



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, AUGUST 28, 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)
Al Alu (District 10)

II. Swear in Al Alu to the Building Standards Commission

III. Review of previous month's minutes

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

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

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

V. Planning & Development Permits Discussion

VI. Request for future agenda items

- a. Any requests by Commissioners

VII. Adjournment

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, AUGUST 28, 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)
Al Alu (District 10)

II. PLEDGE OF ALLEGIANCE

III. SWEAR IN AL ALU TO THE BUILDING STANDARDS COMMISSION

IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM JULY 24, 2023

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

VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)

VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA

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

X. NEW CASES RESIDENTIAL

- a. **HS-23-136 (CD 2)** 2200 North Houston Street (Primary Structure) 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.
- b. **HS-23-157 (CD 2)** 2100 Clinton Avenue (Primary Structure) aka Lot 22, Block 148, NORTH FORTH WORTH ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Atilana Mercado. Lienholder(s): None.
- c. **HS-23-158 (CD 8)** 3133 Mecca Street (Accessory Structure Only) aka Lot 17, Block 5, Trueland Addition, an Addition to the City of Fort Worth, Texas, according to the Plat recorded in Vol. 728, Page 632, Plat Records, Tarrant County, Texas. Owner(s): Elisa Haros and Jeronimo Garcia. Lienholder(s): Victor Munoz aka Victor Munoz c/o Trustee-Robert M. Doby Jr.
- d. **HS-23-159 (CD 2)** 2349 Carruthers Drive (Primary Structure) aka Being Lot Thirteen (13) in Block Fifteen (15) of CARVER HEIGHTS, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 96, Deed and Plat Records, Tarrant County, Texas. Owner: Keith Tull. Lienholder(s): Investmark Mortgage LLC and Texas Bank and Trust Company.
- e. **HS-23-160 (CD 2)** 206 NW 14th Street (Accessory Structure Only) aka Lot 1 and E 46' of Lot 2, Block 101, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to Plat and Dedication recorded in Volume 388-9, page 403, plat records, Tarrant County, Texas (206 NW 14th Street) aka lot, Tract or parcel of land situated in Tarrant County, Texas, Described as follows: The East 46 feet of the East 90 feet of Lots 1 and 2, Block 101, NORTH FORTH WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 63, Page 149, Deed Records of Tarrant County, Texas. Owner(s): Raul R, Martinez and Michael Martinez. Lienholder(s): State of Texas Attorney General c/o Environmental Protective and Administrative Law Division, State of Texas Attorney General Ken Paxton, Linebarger Goggan Blair & Sampson LLP, and AHERN RENTALS INC.
- f. **HS-23-161 (CD 11)** 3774 Gordon Avenue (Primary Structure) aka Lot 7, Block 22, HOMELAND ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 388, page 13, of the Deed Records of Tarrant County, Texas. Owner(s): Dante C. Medina and wife, Esquiela Medina. Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson LLP.

XI. NEW CASES COMMERCIAL

- a. **HS-23-162 (CD 5)** 5675 E Loop 820 S (Primary Structure and Accessory Structure) aka Description for a tract of land in the DAVID STRICKLAND SURVEY, ABSTRACT NUMBER 1376, City of Fort Worth, Texas, tract containing 78.61 acres of land. Owner: OW K-Mar Village, LLC. Lienholder(s): None.
- b. **HS-23-163 (CD 11)** 1420 South Riverside Drive (Primary Structure) aka Being all of that certain lot, tract or parcel of land located in the B. E. Waller Survey Abstract No.1659, City of Fort Worth, Tarrant County, Texas and being a called 0.438 acre tract of land as described in Deed to NGS Partnership, Ltd., a Texas Limited Partnership recorded in Volume 13972, Page 13 of the Official Public Records of Tarrant County, Texas, 0.067 acre Tract 1 and a 0.083 acre Tract 2 as described in Deed to NGS Partnership, Ltd., a Texas Limited Partnership recorded as Document No. D11117662 of the Official Public Records of Tarrant County, Texas. Owner: AIRGAS USA, LLC. Lienholder(s): None.

XII. NEW CASE HISTORIC RESIDENTIAL

- a. **HS-23-165 (CD 8)** 1063 Illinois Avenue (Primary Structure) Description for a tract of land being a portion of the SOUTH ½ of Lot 4, Block 5, of TYLER'S LAKE PARK ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 46, Page 215, of the Plat Records of Tarrant County, Texas, being more particularly described by metes and bounds. Owner: Prestigious Financial Solutions LLC. Lienholder: Trident Realty Investments, LLC aka Trident Realty Investments, LLC c/o Longhorn Investments Attn: Trustee-Michael L. Hoffman.

XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-166 (CD 9)** 320 West Gambrell Street aka SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS per Tarrant Appraisal District-02896532: SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 16. Owner(s): Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia. Lienholder(s): None.
- b. **ACP-23-167 (CD 9)** 320 West Gambrell Street aka SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS per Tarrant Appraisal District-02896532: SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 17. Owner(s): Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia. Lienholder(s): None.
- c. **ACP-23-168 (CD 9)** 929 Brown Drive aka SURVEY OF LOT 30, BLOCK 28, SOUTHLAND TERRACE 6TH FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-Y, PAGE 120, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Crystal E. Paslay. Lienholder(s): Capital One, NA, Texas Health Resources aka Texas Health Resources c/o DCM Services LLC.
- d. **ACP-23-171 (CD 11)** 408 Fairview Street aka Lot 20, DIXIE PLACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 831, Page 297, Deed Records of Tarrant County, Texas. Owner: Gregory Bryan Fincher. Lienholder(s): None.
- e. **ACP-23-172 (CD 2)** 3216 NW 30th Street aka UNDIVIDED ½ INTEREST DESCRIBED AS FOLLOWS: LOT 16, BLOCK 191 ROSEN HEIGHTS SECOND FILING AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204A, PAGE 153, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Teresa Medina and Salvador C. Paez. Lienholder(s): None.

XIV. AMENDMENT CASE ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-23-113 (CD 5)** 6933 Fallbrook Court aka Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas. Owner: Dana L. Meeks. Lienholder(s): First Financial Bank, N.A. aka First Financial Bank N.A. c/o Justin B. Cooper and American Airlines Federal Credit Union aka American Airlines Federal Credit Union c/o Sr. Vice-President Sean Gaven.

XV. EXECUTIVE SESSION


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

XVI. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Monday, August 14, 2023 at 3:10 p.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, JULY 24, 2023
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order: Pre-Meeting started at 9:05 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), and Mr. James Walker (District 8).
- Districts 2, 10, and 11 are vacant.
- Ms. Jennifer Ferguson (District 7) and Mr. Pedro Juarez (District 9) both notified the City they would not be in attendance for today's meeting.
- Mr. Joshua Lindsay (District 1) and Mr. Michael Unell (District 6) arrive at 9:02 A.M.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Annette Stubenbordt (Executive Secretary), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Harvey Frye and Doreen Appiah (Assistant City Attorneys).

