



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

I. Call to Order

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

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

II. Review of previous month's minutes

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

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

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

IV. Recuse and Abstain

- a. Definitions
- b. Use of each

V. Request for future agenda items

- a. Any requests by Commissioners

VI. Adjournment

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

I. CALL TO ORDER

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

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

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM MARCH 27, 2023

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

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

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

IX. NEW CASES RESIDENTIAL

- a. **HS-23-86 (CD 8)** 916 Ash Crescent Street (Primary Structure) aka Property (including any improvements): The North 15 feet of Lot 3 and the South 37 feet of Lot 2, Block 57, Highlands to Glenwood Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 106, Page 100, Deed Records, Tarrant County, Texas. Property commonly known as 916 Crescent St., Fort Worth, TX 76104. Owner: Firstland Enterprises. Lienholder(s): We Buy All Real Estate, LLC and City of Fort Worth c/o Linebarger Goggan Blair & Sampson.
- b. **HS-23-87 (CD 3)** 5537 Humbert Avenue (Primary Structure) aka LOTS 19 AND 20, BLOCK 114, OF CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. Owner: Alice Walker. Lienholder(s): None.
- c. **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.
- d. **HS-23-90 (CD 6)** 3801 Wedgway Drive (Primary Structure) aka Lot 23, Block 38, WEDGEWOOD ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat of said Addition, recorded in Vol. 388-5, page 18, Deed Records of Tarrant County, Texas. Owner(s): Raymond Wladsworth and wife, Bettie Loise Wadsworth. Lienholder(s): None.
- e. **HS-23-91 (CD 5)** 5008 Collette Little Road (Primary Structure) aka BEING a 2.421 acre tract of land situated in the DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376, Tarrant County, Texas, and being all land describe in the deed to Alfred Leed Crane, Jr., and wife Margaret Louis Crane as recorded in Volume 6020, Page 943 of the Deed Records, Tarrant County, Texas, along with the all of the called 0.588 acres described at Tract 1 and all of the called 0.670 acres described as Tract II is a deed to Alfred Lee Crane, Jr., A/K/A A.L. Crane and wife, Margaret Louis Crane as described in Volume 10593, Page 557 of said Deed Records, and also being all of the land described in the deed to A.L. Crane and wife, Margaret Crane as recorded in Volume 4064, Page 600 of said Deed Records, and being more particularly described by metes and bounds. Owner: Jerimiah Nix. Lienholder: Hannah Funding LLC.

X. NEW CASE COMMERCIAL

- a. **HS-23-92 (CD 2)** 3327 Deen Road (Primary Structure) aka A part of the S. GILMORE SURVEY, Abst No. 580, Tarrant County, Texas aka GILMORE, SEBURN SURVEY Tract 2C aka GILMORE, SEBURN SURVEY ABSTRACT 580 TRACT 2C. Owner: Templo Bethesda Asambleas De Dios, Inc. Lienholder(s): None.

XI. NEW HISTORIC CASE RESIDENTIAL

- a. **HS-23-59 (CD 8)** 975 East Pulaski Street (Primary Structure) aka Lot 13, Block 4, Guertler Subdivision of Lots 7, 8 and 9, Block 4, Evans South Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Rickey Waller. Lienholder(s): None.

XII. CONTINUED NEW CASE RESIDENTIAL

- a. **HS-23-74 (CD 2)** 2319 Roosevelt Avenue (Accessory Structure Only) aka LOT 9 BLOCK 31, ROSEN HEIGHTS ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 56, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Sergio Castorena and wife, Gregoria Castorena. Lienholder(s): Propel Financial Services, LLC, Office of the Attorney General, Rosa Cabrera, and Hao Wei Hsu.

XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-94 (CD 8)** 6404 Winn Street aka LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Stephen A. Seate and wife, Cynthia Emily Long Seate. Lienholder(s): None.
- b. **ACP-23-95 (CD 8)** 2839 Avenue G aka LOT 21, BLOCK 31, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Manuel Luna Jr. Lienholder(s): None.
- c. **ACP-23-96 (CD 9)** 3028 College Avenue aka LOT 17, BLOCK 28, SOUTH HEMPHILL HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 132, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Jimmie Maldonado and wife, Julia Maldonado. Lienholder(s): None.
- d. **ACP-23-97 (CD 9)** 4916 Stanley Avenue aka Being Lot 20, in Block 29, of SEMINARY HILL, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 310, Page 45, of the Map Records of Tarrant County, Texas. Owner(s): Jorge Luis Calvillo and Liliana Menchaca-Ramirez. Lienholder(s): Robert Woolley Family Trust and Albino Brothers LLC DBA Dueno a Duendo II, LLC.
- e. **ACP-23-98 (CD 8)** 1827 East Daggett Avenue aka Lot 21 and the East ½ of Lot 22, Block 46, GLENWOOD ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 63, Page 77, Deed records, Tarrant County, Texas. Owner: Billy Francis. Lienholder(s): None.
- f. **ACP-23-101 (CD 3)** 5135 Kilpatrick Avenue aka LOTS 17 AND 18, BLOCK 74, CHAMBERLAIN ARLINGTON HEIGHTS, 2ND FILING, FORT WORTH, TARRANT COUNTY, TEXAS, more commonly known as 5135 Kilpatrick Ave, Fort Worth, TX 76107. Owner: 786Secured Partners Inc. Lienholder(s): None.

