exact nature of which cannot now be foreseen, it being intended to vest in my said attorney, and I do hereby vest in my said attorney, full power to control and manage said property, giving and granting to my said agent and attorney-in-fact full power and authority to do and

perform all and every act and thing whatsoever requisite and necessary to be done in connection with said property as fully, to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming whatsoever my said agent and attorney-in-fact shall or may do by virtue hereof.

Unless this power of attorney is revoked as permitted herein, and regardless of whether I have designated any other person to act as my attorney in any other document, no person, firm, corporation or other entity (sometimes referred to as "third party") dealing with my attorney(s) designated herein or any successor attorney hereunder, if acting in good faith, shall be required to ascertain the authority of my attorneys, nor to see to the performance of the agency, nor be responsible in any way for the proper application of funds or property paid or delivered to my attorneys; but, if acting in good faith, may deal with my attorneys as though they were the unconditional owner, and shall incur no liability to me or to my heirs, devisee, personal representatives or to any person whomsoever as a result of permitting my attorneys to exercise any power. Notwithstanding anything to the contrary in this power of attorney, any third party dealing with my attorneys shall be protected without any search of the Deed Records in the office of the County Clerk of the aforesaid county, or the Deed Records in the office of any other County Clerk, in relying on this power of attorney if (a) my attorneys execute and deliver to such third party an affidavit that this power of attorney on the date of such affidavit has not been revoked and is in full force and effect or (b) such third party is a financial institution, insurance company or a title company and has not received a copy of a certified copy of a written instrument of revocation of this power of attorney. I hereby authorize, but do not require, my attorneys, in their capacity as my attorneys, to indemnify and hold harmless any third party who accepts the authority of my attorneys to act under this power of attorney. I further grant to my attorneys the power and authority to institute any legal, administrative or other proceeding deemed necessary or desirable by my attorneys (i) to enforce the acceptance of this power of attorney by a third party, or (ii) for damages and all expenses and costs (including reasonable attorneys' fees) resulting from a third party's failure to timely accept this power of attorney.

I hereby agree and represent to those persons dealing with my said agent and attorney-in-fact that this power of attorney shall not terminate on disability of the principal and may be voluntarily revoked only by a written instrument of revocation filed for record in the office of the County Clerk of Tarrant County, Texas.

IN WITNESS WHEREOF, I have hereunto set my hand this 20 day of
June, 2022.

PRINCIPAL(S)


JAMES MALDONADO

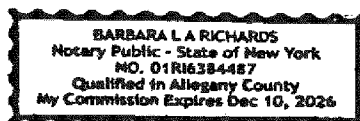
ACKNOWLEDGMENT

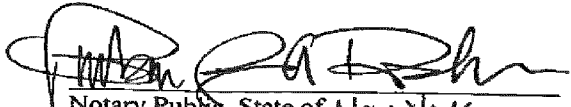
THE STATE OF New York
COUNTY OF Chemung

ss
ss

Before me, the undersigned authority, on this day personally appeared **JAMES MALDONADO** (check one) known to me or X proved to me through Driver's License (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein.

Given under my hand and seal of office this 20th day of JUNE, 2023.




Notary Public, State of New York
Printed name: Barbara L.A. Richards
Commission expires 12-10-2026

AFTER RECORDING RETURN TO:
JAMES MALDONADO

PREPARED IN THE OFFICE OF:
ADAM J. SETLIFF PLLC
2750 S. Preston Rd., Ste 116193
Celina, TX 75009



ORDER OF THE BUILDING STANDARDS COMMISSION

May 22, 2023

Certified/Return Receipt Requested

Jimmie Maldonado and wife, Julia Maldonado
(Cert. # 9489009000276445545072)
3028 College Avenue
Fort Worth, TX 76110