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

- No discussion or corrections for the June 26, 2023 Building Standards Commission Minutes.
- There were no questions regarding the current agenda.
- Superintendent Oscar Reyes introduced 2 Student Ambassadors who were in attendance for observation of today's meeting
- A discussion regarding permits with the Planning and Development Department is requested for the August 28, 2023 Building Standards Commission Meeting.
- **Chairman Clark adjourned Pre-Meeting at 9: 10 A.M.**

REGULAR 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: REGULAR MEETING STARTED AT 9:30 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 9:30 A.M.: Mr. Joshua Lindsay (District 1), Mr. Paul Clark, Chairman (District 3), Mr. Brian Black, Vice-Chairman (District 4), Paul Kerpoe (District 5), Mr. Michael Unell (District 6), and Mr. James Walker (District 8).
- Districts 2, 10, and 11 are vacant.
- Ms. Jennifer Ferguson (District 7) and Mr. Pedro Juarez (District 9) both notified the City they would not be in attendance for today's meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Marc Oler (Senior Officer), Manny Ramirez (Senior Officer), Andrea Alexander (Officer), Scott Castillo (Officer), Merritt Ham (Officer), Alfonso Hurtado (Officer), William Lowry (Officer), Max Morris (Officer), Ian Sheadel (Officer), Marilyn Turner-Mims (Officer), 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 Frye 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 JUNE 26, 2023

- Mr. Kerpoe moved to accept the June 26, 2023 Minutes, second by Mr. Black. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.

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

- The Evidence Packet for today's meeting was presented to Executive Secretary Annette Stubenbordt by Assistant City Attorney 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 Ms. Ferguson and Mr. Juarez absent.

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

- No Interpreter was requested for today's meeting.

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

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

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

- **Withdraw-New Cases Residential:** HS-23-102---2317 Grayson Avenue (Primary Structure, HS-23-136---2200 North Houston Street (Accessory Structure Only); **Administrative Civil Penalty Cases Residential:** ACP-23-142---516 East Pafford Street, ACP-23-144---2621 Prospect Avenue, ACP-23-145---1720 East Jessamine Street, ACP-23-146---1708 East Jessamine Street, ACP-23-147---1716 East Jessamine Street, ACP-23-148---1700 East Jessamine Street, ACP-23-149---1702 East Jessamine Street, ACP-23-150---1712 East Jessamine Street; **Administrative Civil Penalty Case Commercial:** ACP-23-151---2400 Ash Crescent Street.
- Mr. Kerpoe moved to grant the City's request to Withdraw the 11 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 Ms. Ferguson and Mr. Juarez absent.

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

- Executive Secretary Annette Stubenbordt stated in the opening script that cases will go in order as they appear on the agenda with cases where citizens have appeared to give testimony first, then, back in order as they appear on the agenda with cases where no citizens have appeared to give testimony. Vote counts will be represented by the way the cases are heard as well as by Commission members who left prior to the adjournment of the meeting.
- **Mr. James Walker left the meeting at 12:30 P.M.**

IX. NEW CASES RESIDENTIAL

- a. **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. **Kelvin McCutcheon, an owner, appeared for this case.**
 - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Kerpoe. MOTION CARRIED 4-2 with Mr. Lindsay, Mr. Kerpoe, Mr. Unell, and Mr. Walker voting yes, Mr. Clark and Mr. Black voting no, Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.
- b. **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 or plat thereof recorded in Records of Tarrant County, Fort Worth, Texas. Owner: Linda D. Jackson. Lienholder(s): None. **Linda Jackson, the owner, and Bruce Rolland and Poseidon Roland, interested parties, appeared for this case.**
 - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.
 - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.
- c. **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 in Volume 63, Page 149, of the Deed Records of Tarrant County, Texas. Owner: Manuel Tijerina. Lienholder(s): Neighborhood Partner, Inc. and CRPW II, LLC. **Manuel Tijerina, the owner, appeared for this case.**
 - Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.

- Mr. Black moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Unell. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.
- d. **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. **No one appeared for this case.**
- Mr. Lindsay moved to declare the structures substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structures within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker and Mr. Juarez absent.
- e. **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. **Sharon Mishaw, an owner, appeared for this case.**
- Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Walker. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.
 - Mr. Unell moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Walker. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.
- f. **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. **Irene Book, an interested party, appeared for this case.**
- Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.
 - Mr. Walker moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.

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. **Joel Gutierrez the owner (GTZ 2500 LLC), appeared for this case.**
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Kerpoe.
 - Mr. Unell moved for a substitute motion that the owner be ordered to repair or demolish the structure within forty five (45) days, second by Mr. Kerpoe. MOTION CARRIED 5-1 with Mr. Lindsay, Mr. Clark, Mr. Kerpoe, Mr. Unell, and Mr. Walker voting yes, Mr. Black voting no, Districts 2, 10, and 11 vacant, and Ms. Ferguson and Mr. Juarez absent.

XI. ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL

- a. **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. **No one appeared for this case.**
- Mr. Unell moved not assess an Administrative Civil Penalty at this time, second by Mr. Black. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.
 - Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.

XII. 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. **Napoleon Canizales, the owner (25th and Ross Manifest Abundance LLC), appeared for this case.**
- Mr. Kerpoe moved to deny the amendment request, second by Mr. Black. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.
- b. **HS-23-106 (CD 11)** 3028 College Avenue (Primary Structure) aka LOT 17, BLOCK 28, SOUTH HEMPHILL HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 132, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Jimmie Maldonado and wife, Julia Maldonado. Lienholder(s): None. **Mark Soter, the new owner, appeared for this case.**
- Mr. Lindsay moved to deny the amendment request, second by Mr. Unell.
 - Mr. Black moved for a substitute motion to grant the amendment request for an additional forty five (45) days to repair or demolish the structure, second by Mr. Unell. MOTION CARRIED 4-1 with Mr. Clark, Mr. Black, Mr. Kerpoe, and Mr. Unell voting yes, Mr. Lindsay voting no, Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.

XIII. AMENDMENT CASES ADMINISTRATIVE 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. **Billy Francis, the owner, appeared for this case.**
- Mr. Kerpoe moved to grant the amendment request to reduce the previously assessed Administrative Civil Penalty of \$3,520.00 (\$80.00 per day for forty four (44) days) to \$1,760.00 (\$40.00 per day for forty four days), second by Mr. Unell.
 - Mr. Black moved for a substitute motion to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$3,520.00, second by Mr. Unell. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.
 - Mr. Kerpoe moved to grant the amendment request for an additional sixty (60) days to abate the nuisance, second by Mr. Black. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.
- b. **ACP-23-112 (CD 8)** 2818 Avenue K 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. **Mark Soter, an Agent for the owner, appeared for this case.**

- Mr. Black moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,400.00, second by Mr. Unell. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.
 - No additional time was requested or granted as the nuisance has been abated.
- 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. **Chris Clampitt, the owner, appeared for this case.**
- Mr. Unell moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,400.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.
 - Mr. Unell moved to deny the amendment request for an additional time, second by Mr. Black. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.