XIV. AMENDMENT CASES RESIDENTIAL

- a. **HS-23-35 (CD 5)** 2818 Avenue K (Primary Structure) aka Lot 5, Block 93, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas. Owner: Van T. McGraw aka Van Tonnnette McGraw. Lienholder(s): Internal Revenue Service, Custom Corporation, and Linebarger Goggan Blair & Sampson LLP.
- b. **HS-23-36 (CD 8)** 957 East Harvey Avenue (Primary Structure) aka Lot Number Sixteen (16) in Block Number Twenty-Nine/SOUTHLAND, being a revision of Blocks 24 through 41, HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 310, Page 11, Plat Records, Tarrant County, Texas. Owner(s): Preston Ennis and wife, Doris Nell Ennis. Lienholder(s): None.

XV. AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

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

XVI. EXECUTIVE SESSION

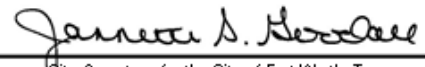
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

XVII. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Monday, April 10, 2023 at 3:25 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, MARCH 27, 2023
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order: Pre-Meeting started at 9:02 A.M.

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

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

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

II. Swear in Jennifer Ferguson to the Building Standards Commission

III. Review of previous month's minutes

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

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

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

V. Request for future agenda items

- a. Any requests by Commissioners

VI. Adjournment

- Jennifer Ferguson was sworn in to the Building Standards Commission.
- No discussion or corrections for the February 27, 2023 Minutes.
- Mr. Kerpoe nominated Mr. Lindsay as the Acting Vice-Chairman for today's meeting in the absence of Mr. Black, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
- Mr. Joshua Lindsay is the Acting Vice-Chairman for today's meeting.
- Chairman Clark ask for a discussion on Recuse and Abstain to be on the April 24, 2023 agenda.
- **Chairman Clark adjourned Pre-Meeting at 9:123 A.M.**

**REGULAR MEETING AT 9:30 A.M., ON MONDAY, FEBRUARY 27, 2023
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER: REGULAR MEETING STARTED AT 9:30 A.M.

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

II. PLEDGE OF ALLEGIANCE

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

III. SWEAR IN JENNIFER FERGUSON TO THE BUILDING STANDARDS COMMISSION

- Jennifer Ferguson was publicly sworn in to the Building Standards Commission.

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

- Mr. Lindsay moved to accept the February 27, 2023 Minutes, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.

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

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

VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)

- There was no interpreter for today's meeting.

VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

- All citizens and staff in attendance were sworn in by Chairman Clark.

VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA

- Withdraw- New Case Residential:** HS-23-77---2349 Carruthers Drive (Primary Structure); **Administrative Civil Penalty Cases Residential:** ACP-23-46---6405 Ava Court Drive, ACP-23-80---3800 Wren Avenue, ACP-23-81---6409 Craig Street, ACP-23-83---3144 Livingston Avenue.
- Mr. Lindsay moved to grant the City's request to Withdraw the 5 cases read into record by Executive Secretary Annette Stubenbordt, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.