RE: 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, HS-23-106, Reference #22-617286, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **May 22, 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 June 21, 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 June 21, 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: Julia Maldonado, 3028 College Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276445545089); Jimmie Maldonado and Julia Maldonado Estates, 3028 College Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276445545096); James Rocky Maldonado, 758 Maple Avenue, Elmira, NY 14904 (Cert. # 9489009000276445545102); Steven James Maldonado, 13055 FM 3522 Abilene, TX 79601 (Cert. # 9489009000276445545119); Casey Maldonado, 400 Center Avenue, Odessa, TX 79761 (Cert. # 9489009000276445545126); Louis Maldonado, 4602 Columbia Avenue, Apt. 209, Dallas, TX 75226 (Cert. # 9489009000276445545133); Angela Ortiz aka Angela Maldonado, 3829 Frazier Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276445545140); Angela Ortiz aka Angela Maldonado, 2514 Via Venicia, Apt. 2822, Fort Worth, TX 76110 (Cert. # 9489009000276445545157); Jackey Maldonado, 1849 County Road 258, Unit B, Bertram, TX 78605 (Cert. # 9489009000276445545164)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-23-106**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **May 22, 2023** regarding the structure present on **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**, and more commonly known as **3028 College Avenue (Primary Structure) ("Affected Property")** in Fort Worth, Texas; and

WHEREAS the Tarrant County Deed Records indicate that **Jimmie Maldonado and wife, Julie Maldonado** 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 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**, and more commonly known as **3028 College Avenue (Primary Structure) ("Affected Property")** in Fort Worth, Texas in conformance to the codes of the City within **thirty (30) days** of the effective date of this Order. 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 July 21, 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 **July 21, 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.

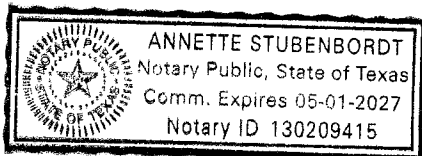
SIGNED this the 25th day of May, 2023.

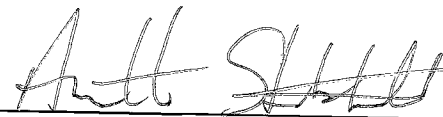

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

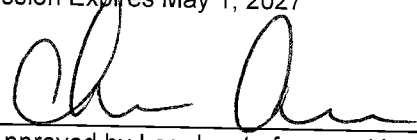
This instrument was acknowledged before me on this the 25th day of May, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.




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: JULY 24, 2023**

ACP-23-98 **Property Address:** 1827 East Daggett Avenue

Legal Description: Lot 21 and the East ½ of Lot 22, Block 46, GLENWOOD ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 63, Page 77, Deed records, Tarrant County, Texas

SKEY No. 01066501 **Reference No(s).** 21-604762

Owner(s) per Deed: Billy Francis---D218174200---August 7, 2018

Owner(s) per TAD: Billy Francis

Mailing Address: 1827 East Daggett Avenue, 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 **October 1, 2021** and was **Officer** initiated.
- The owner was present at the **April 24, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$80.00 per day for forty four (44) days for a total of \$3,520.00** and ordered the owner to abate the nuisance within **sixty (60) days**.
- The owner had until **June 23, 2023** to comply with the Order.
- The owner requested an amendment on **June 15, 2023**.
- The owner requested in writing an additional **ninety (90)** days to abate the nuisance and a reduction or removal of the **\$3,520.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **July 6, 2023**.
- **At this time, 50% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

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

Billy Francis, 1827 East Daggett Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276522110216);
Billy Francis aka William J. Francis, 1827 East Daggett Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276522110223);
Billy Francis aka William J. Francis, 1117 South Chicago Street, Fort Worth, TX 76105
(Cert. # 9489009000276522110230);
Billy Francis aka William J. Francis, 1205 South Chicago Street, Fort Worth, TX 76105
(Cert. # 9489009000276522110247)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 6-15-2023 BSC Case No. ACP-23-98
Date of Order: 4-24-2023 Final Day to Comply with Order: 6-23-2023
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 1827 E Dagget Ave
Owner / Lienholder / Mortgagee Name: Billy Francis
Owner / Lienholder / Mortgagee Phone Number: (817) 661-6774
Owner / Lienholder / Mortgagee Mailing Address: 1827 E Dagget Ave

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: REQUESTING
Civil Penalties Removed AND extension of 90 days

Justification for Request: MEDICAL REASONS AND HARD FINDING
Help, Hot Head AND RAINING,