XIV. 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. **LaQuanta Williams, and owner/heir appeared for this case.**
- Mr. Black moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Unell. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.
 - Mr. Blackl moved to deny the amendment request for an additional time, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, and Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.

XV. EXECUTIVE SESSION

- No session(s) were conducted.

XVI. ADJOURNMENT

- Mr. Black moved to adjourn the regular meeting, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Districts 2, 10, and 11 vacant, Ms. Ferguson, Mr. Walker, and Mr. Juarez absent.
- **Regular meeting adjourned at 3:15 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

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

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:** Max Morris

Council District No. 2

CASE BACKGROUND:

- Case Originated: **March 9, 2023.**
- This case was initiated by: **Officer Castillo.**
- Notices: **3/9/2023, 7/6/2023, and 8/7/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **August 17, 2023 with permission from Sara Martinez, an owner. David Pannell, an interested party, was present for the inspection with permission from an owner.**
- Current owner's deed was recorded **June 24, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **August 7, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severely unlevel floors
 - Some missing flooring with breaches
 - Foundation has partially collapsed and structure has shifted and buckled
 - Walls and ceiling out of plum with significant separation
 - Water damage to interior ceiling and partial ceiling collapse
 - Accumulation of furniture and miscellaneous household items throughout interior
 - Deteriorated wood siding and skirting on exterior walls with breaches
 - Roof has deteriorated roofing material 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: AUGUST 28, 2023**

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

Sara Monique Martinez and Leticia Estela Torres, 2200 N Houston Street, Fort Worth, TX 76164
(Cert. # 9489009000276524346002);
Sara Monique Martinez aka Sara Monique Torres, 10921 Bourbon Street, Willis, TX 77318
(Cert. # 9489009000276524637971);
Sara Monique Martinez aka Sara Monique Torres, 1407 Woods Lane, Fort Worth, TX 76117
(Cert. # 9489009000276524637988);
Sara Monique Martinez aka Sara Monique Torres, 2622 Ivy Wood Lane, Conroe, TX 77385
(Cert. # 9489009000276524637995);
Sara Monique Martinez aka Sara Monique Torres, 9004 Bronze Meadow Drive, Fort Worth, TX 76131
(Cert. # 9489009000276524638008);
Leticia Estela Torres, 1411 Woods Lane, Haltom City, TX 76117 (Cert. # 9489009000276524717017)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **MAX MORRIS**

Date/Time **8/17/2023**

INSPECTION INFORMATION

Address **2200 N Houston St**

Number of Stories **2**

Legal Description: Block **164** Lot **22** Case No. **23-644965** Tax Acct No. **01922556**

☐ 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 type="checkbox"/>	Deteriorated, missing, broken siding.
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	stress cracks, wall deterioration
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated, missing shingles.
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water damage
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shifted of beam/ frame on ground
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	buckled/ shifted and uneven
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	broken windows
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

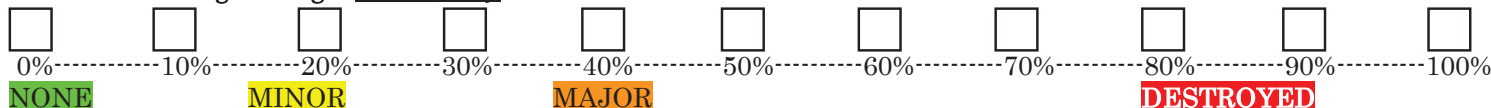
Chapter 7, Article 4, Division 4, - 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person. In addition, I arrived and observed a primary structure shifting and leaning towards the middle., missing and damaged shingles from the roof of the primary structure. Interior Inspection Requested

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

HS-23-157 **Property Address:** 2100 Clinton Avenue (Primary Structure)

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

Legal Description: Lot 22, Block 148, NORTH FORTH WORTH ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 01919199 **Reference No(s).** 23-644743

Owner(s) per Deed: Atilana Mercado---D222161607

Owner(s) per TAD: Atilana Mercado

Mailing Address: 2204 Clinton Avenue, Fort Worth, TX 76164

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **March 7, 2023**
- This case was initiated by: **Officer Castillo.**
- Notices: **3/8/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **August 14, 2023 with the Atilana Mercado, the owner present.**
- Current owner's deed was recorded **June 24, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **August 7, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Roof is sagging with breaches
 - Floors throughout the structure are damaged and missing
 - Ceiling has holes and water damage
 - Walls have shifted and are uneven
 - Framing is out of plumb and falling off the foundation
- 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: AUGUST 28, 2023**

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

Atilana Mercado, 2204 Clinton Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276524757501);
Atilana Mercado, 2101 N. Houston Street, Fort Worth, TX 76106 (Cert. # 9489009000276524718731);
Atilana Mercado, 708 Essex Street, Fort Worth, TX 76105 (Cert. # 9489009000276524718748)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **August 11, 2023**

INSPECTION INFORMATION

Address **2100 Clinton Ave**

Number of Stories **1**

Legal Description: Block **148** Lot **22** Case No. **23-644743** Tax Acct No. **01919199**

☐ 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"/>	Breach
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorating/holes and biological growth
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sagging with possible leak
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Biological growth
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Frame is shifting off foundation/out of plumb
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Doors and windows uneven
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

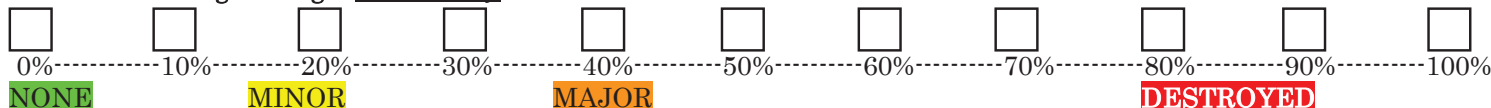
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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. 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: AUGUST 28, 2023**

HS-23-158 **Property Address:** 3133 Mecca Street (Accessory Structure Only)

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

Legal Description: Lot 17, Block 5, Trueland Addition, an Addition to the City of Fort Worth, Texas, according to the Plat recorded in Vol. 728, Page 632, Plat Records, Tarrant County, Texas

SKEY No. 03186997 **Reference No(s).** 22-615258

Owner(s) per Deed: Elisa Haros and Jeronimo Garcia---D206406160

Owner(s) per TAD: Elisa Haros and Jeronimo Garcia Haros

Mailing Address: 3133 Mecca Street, Fort Worth, TX 76119

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **March 2, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **3/3/2022, 5/26/2022, and 6/8/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **August 17, 2023** from a neighboring property with permission from the neighboring property owner. **Elisa Haros, a property owner on this case, had been in contact with the Code Officer by phone, but was unable to be present at the time of inspection.**
- Current owner's deed was recorded **December 18, 2006.**
- Notice to appear at today's hearing was mailed certified and regular mail and was given to the property owner in person on **August 7, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Damaged and breached roofing
 - Damaged and breached exterior wood with faulty weather protection
 - Damaged and decaying support studs
 - Exposed support studs and roofing joists and rafters with faulty weather protection
 - Poor foundation support, structure is leaning and out of plumb
- 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: AUGUST 28, 2023**