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

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

X. NEW CASES RESIDENTIAL

- a. **HS-23-70 (CD 8)** 2329 Glencrest Drive (Primary Structure) aka BEING THE WEST 90 FEET OF LOT 17, BLOCK 3, GLENCREST WEST SUBDIVISION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in the plat records of Tarrant County, Texas, and being more commonly known as 2329 Glencrest Drive, Fort Worth, Texas. Owner(s): Jerry White and wife, Linda White. Lienholder: VD McCray. **Linda White, an owner, appeared for this case.**
- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
 - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
- b. **HS-23-71 (CD 4)** 3400 Mesquite Road (Primary Structure and Accessory Structure) aka All that certain tract or parcel of land out of the J.C. McCOMAS SURVEY in the City of Fort Worth, in Tarrant County, Texas (referred to as th5 (spelling verbatim to deed) East ½ of Tract 4-H of the McComas Survey) and being part of a certain 12.5 acre tract of said Survey described in deed recorded in Vol.1704, Page 86, Deed Records, Tarrant County, Texas. Owner(s): William Hugh Bowles and wife, Betty Jean Bowles. Lienholder(s): None. **Katie Bunyavong, wife of the owner per Tarrant Appraisal District, owner, appeared for this case.**
- David Bunyavong is the owner per Tarrant Appraisal District and has a lease to own agreement with the owners. Mr. Bunyavong appeared, he did not complete an appearance form, and **authorized Katie Bunyavong, his wife, to speak on his behalf.**
 - Mr. Lindsay moved to declare the structures substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structures within ninety (90) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
- c. **HS-23-72 (CD 5)** 313 Clairemont Avenue (Primary Structure) aka Lot 7, Block 6, TURNER'S SUBDIVISION OF BEACON HILL ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 49, Deed Records of Tarrant County, Texas. Owner: Terry W. Gibbons. Lienholder(s): None. **No one appeared for this case.**
- Ms. Ferguson moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
 - Ms. Ferguson moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
- d. **HS-23-73 (CD 3)** 5909 Locke Avenue (Accessory Structure Only) aka Lots 5 and 6, Block 29, CHAMBERLIN ARLINGTON ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 71, Deed Records of Tarrant County, Texas. Owner: Era Radosta Smith. Lienholder(s): None. **Era Smith, the owner, appeared for this case.**
- Ms. Ferguson moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
 - Ms. Ferguson moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
- e. **HS-23-74 (CD 2)** 2319 Roosevelt Avenue (Accessory Structure Only) aka LOT 9 BLOCK 31, ROSEN HEIGHTS ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 56, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Sergio Castorena and wife, Gregoria Castorena. Lienholder(s): Propel Financial

Services, LLC, Office of the Attorney General, Rosa Cabrera, and Hao Weu Hsu. **Sergio Castorena, an owner, appeared for this case.**

- Mr. Lindsay moved to Continue this case to the April 24, 2023 Building Standards Commission meeting so Mr. Castorena could have the assistance of an interpreter, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
- f. **HS-23-75 (CD 9)** 1410 West Felix Street (Accessory Structure Only) aka Lot L-R, Block 26, HUBBARD HIGHLANDS, an Addition to the City of Fort Worth, Tarrant County, Texas, as per plat recorded in Volume 388-Q, page 63 of the Plat Records of Tarrant County, Texas. Owner: Joan Christian. Lienholder(s): None. **Joan Christian Windom, the owner, and Sherry Windom, an interested party, appeared for this case. Ms. Joan Windom did not give testimony and authorized her daughter Sherry to speak on her behalf.**
- Mr. Juarez moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
 - Ms. Juarez moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
- g. **HS-23-76 (CD 5)** 1700 South Hughes Avenue (Primary Structure) aka Lot H of a revision of Lots 7 and 8, Block 4, College Heights Addition, First Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat of same recorded in Volume 388-F, Page 503, Plat Records of Tarrant County, Texas. Owner: Vincent Harris. Lienholder: SCF Jake LP; Tehillim Properties, LLC. **Vincent Harris, the owner, and Bryan Hull, an agent for the owner, appeared for this case. Mr. Harris did not give testimony and authorized Mr. Hull to speak on his behalf.**
- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
 - Ms. Kerpoe moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-78 (CD 5)** 4324 East Rosedale Street aka Lot 4, Block 5, College Heights, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, page 47, Deed Records of Tarrant County, Texas, save and except the North 10 feet. Owner: Mary Plunkett aka Mrs. Mary Mitchell. Lienholder(s): None. **Georgia Phillips, an heir, appeared for this case.**
- Mr. Lindsay moved to not assess an Administrative Civil Penalty at this time, second by Ms. Ferguson. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
 - Mr. Lindsay moved to order the owner to abate the nuisance within sixty (60) days, second by Ms. Ferguson. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
- b. **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 Donaille Williams, heirs, and Lisa Littlejohn, an interested party, appeared for this case.**
- Ms. Ferguson moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.

- Ms. Ferguson moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
- c. **ACP-23-84 (CD 5)** 3414 Bideker Avenue aka Lot 4, Block 22 Englewood Heights Addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 310, Page 67, C.R.T.C.T. Owner: Jim E. Kennard. Lienholder(s): None. **Jim Kennard, the owner, and Mark Kennard, an interested party, appeared for this case. Jim Kennard did not give testimony and authorized his son Mark to speak on his behalf.**
- Mr. Juarez moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
 - Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
- d. **ACP-23-85 (CD 9)** 3418 Bideker Avenue aka Lot 5, Block 22 Englewood Heights 2nd Filing Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Jim E. Kennard. Lienholder(s): None. **Jim Kennard, the owner, and Mark Kennard, an interested party, appeared for this case. Jim Kennard did not give testimony and authorized his son Mark to speak on his behalf.**
- Mr. Juarez moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.
 - Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Lindsay, Mr. Unell, and Mr. Juarez absent.