Billy Francis
Signature

6/15/2023
Date

BILLY FRANCIS
Printed Name

1827 E. DAGGETT AV
Address (including City/State/Zip)

(817) 661 6774
Telephone Number

E-Mail Address

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

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

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 6/15/2023



MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

April 24, 2023

Certified/Return Receipt Requested

Billy Francis
(Cert. # 9489009000276391540398)
1827 East Daggett Avenue
Fort Worth, TX 76104

RE: 1827 East Daggett Avenue aka Lot 21 and the East ½ of Lot 22, Block 46, GLENWOOD ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 63, Page 77, Deed records, Tarrant County, Texas, ACP-23-98, Reference #21-604762, 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 **\$80.00 per day for forty four (44) days for a total of \$3,520.00.**
- 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 June 23, 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 June 23, 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: Billy Francis aka William J. Francis, 1827 East Daggett Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276391540404); Billy Francis aka William J. Francis, 1117 South Chicago Street, Fort Worth, TX 76105 (Cert. # 9489009000276391540411); Billy Francis aka William J. Francis, 1205 South Chicago Street, Fort Worth, TX 76105 (Cert. # 9489009000276391540428)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-23-98**

On **April 24, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 21 and the East ½ of Lot 22, Block 46, GLENWOOD ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in **Volume 63, Page 77, Deed records, Tarrant County, Texas**, and located on property more commonly known as **1827 East Daggett Avenue, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Eighty Dollars (\$80.00) per day for a total of Three Thousand Five Hundred Twenty Dollars (\$3,520.00)** 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 Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **Lot 21 and the East ½ of Lot 22, Block 46, GLENWOOD ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in **Volume 63, Page 77, Deed records, Tarrant County, Texas**, and located on property more commonly known as **1827 East Daggett Avenue, 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 Owner of the Property, therefore, has until June 23, 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 **June 23, 2023**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

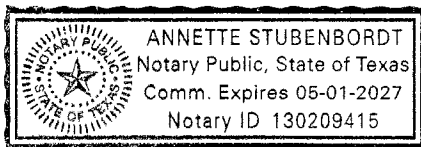
SIGNED this the 2nd day of May, 2023.

Paul Clark
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
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: JULY 24, 2023**

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

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

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

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

Owner(s) per TAD: Van T, McGraw

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

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

Council District No. 8

CASE BACKGROUND:

- This case was identified on **April 7, 2022** and was **Officer** initiated.
- The owner was present at the **May 22, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty four (44) days for a total of \$4,400.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **June 21, 2023** to comply with the Order.
- The owner requested an amendment on **June 21, 2023**.
- The owner requested in writing an additional **thirty (30) days** to abate the nuisance and a reduction or removal of the **\$4,400.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **July 6, 2023**.
- **At this time, no progress has been made to abate the nuisance.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

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

Van T. McGraw aka Van Tonette McGraw, 2818 Avenue K, Fort Worth, TX 76105
(Cert. # 9489009000276524640568);
Lienholders: Internal Revenue Service, PO Box 145595, Cincinnati, OH 45250 (Cert. # 9489009000276524640575);
Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 215 East Rosedale Street, Fort Worth, TX
76104 (Cert. # 9489009000276524640582);
Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 550 Bailey Avenue, Suite 550, Fort Worth,
TX 76107 (Cert. # 9489009000276524640599);
Custom Corporation c/o President: Carl E. Schuder, 215 East Rosedale Street, Fort Worth, TX 76104
(Cert. # 9489009000276524640605);
Custom Corporation c/o President: Carl E. Schuder, 3624 Fenton Avenue, Fort Worth, TX 76133
(Cert. # 9489009000276524640612);
Custom Corporation c/o President: Carl E. Schuder, 113 East Rosedale Street, Fort Worth, TX 76104
(Cert. # 9489009000276524640629);
Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton Street, Suite 300, Fort Worth, TX 76102
(Cert. # 9489009000276524640636)