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

Elisa Haros and Jeronimo Garcia, 3133 Mecca Street, Fort Worth, TX 76119 (Cert. # 9489009000276524345685);
Elisa Haros aka Elisa Garcia Haros aka Elisa Haros Garcia aka Elizabeth Garcia Haros, 1712 King's Glen Ln,
Fort Worth, TX 76140 (Cert. # 9489009000276524345692);
Elisa Haros aka Elisa Garcia Haros aka Elisa Haros Garcia aka Elizabeth Garcia Haros, 3133 Mecca Street,
Fort Worth, TX 76119-3202 (Cert. # 9489009000276524345708);
Jeronimo Garcia aka Jeronimo Garcia Haros, 1712 King's Glen Ln, Fort Worth, TX 76140
(Cert. # 9489009000276524345715);
Jeronimo Garcia aka Jeronimo Garcia Haros, 3133 Mecca Street, Fort Worth, TX 76119-3202
(Cert. # 9489009000276524345722);
Jeronimo Garcia aka Jeronimo Garcia Haros, 4613 Richards Terrace, Fort Worth, TX 76115
(Cert. # 9489009000276524345739);
Lienholder: Victor Munoz, 2161 Gertie Barrett, Mansfield, TX 76063 (Cert. # 9489009000276524345746);
Victor Munoz c/o Trustee-Robert M. Doby, Jr., 2161 Gertie Barrett, Mansfield, TX 76063
(Cert. # 9489009000276524345753);
Victor Munoz c/o Trustee-Robert M. Doby, Jr., PO Box 17178, Fort Worth, TX 76102
(Cert. # 9489009000276524345760)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Ian Sheadel

Date/Time Aug 18, 2023 @ 9:45 AM

INSPECTION INFORMATION

Address 3133 Mecca St; TRUELAND ADDITION Number of Stories 1
 Legal Description: Block 5 Lot 17 Case No. 22-615258 Tax Acct No. 03186997
☐ 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"/>	Unprotected and damaged wood with breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unprotected and damaged wood with breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged roofing with breaches
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Structure leaning out of plumb
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

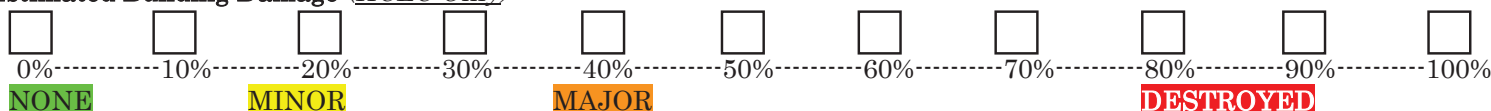
Chapter 7, Article 4, Division 4,-797: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

HS-23-159 **Property Address:** 2349 Carruthers Drive (Primary Structure)

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

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

SKEY No. 00442739 **Reference No(s).** 222-619303

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

Owner(s) per TAD: Keith Lee Tull

Mailing Address: 2118 Lexington Drive, Mansfield, TX 76063

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

Council District No. 5

CASE BACKGROUND:

WITHDRAW---NOT HAZARDOUS

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

HS-23-160 **Property Address:** 206 NW 14th Street (Accessory Structure Only)

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

Legal Description: Lot 1 and E 46' of Lot 2, Block 101, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to Plat and Dedication recorded in Volume 388-9, page 403, plat records, Tarrant County, Texas (206 NW 14th Street) aka lot, Tract or parcel of land situated in Tarrant County, Texas, Described as follows: The East 46 feet of the East 90 feet of Lots 1 and 2, Block 101, NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 63, Page 149, Deed Records of Tarrant County, Texas

SKEY No. 01910329 **Reference No(s).** 22-634083

Owner(s) per Deed: Raul R. Martinez and Michael Martinez---D207438625

Owner(s) per TAD: Raul R. Martinez and Michael M. Martinez

Mailing Address: 6947 Deer Run Drive, Fort Worth, TX 76137

Agenda Category: New Case – Residential **Code Compliance Officer:** Marilyn Turner-Mims

Council District No. 2

CASE BACKGROUND:

WITHDRAW---NOT HAZARDOUS

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

HS-23-161 **Property Address:** 3774 Gordon Avenue (Primary Structure)

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

Legal Description: Lot 7, Block 22, HOMELAND ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 388, page 13, of the Deed Records of Tarrant County, Texas

SKEY No. 01353128 **Reference No(s).** 22-632184

Owner(s) per Deed: Dante C. Medina and wife, Esquiela Medina---Volume 4704, Page 167

Owner(s) per TAD: Javier Medina Etal

Mailing Address: 3774 Gordon Avenue, Fort Worth, TX 76110

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **September 12, 2022.**
- This case was initiated by: **Officer Turner Mims.**
- Fire Date: **September 12, 2022.**
- Notices: **9/13/2023 and 2/8/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **August 11, 2023 without the owner present.**
- Current owner's deed was recorded **April 8, 1969.**
- Notice to appear at today's hearing was mailed and posted on the property on **August 7, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severe fire damage throughout the structure
 - Exterior walls fire damage and deteriorating
 - Roof has breaches
 - Windows missing and fire damage
 - Ceiling joists are charred and fire damaged
 - Studs charred and fire damaged
 - Electrical system fire damage
- 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: AUGUST 28, 2023**

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

Dante C. Medina and wife, Esquiela Medina, Fort Worth, TX 76137 (Cert. # 9489009000276524345852);
Dante C. Medina and wife, Esquiela Medina, 3770 Gordon Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276524345869);
Dante C. Medina Estate, 3774 Gordon Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276524345876);
Dante C. Medina Estate, 3770 Gordon Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276524345883);
Javier Medina, 3774 Gordon Avenue, Fort Worth, TX 76110-5822 (Cert. # 9489009000276524345890);
Javier Medina, 3770 Gordon Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276524345906);
Claudia Medina, 3774 Gordon Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276524345913);
Natalia Medina, 3774 Gordon Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276524345920);
Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton,
Suite 300, Fort Worth, TX 76102 (Cert. # 9489009000276524345937)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **August 11, 2023**

INSPECTION INFORMATION

Address **3774 Gordon Ave.**

Number of Stories **1**

Legal Description: Block **22** Lot **7** Case No. **22-632184** Tax Acct No. **01353128**

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe fire damage
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke/fire damage/deteriorated walls
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Studs charred and walls fire damage
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Holes
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling joists charred and damaged
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing and damaged from fire
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage electrical system
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash and debris from fire

STATUS

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☒ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

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

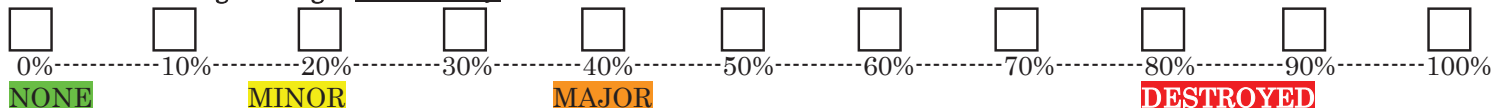
****Awning sagging in the front****

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: AUGUST 28, 2023**

HS-23-162 **Property Address:** 5675 E Loop 820 S (Primary Structure and Accessory Structure)

Category: **Primary Structure-CAT II (Substandard)**
 Accessory Structure-CAT I (Substandard and Hazardous)

Legal Description: Description for a tract of land in the DAVID STRICKLAND SURVEY, ABSTRACT NUMBER 1376, City of Fort Worth, Texas, tract containing 78.61 acres of land

SKEY No. 06458424 **Reference No(s).** 23-650187

Owner(s) per Deed: OW K-Mar Village LLC---D222173160

Owner(s) per TAD: OW K-Mar Village LLC

Mailing Address: PO Box 131588, Dallas, TX 75313

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

Council District No. 5

CASE BACKGROUND:

WITHDRAW---PRIMARY REPAIRED AND ACCESSORY DEMOLISHED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

HS-23-163 **Property Address:** 1420 South Riverside Drive (Primary Structure)

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

Legal Description: Being all of that certain lot, tract or parcel of land located in the B. E. Waller Survey Abstract No.1659, City of Fort Worth, Tarrant County, Texas and being a called 0.438 acre tract of land as described in Deed to NGS Partnership, Ltd., a Texas Limited Partnership recorded in Volume 13972, Page 13 of the Official Public Records of Tarrant County, Texas, 0.067 acre Tract 1 and a 0.083 acre Tract 2 as described in Deed to NGS Partnership, Ltd., a Texas Limited Partnership recorded as Document No. D11117662 of the Official Public Records of Tarrant County, Texas

SKEY No. 04609352 **Reference No(s).** 23-649159

Owner(s) per Deed: AIRGAS USA, LLC---D218087716

Owner(s) per TAD: AIRGAS USA, LLC

Mailing Address: 110 W 7th Street, Suite 1400, Tulsa, OK 74119

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

Council District No. 11

CASE BACKGROUND:

WITHDRAW---DEMOLISHED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

HS-23-165 **Property Address:** 1063 Illinois Avenue

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

Legal Description: Description for a tract of land being a portion of the SOUTH ½ of Lot 4, Block 5, of TYLER'S LAKE PARK ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 46, Page 215, of the Plat Records of Tarrant County, Texas, being more particularly described by metes and bounds

SKEY No. 05939461 **Reference No(s).** 22-613079

Owner(s) per Deed: Prestigious Financial Solutions LLC---D221296455

Owner(s) per TAD: Prestigious Financial Solutions LLC

Mailing Address: 3001 Northrope Street, Euless, TX 76039

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **January 28, 2022.**
- This case was initiated by: **Officer Taylor.**
- Notices: **3/31/2022 HCLC Determination Letter and COA, 6/12/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- HCLC Info: At the **March 14, 2022** Historic and Cultural Landmarks Commission meeting it was determined that the structure does not contribute to the character, integrity, or significance of the Terrell Heights District.
- Historic Preservation staff **approved a Certificate of Appropriateness** to demolish the non-contributing structure on **March 31, 2023.**
- Inspection was conducted on **August 10, 2023 with Trang Vu, the owner present.**
- Current owner's deed was recorded **October 11, 2021.**
- Notice to appear at today's hearing was mailed and posted on the property on **August 7, 2023.**
- This structure is currently in a substandard condition due to:
 - Collapsed roof
 - Bowed exterior walls causing the brick fascia to collapse onto the yard close to the sidewalk
 - Interior roof rafters have collapsed
 - Missing drywall on ceilings and walls
 - Missing electrical wiring
 - Structure is across the street from a Church and one block from City Community Center
- 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: AUGUST 28, 2023**

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

Prestigious Financial Solutions LLC, 3001 Northrope Street, Euless, TX 76039 (Cert. # 9489009000276524345944);
Prestigious Financial Solutions LLC, 1063 Illinois Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276524345951);
Prestigious Financial Solutions LLC c/o Agent/Director-Trang Vu, 3001 Northrope Street, Euless, TX 76039
(Cert. # 9489009000276524345968);
Prestigious Financial Solutions LLC c/o Agent/Director-Trang Vu, 4001 Airport Fwy., Suite 150, Bedford, TX
76021 (Cert. # 9489009000276524345975);
Lienholder: Trident Realty Investments, LLC c/o Longhorn Investments LLC, 17103 Preston Road, Suite 250,
Dallas, TX 75248 (Cert. # 9489009000276524345982);
Trident Realty Investments, LLC c/o Longhorn Investments LLC Attn: Trustee-Michael L. Hoffman, 17103
Preston Road, Suite 250, Dallas, TX 75248 (Cert. # 9489009000276524345999)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Homero Campos**

Date/Time **08/18/2023 1400hrs**

INSPECTION INFORMATION

Address **1063 Illinois Ave / LAKE PARK PLACE ADD (TYLER)** Number of Stories **1**

Legal Description: Block **5** Lot **4A** Case No. **22-613079** Tax Acct No. **05939451**

☐ 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"/>	Leaning walls, collapsed brick fascia
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing drywall, exposed wooden framing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed roof
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed roof rafters/framing, missing drywall
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	water damaged floor
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing electrical wiring/fixtures
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing plumbing/fixtures
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed hazard of exterior walls

STATUS

☐ Open

☒ Vacant

☒ Secured

☐ Secured (City)

☐ Tenant Occupied

☐ Owner Occupied

STRUCTURE USE

☐ Single Family

☒ Two Family

☐ Commercial

☐ Accessory

FOUNDATION

☐ Poured Concrete

☐ Stem Wall

☒ Pier & Beam

ADDITIONAL OBSERVATIONS

PERMITS REQUIRED*

☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

EXTERIOR

☒ Frame

☒ Brick

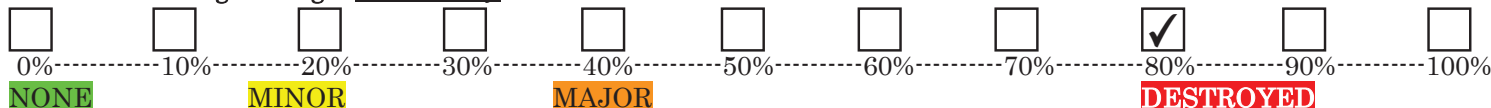
☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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



Certificate of Appropriateness Historic & Cultural Landmarks Commission

Trang Vu/Prestigious Financial Solutions LLC
1063 Illinois Avenue

On **March 31, 2022**, Historic Preservation Staff **APPROVED** a request for a Certificate of Appropriateness to demolish the non-contributing structure within the Terrell Heights Historic District.