Motion: _____ **Made by:** _____

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

FORT WORTH



Amend. ACP Rev

FORT WORTH BUILDING STANDARDS COMMISSION REQUEST FOR AMENDMENT

Date: JUNE 21-2023 BSC Case No. ACP-23-112
Date of Order: 5-22-2023 Final Day to Comply with Order: 6-21-2023
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 2818 AVENUE K FORT WORTH 76103
Owner / Lienholder / Mortgagee Name: VAN T MEGRAW
Owner / Lienholder / Mortgagee Phone Number: (945) 265-5422
Owner / Lienholder / Mortgagee Mailing Address: 2818 AVENUE K FORT WORTH 76103

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 1 MONTH
Justification for Request: I thought plan is to start work BEFORE
PROPERTY HAS BEEN PUT JULY HEARING
CONTRACT AND WILL BE SOLD SOON. NEW OWNER WOULD
V.S. MEGRAW LIKE PENALTY WAIVED
Signature: VAN T MEGRAW Date: 6-21-2023
Printed Name: VAN T MEGRAW Address (including City/State/Zip): 2818 AVENUE K FORT WORTH 76103
Telephone Number: 945-265-5422 E-Mail Address: _____

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

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

ID Verified

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

FOR OFFICE USE ONLY

RECEIVED BY: A. J. H. H.

RECEIVED DATE: 6/21/23

Revised October 2018



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

May 22, 2023

Certified/Return Receipt Requested

Van T. McGraw aka Van Tonette McGraw
(Cert. # 9489009000276390578217)
2818 Avenue K
Fort Worth, TX 76105

RE: 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, ACP-23-112, Reference #22-618255, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **May 22, 2023** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for forty four (44) days for a total of \$4,400.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is June 21, 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 June 21, 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: Lienholders: Internal Revenue Service, PO Box 145595, Cincinnati, OH 45250 (Cert. # 9489009000276390578224); Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 215 East Rosedale Street, Fort Worth, TX 76104 (Cert. # 9489009000276360578231); Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 550 Bailey Avenue, Suite 550, Fort Worth, TX 76107 (Cert. # 9489009000276390578248); Custom Corporation c/o President: Carl E. Schuder, 215 East Rosedale Street, Fort Worth, TX 76104 (Cert. # 9489009000276390578255); Custom Corporation c/o President: Carl E. Schuder, 3624 Fenton Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276390578262); Custom Corporation c/o President: Carl E. Schuder, 113 East Rosedale Street, Fort Worth, TX 76104 (Cert. # 9489009000276390578279); Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton Street, Suite 300, Fort Worth, TX 76102 (Cert. # 9489009000276390578286)

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-23-112**

On **May 22, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described **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,** and located on property more commonly known as **2818 Avenue K, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **One Hundred Dollars (\$100.00) per day for a total of Four Thousand Four Hundred Dollars (\$4,400.00)** 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 Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 5, Block 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,** and located on property more commonly known as **2818 Avenue K, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until June 21, 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 **June 21, 2023**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

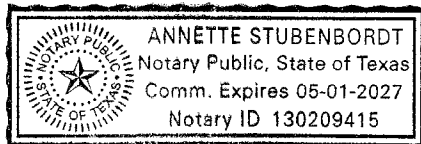
SIGNED this the 25th day of May, 2023.


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

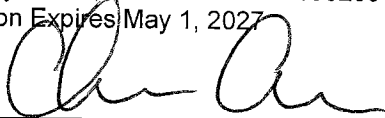
This instrument was acknowledged before me on this the 25th day of May, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.




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: JULY 24, 2023**

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

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

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

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

Owner(s) per TAD: Chris Clampitt

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

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

Council District No. 8

CASE BACKGROUND:

- This case was identified on **September 28, 2022** and was **citizen** initiated.
- The owner was present at the **May 22, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty four (44) days for a total of \$4,400.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **June 21, 2023** to comply with the Order.
- The owner requested an amendment on **June 21, 2023**.
- The owner requested in writing an additional **thirty (30) days** to abate the nuisance and a reduction or removal of the **\$4,400.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **July 6, 2023**.
- **At this time, 85% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