FINDINGS IN ACCORDANCE WITH STANDARDS

Terrell Heights District Guidelines: Demolition and Relocation

Appropriate

The property does not contribute to the character, integrity of significance of the Terrell Heights Historic District.

Secretary of the Interior's Standards for the Treatment of Historic Properties: Standards 3, 4

Standards 3, 4

The property does not contribute to the character, integrity of significance of the Terrell Heights Historic District.

APPROVALS AND PERMITS

The Historic and Cultural Landmarks Commission or Historic Preservation Officer must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case **does not** negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances **before** a building permit will be issued.

APPEALS AND CERTIFICATE OF APPROPRIATENESS VALIDITY

An appeal to this decision may be submitted by written request to the City Secretary and the Historic Preservation Officer within 15 days of the date of this decision. Certificates of Appropriateness are valid for two years from the date of issuance.

FURTHER INFORMATION

Questions regarding this case may be forwarded to the Development Services Department at (817) 392-8000.

City of Fort Worth

Building Standards Commission

RE: 1063 Illinois Avenue (Primary structure situated here on. A platted parcel in the NEW CASE HISTORIC RESIDENTIAL district.

This letter is in response to a Notice to Appear – Building Standards Commission Hearing regarding the above property. The notice cites the property in violation of Fort Worth minimum building standards.

The residential structure located on this property has fallen into disrepair. I am in full agreement, and realize the structure is in violation of City Code RE: Chapter 7, Article 4, Division 3.

After consideration of the City Code, the condition of the structure, and my intended end use of the property, my intention is to demolish the structure and all peripheral improvements to the property. This course of action will eliminate the public health and safety concerns outlined in the code. This will return the parcel to bare land suitable for construction of new structures in compliance with City Code.

At this time, I request the Building Standards Commission to grant a period of 30 days from the date of this hearing to complete the demolition work and return the parcel to a compliant piece of the City of Fort Worth. Further, I request the Commission to grant any and all permissions or approvals necessary to complete this demolition and abate to health and safety violations. It is the intent to provide the Commission with a proposed rendering of the intended rebuild project. After the demolition and abatement is complete, further plans for redevelopment will be made and presented to the appropriate city entity for approval.

Respectfully,

Prestigious Financial Solutions LLC

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

ACP-23-166 **Property Address:** 320 West Gambrell Street Lot 16

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

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

Owner(s) per Deed: Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia---D223103474---June 13, 2023

Owner(s) per TAD: Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia

Mailing Address: 12209 24th Avenue S, Burnsville, MN 55337

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

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **September 30, 2022**. This violation was **Citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **fifteen (15)** inspections by multiple officers since the inception of this case. **One (1)** citation **was** issued prior to the case being sent to Nuisance Abatement. An Administrative Search Warrant **was not** needed to enter the property. There have been **eight (8)** 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 **July 3, 2023** and expired on **July 13, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **August 7, 2023**. The last inspection was performed on **August 24, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$2,700.00**. 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 some progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on July 3, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since September 11, 2009.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **July 13, 2023**
Number of days since NAO expired: **45**

Date of BSC Meeting: **August 28, 2023**

\$60.00 per day x 45 days = \$2,700.00

(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: AUGUST 28, 2023**

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

Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia, 12209 24th Ave S, Burnsville, MN 55337
(Cert. # 9489009000276524757495);

Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia aka Martinez aka Arriola aka Monterroso,
12209 24th Ave S., Burnsville, MN 55337 (Cert. # 9489009000276524718809)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

ACP-23-167 **Property Address:** 320 West Gambrell Street Lot 17

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

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

Owner(s) per Deed: Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia---D223103474---June 13, 2023

Owner(s) per TAD: Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia

Mailing Address: 12209 24th Avenue S, Burnsville, MN 55337

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

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **April 27, 2023**. 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 **nine (9)** inspections by multiple officers since the inception of this case. **No citations were** issued prior to the case being sent to Nuisance Abatement. An Administrative Search Warrant **was not** needed to enter the property. There have been **five (5)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of items at no additional cost. The Nuisance Abatement Order was posted at the property on **July 3, 2023** and expired on **July 13, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **August 7, 2023**. The last inspection was performed on **August 24, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$2,700.00**. 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 some progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on July 3, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since September 11, 2009.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **July 13, 2023**
Number of days since NAO expired: **45**

Date of BSC Meeting: **August 28, 2023**

\$60.00 per day x 45 days = \$2,700.00

(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: AUGUST 28, 2023**

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

Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia, 12209 24th Ave S, Burnsville, MN 55337
(Cert. # 9489009000276524718755);

Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia aka Martinez aka Arriola aka Monterroso,
12209 24th Ave S., Burnsville, MN 55337 (Cert. # 9489009000276524718762)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

ACP-23-168 **Property Address:** 929 Brown Drive

Legal Description: SURVEY OF LOT 30, BLOCK 28, SOUTHLAND TERRACE 6TH FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-Y, PAGE 120, DEED RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 02865122 **Reference No(s).** 23-642443

Owner(s) per Deed: Crystal E. Paslay---D214214387---September 29, 2014

Owner(s) per TAD: Crystal E. Paslay

Mailing Address: 929 Brown Drive, Fort Worth, TX 76116

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

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **March 8, 2023**. 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 **thirteen (13)** inspections by multiple officers since the inception of this case. **One (1)** citation **was** issued prior to the case being sent to Nuisance Abatement. An Administrative Search Warrant **was** needed to enter the property. There have been **three (3)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **July 3, 2023** and expired on **July 13, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **August 7, 2023**. The last inspection was performed on **August 24, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$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 July 3, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since March 30, 2023.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **July 13, 2023**
Number of days since NAO expired: **45**

Date of BSC Meeting: **August 28, 2023**

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

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

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

Crystal E. Paslay, 929 Brown Drive, Fort Worth, TX 76116 (Cert. # 9489009000276524717024);
Jeremy R. Stroud, 929 Brown Drive, Fort Worth, TX 76116 (Cert. # 9489009000276524717031);
Demetrius Nelson, 910 Greenwood Blvd, SW, Issaquah, WA 98027 (Cert. # 9489009000276524717048);
Patrick Huddleston, 3528 Brandon Lane, Fort Worth, TX 76116 (Cert. # 9489009000276524717055);
Lienholders: Capital One, NA, 7601 Penn Avenue, So., Suite A-650, Minneapolis, MN 55423
(Cert. # 9489009000276524717062);
Texas Health Resources c/o DCM Services LLC, 1550 American Blvd., E., Suite 200, Bloomington, MN 55425
(Cert. # 9489009000276524717079)

Motion: _____ **Made by:** _____

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

From: [Demitrius Nelon](#)
To: [Stubenbordt, Annette](#)
Subject: 929 Brown Drive, Fort Worth, TX 76116
Date: Wednesday, August 16, 2023 11:52:48 AM

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

Annette,

Thank you for taking the time to explain the process regarding the notice to appear.

I forgot to mention my name was misspelled in the notice. I'm including my contact information below.

I live in Washington State:

Demitrius Nelon
910 Greenwood Blvd. SW
Issaquah, WA 98027

Mobile: (817) 312-2370

My mother, Crystal Paslay (the property owner) passed away on April 20th 2022. I have been working through the probate process remotely and just had my first appearance in court on August 1, 2023. We already went through an eviction process to remove everyone from the property, clean it up, and secure the property once. Unfortunately the property was broken into again, and people have been entering the property dumping trash everywhere inside and outside.

I am waiting for the final judgment to become the administrator of the estate. My brother Jeremy Stroud, and my sister Rachel Huddleston are the other two living heirs. The judge required me to get a bond (It has been purchased), and I have been informed once that has been filed with the court, I will be declared as the administrator for the estate.

I have a buyer lined up to purchase and rehabilitate the property. The sale will proceed as quickly as possible once I am named the administrator. The buyer intends to clean the property and completely rehabilitate the property at 929 Brown Drive, Fort Worth, TX 76116.

Please let me know if any documentation is required or would help to clarify the situation so we can proceed with the sale and subsequent rehabilitation as quickly as possible.

Thank you,
Demitrius Nelon

Sent from [Mail](#) for Windows

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

ACP-23-171 **Property Address:** 408 Fairview Street

Legal Description: Lot 20, DIXIE PLACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 831, Page 297, Deed Records of Tarrant County, Texas

SKEY No. 00724289 **Reference No(s).** 22-634806

Owner(s) per Deed: Gregory Bryan Fincher---Volume 7874, Page 1297---June 28, 1984

Owner(s) per TAD: Gregory B. Fincher

Mailing Address: 408 Fairview Street, Fort Worth, TX 76111

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

Council District No. 11

EVIDENTIARY REPORT:

This violation was identified on **August 27, 2022**. This violation was **Officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **sixteen (16)** inspections by multiple officers since the inception of this case. **No citation was** issued prior to the case being sent to Nuisance Abatement. An Administrative Search Warrant **was** needed to enter the property. There have been **four (4)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **July 3, 2023** and expired on **July 13, 2021**. A notice to appear for today's hearing was mailed and posted on the property on **August 7, 2023**. The last inspection was performed on **August 24, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$18,000.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that this property with the same owner, has been presented to the Building Standards Commission for the same violation, in 2012, 2018, and 2020, and after each case the property was abated by the City. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on July 3, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since January 23, 2006.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **July 13, 2023**
Number of days since NAO expired: **45**

Date of BSC Meeting: **August 28, 2023**

\$400.00 per day x 45 days = \$18,000.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ Made by: _____

2nd by: _____ Vote: _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

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

Gregory Bryan Fincher, 408 Fairview Street, Fort Worth, TX 76111 (Cert. # 9489009000276524758157);
Gregory Bryan Fincher aka Gregory Bryan Fincher Sr., 408 Fariview Street, Fort Worth, TX 76111
(Cert. # 9489009000276524758164);
Gregory B. Fincher, 408 Fariview Street, Fort Worth, TX 76111-4365 (Cert. # 9489009000276524758171);
Gregory B. Fincher Jr., 408 Fariview Street, Fort Worth, TX 76111-4365 (Cert. # 9489009000276524758188);
Gregory B. Fincher Jr., 3113 Las Vegas Trail, Apt. A, Fort Worth, TX 76116 (Cert. # 9489009000276524758195);
April Schelar, 5433 Bear Lane, Frederick, CO 80504 (Cert. # 9489009000276524758201);
April Schelar, 3203 Youngs Meadow Lane, Dickinson, TX 77539 (Cert. # 9489009000276524758218)

Motion: _____ **Made by:** _____

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

408 FAIRVIEW STREET ADMINISTRATIVE CIVIL PENALTY CASES

1-December 7, 2012-This property with the current owner was presented to the Building Standards Commission. The owner was assessed an Administrative Civil Penalty of \$1860.00 and ordered to abate the nuisance within 30 days. The owner was in attendance. The owner filed an appeal with the Appeals Board of the City of Fort Worth (no longer in existence).

March 28, 2013-The owner appealed the December 7, 2012 order to the Appeals Board of the City of Fort Worth and the Appeals Board upheld the Building Standards Commission order. The owner was in attendance. City abated the nuisance per the authority of the order, and lien filed.

2-February 26, 2018-This property with the current owner was presented to the Building Standards Commission. The owner was not assessed an Administrative Civil Penalty at this time and was ordered to abate the nuisance within 30 days. The owner was in attendance and did not file an Amendment to this order. City abated the nuisance per the authority of the order, and lien filed.

3-August 26, 2019-This property with the current owner was presented to the Building Standards Commission. The owner was assessed an Administrative Civil Penalty of \$300.00 per day for 27 days for a total of \$8,100.00 and ordered to abate the nuisance within 30 days. The owner filed an Amendment to this order. The owner was in attendance.

December 16, 2020-This property with the current owner was presented to the Building Standards Commission for an Amendment request from the owner for additional time to abate the nuisance and the removal of \$8,100.00 Administrative Civil Penalty. The Commission voted to deny the Amendment request. The owner was in attendance. City abated the nuisance per the authority of the order, and lien filed.

At this time, all liens and penalties assessed have not been paid.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

ACP-23-172 **Property Address:** 3216 NW 30th Street

Legal Description: UNDIVIDED ½ INTEREST DESCRIBED AS FOLLOWS: LOT 16, BLOCK 191 ROSEN HEIGHTS
SECOND FILING AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 204A, PAGE 153, PLAT RECORDS,
TARRANT COUNTY, TEXAS

KEY No. 00724289 **Reference No(s).** 22-634806

Owner(s) per Deed: Teresa Medina and Salvador C. Paez---D195052805---March 29, 1995

Owner(s) per TAD: Teresa Medina

Mailing Address: 3216 NW 30th Street, Fort Worth, TX 76106

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: AUGUST 28, 2023**

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

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

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

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

Owner(s) per TAD: Dana L. Meeks

Mailing Address: 8537 Trinity Vista Trail, Hurst, 76053

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

Council District No. 5

CASE BACKGROUND:

- This case was identified on **December 5, 2022** and was **citizen** initiated.
- The owner was present at the **May 22, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$200.00 per day for forty four (44) days for a total of \$8,800.00** and ordered the owner to abate the nuisance within **forty five (45) days**.
- The owner had until **July 6, 2023** to comply with the Order.
- The owner requested an amendment on **July 5, 2023 thirty (30) days** to abate the nuisance and a the removal of the **\$8,800.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **August 7, 2023**.
- **At this time, 50% of the violation has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: AUGUST 28, 2023**