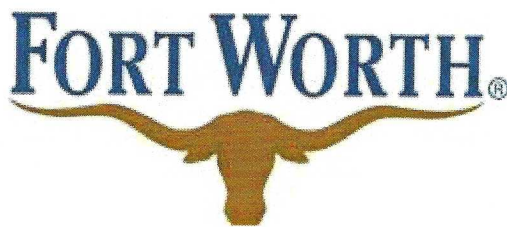
**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 2023**

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

Chris Clampitt, 5433 Dallas Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276524722837)

Motion: _____ **Made by:** _____

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



Amn. Act Rev

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 6-21-2023 BSC Case No. ACP-23-115
Date of Order: 5/22/2023 Final Day to Comply with Order: 6/21/23
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 5433 Dallas Ave
Owner / Lienholder / Mortgagee Name: Chris Clampitt
Owner / Lienholder / Mortgagee Phone Number: ()
Owner / Lienholder / Mortgagee Mailing Address:

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days
Reduction of civil Penalties
Justification for Request: unforeseen Health problems

Chris Clampitt
Signature
Chris Clampitt
Printed Name
512-960-6843
Telephone Number

6-21-2023
Date
5433 Dallas Ave
Address (including City/State/Zip)
Ft. Worth TX 76112
E-Mail Address

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

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

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette J. H.

RECEIVED DATE: 6/21/2023



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

May 22, 2023

Certified/Return Receipt Requested

Chris Clampitt
(Cert. # 9489009000276390578415)
5433 Dallas Avenue
Fort Worth, TX 76112

RE: 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, ACP-23-115, Reference #21-585262, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **May 22, 2023** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for forty four (44) days for a total of \$4,400.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is June 21, 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 June 21, 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.

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-23-115**

On **May 22, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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, and located on property more commonly known as 5433 Dallas Avenue, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **One Hundred Dollars (\$100.00) per day for a total of Four Thousand Four Hundred Dollars (\$4,400.00)** 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 Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 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, and located on property more commonly known as 5433 Dallas Avenue, Fort Worth, Texas within thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until June 21, 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 **June 21, 2023**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

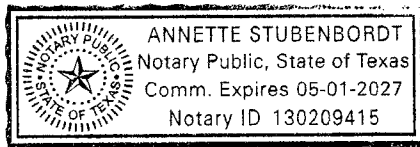
SIGNED this the 25th day of May, 2023.


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

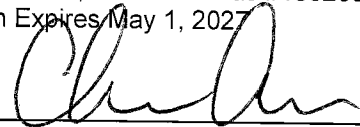
This instrument was acknowledged before me on this the 25th day of May, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.





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: JULY 24, 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.
- This Amendment was on the **June 26, 2023** Building Standards Commission Agenda and an heir was present.
- On **June 26, 2023** the Commission members voted to Continue this case to today's Agenda as the heir that filed the Amendment and that is in care and control of the property was not present.
- Notice to appear for today's hearing was mailed and posted on **July 6, 2023**.
- **At the June 26, 2023 Building Standards Commission hearing, 10% of the nuisance had been abated.**
- **At this time, still 10% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 24, 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. # 9489009000276524722639);
Clemon Jones Estate, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276524722646);
Clemon Jones Estate, 510 Falls Street, Marlin, TX 76661 (Cert. # 9489009000276524722653);
Bobbie Lee Jones, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276524722660);
Bobby Lee Jones, 510 Falls Street, Marlin, TX 76661 (Cert. # 9489009000276524722677);
La Quanta Williams, 1701 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276524722684);
La Quanta Williams, 1721 East Davis Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276524722691);
Donaille Williams, 3205 Cume Street, Apt 1006, Fort Worth, TX 76133 (Cert. # 9489009000276524722707)

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.Williams44@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.



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

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.

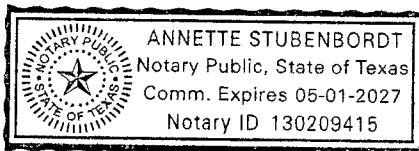
SIGNED this the 4th day of April, 2023.


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

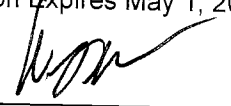
This instrument was acknowledged before me on this the 4th day of April, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.




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

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code