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

Dana L. Meeks, 8537 Trinity Vista Trail, Hurst, TX 76053 (Cert. # 9489009000276524345777);
Dana L. Meeks, 6933 Fallbrook Court, Fort Worth, TX 76120 (Cert. # 9489009000276523345784);
Michael Channel, 113 Salted Nut Court, Lot 58, Springtown, TX 76082 (Cert. # 9489009000276524345791);
Michael Channel, 8537 Trinity Vista Trail, Hurst, TX 76053 (Cert. # 9489009000276524345807);
Lienholders: First Financial Bank, N.A., 745 Adams Drive, Weatherford, TX 76086
(Cert. # 9489009000276524345814);
First Financial Bank, N.A. c/o Trustee-Justin B. Cooper, 100 College Park Drive, Weatherford, TX 76086
(Cert. # 9489009000276524345821);
American Airlines Federal Credit Union, MD 2100, PO Box 619001, DFW Airport, Dallas, TX 75261
(Cert. # 9489009000276524345838);
American Airlines Federal Credit Union c/o Sr.Vice-President-Sean Gaven, MD 2100, PO Box 619001, DFW
Airport, Dallas, TX 75261 (Cert. # 9489009000276524345845)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 7/5/23 BSC Case No. ACP-23-113

Date of Order: May 22, 2023 Final Day to Comply with Order: July 6, 2023

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

Address of Property: 6933 Fallbrook Court

Owner Lienholder / Mortgagee Name: Dana Meeks

Owner Lienholder / Mortgagee Phone Number: (817) 975-6439

Owner Lienholder / Mortgagee Mailing Address: 6933 Fallbrook Court
Fort Worth, TX 76120

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

30 days plus ~~an~~ removal of civil penalty

Justification for Request: Tenants recently evicted continuing to
remove remaining items

Dana Meeks
Signature

7/5/2023
Date

Dana Meeks
Printed Name

6933 Fallbrook Court, Fort Worth
Address (including City/State/Zip) TX 76120

817.975.6439
Telephone Number

hubbard-meeks@sbcglobal.net
E-Mail Address

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

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

Owners, lienholders or duly authorized representatives having 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: 7/5/2023



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

May 23, 2022

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

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

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

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

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

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

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

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

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

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

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

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth in Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas**, and located on property more commonly known as **6933 Fallbrook Court, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until June 22, 2022 to comply with this Order.**

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

Administrative Civil Penalty

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

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

SIGNED this the 26th day of May, 2022.

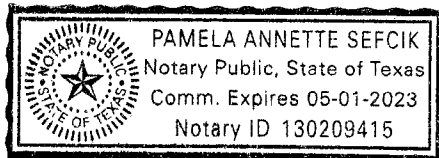


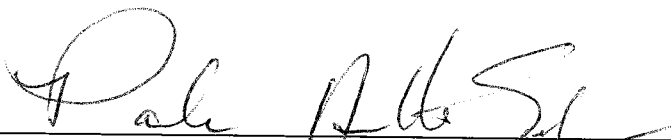
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

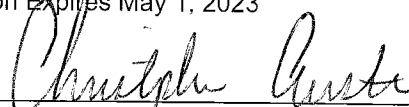
This instrument was acknowledged before me on this the 26th day of May, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.




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

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code



ORDER OF THE COMMISSION

Certified/Return Receipt Requested

August 22, 2022

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

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

Attached please find the Fort Worth Building Standards Commission Order of **August 22, 2022** for the property referenced herein. The Commission heard the request for an amendment and **granted the removal of the previously assessed Administrative Civil Penalty of \$4,500.00 (\$100.00 per day for forty five (45) days). No additional time was requested or granted as the nuisance has been abated.** You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal to Tarrant County District Court within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

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

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

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

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

WHEREAS on **May 23, 2022**, the Commission found from evidence presented at the public hearing that the Affected Property had an unlawful accumulation of items in violation of the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas local Government Code"; and

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

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

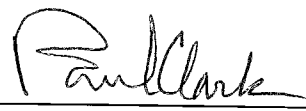
WHEREAS the Owner **did** appear at the Amendment request hearing; and

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

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

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

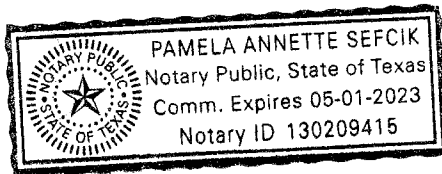
SIGNED this the 30th day of August, 2022.



Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

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



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

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

AFTER RECORDING RETURN TO:

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

A handwritten signature in cursive script, appearing to read "J. J.", written over a horizontal line.
Approved by Legal as to form and legality

A handwritten signature in cursive script, appearing to read "D. R.", written over a horizontal line.
Approved by Code



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

May 22, 2023

Certified/Return Receipt Requested

Dana L. Meeks
(Cert. # 9489009000276390578293)
8537 Trinity Vista Trail
Hurst, TX 76053

RE: 6933 Fallbrook Court aka Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas, ACP-23-113, Reference #22-638832, 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 **\$200.00 per day for forty four (44) days for a total of \$8,800.00.**
- Remove the items outlined in Section 11A-26 within **forty five (45) days** of the effective date of the Order.
- **Last day to comply with the Order is July 6, 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 July 6, 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: Dana L. Meeks, 6933 Fallbrook Court, Fort Worth, TX 76120 (Cert. # 9489009000276390578309); Michael Channel, 113 Salted Nut Court, Lot 58, Springtown, TX 76082 (Cert. # 9489009000276390578316); Michael Channel, 8537 Trinity Vista Trail, Hurst, TX 76053 (Cert. # 9489009000276390578323); Lienholders: First Financial Bank, N.A., 745 Adams Drive, Weatherford, TX 76086 (Cert. # 9489009000276390578330); First Financial Bank, N.A. c/o Trustee-Justin B. Cooper, 100 College Park Drive, Weatherford, TX 76086 (Cert. # 9489009000276390578347); American Airlines Federal Credit Union, MD 2100, PO Box 619001, DFW Airport, Dallas, TX 75261 (Cert. # 9489009000276390578354); American Airlines Federal Credit Union c/o Sr.Vice-President-Sean Gaven, MD 2100, PO Box 619001, DFW Airport, Dallas, TX 75261 (Cert. # 9489009000276390578361)

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-23-113**

On **May 22, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas, and located on property more commonly known as 6933 Fallbrook Court, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Two Hundred Dollars (\$200.00) per day for a total of Eight Thousand Eight Hundred Dollars (\$8,800.00)** 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 **Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas, and located on property more commonly known as 6933 Fallbrook Court, Fort Worth, Texas** within **forty five (45) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until July 6, 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 **July 6, 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.

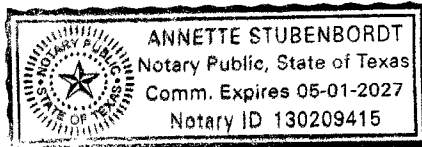
SIGNED this the 25th day of May, 2023.


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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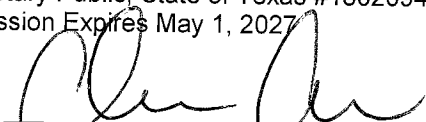
This instrument was acknowledged before me on this the 25th day of May, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

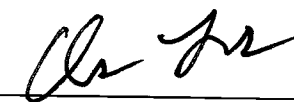



Annette Stubenbordt, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2027

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