XII. AMENDMENT CASE RESIDENTIAL

- a. **HS-23-41 (CD 5)** 2217 Christine Avenue (Accessory Structure Only) aka Lot 29 A-B, Block 3, AVALON HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 309, Page 77, Plat Records, Tarrant County, Texas. Owner: Cornelio Galindo Hernandez and wife, Carolina Hernandez. Lienholder(s): None. **Cornelio Hernandez, an owner, appeared for this case.**
- Mr. Kerpoe moved to grant the amendment request for an additional thirty (30) days to repair or demolish the structure, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.

XIII. AMENDMENT CASE COMMERCIAL

- a. **HS-23-43 (CD 4)** 1050 North Beach Street (Primary Structure) aka LOT 1-B, BLOCK 1, GREEN ACRES ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT RECORDED IN VOLUME 388/182, PAGE 90, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: ARC CafeHld001, LLC. Lienholder: Wells Fargo Foothill, LLC. **Andrew Lehner, an agent for the owner, and Naomi Dillard, an interested party, appeared for this case.**
- Mr. Lindsay moved to deny the amendment request, second by Ms. Ferguson. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.

XIV. AMENDMENT CASES ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

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

- Ms. Ferguson moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$2,250.00, second by Mr. Juarez. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
 - No additional time was requested or granted.
- b. **ACP-23-45 (CD 5)** 4605 Avenue M aka 4605 M Avenue aka Lot 21, Block 1, South Eastlawn Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 1608, Page 429, Plat Records, Tarrant County, Texas. Owner: Willie Roberts. Lienholder(s): None. **No one appeared for this case.**
- Mr. Juarez moved to deny the amendment request, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.

XV. CONTINUED AMENDMENT CASES ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-23-28 (CD 9)** 4905 Gordon Avenue aka Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Lot 2 Block 29 with the exception of 6 feet extending from the south boundry of the lot to a duplex addressed as 4909 Gordon Ave. this easement which had been encroached by Lot 3 of block 29 having taken place for more than 50 years prior to a corrected deed execututed on October 10, 2006. Owner: Jewish Festival and Memorial Gardens, Inc. Lienholder(s): None. **No one appeared for this case.**
- This case was continued from the March 27, 2023 Building Standards Commission meeting so Mr. Steven Hays, who appeared for the case on that date, could provide documentation authorizing him to represent the owner.
 - Mr. Steven Hays was present, did not complete an appearance form to speak on this case, and stated to City staff that he did not have Power of Attorney.
 - It was determined that the Amendment request was not submitted by the owner, lienholder, mortgagee, or duly authorized representative having power of attorney as it was submitted by Steven Hays.
 - Mr. Juarez moved to refuse to hear the Amendment request, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.
- b. **ACP-23-29 (CD 9)** 4909 Gordon Avenue aka Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Legal per D.C. Case 236-D10544-16: ACCT. NO. 07869053; Lot 3, Block 29, out of the Seminary Hill Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D213045587, of the Tarrant County Deed Records. Owner: Hill of Peace Legal Services, Inc. Lienholder(s): Midge Ellis and Darlene Hay Fazzio. **Steven D. Hays, appeared for this case. Mr. Hays selected the “agent for the owner” option on the appearance form.**
- This case was continued from the March 27, 2023 Building Standards Commission meeting so Mr. Steven Hays, who appeared for the case on that date, could provide documentation authorizing him to represent the owner.
 - Mr. Steven Hays submitted a Power of Attorney to the Commission for review.
 - It was determined Assistant City Attorney Amar Thakrar that the document submitted by Mr. Hays was not a legal Power of Attorney.
 - It was then determined that the Amendment request was not submitted by the owner, lienholder, mortgagee, or duly authorized representative having power of attorney as it was submitted by Steven Hays.
 - Mr. Juarez moved to refuse to hear the Amendment request, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent.

XVI. EXECUTIVE SESSION

- No session was conducted.

XVII. ADJOURNMENT

- Mr. Kerpoe moved to adjourn the regular meeting, second by Mr. Lindsay. MOTION CARRIED 5-0 with Position 2 vacant, and Mr. Black, Mr. Unell, and Mr. Walker absent
- **Regular meeting adjourned at 2:13 P.M.**

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

HS-23-86 **Property Address:** 916 Ash Crescent Street (Primary Structure)

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

Legal Description: Property (including any improvements): The North 15 feet of Lot 3 and the South 37 feet of Lot 2, Block 57, Highlands to Glenwood Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 106, Page 100, Deed Records, Tarrant County, Texas. Property commonly known as 916 Crescent St., Fort Worth, TX 76104

SKEY No. 01225855 **Reference No(s).** 23-643135

Owner(s) per Deed: Firstland Enterprises LLC---D222013057

Owner(s) per TAD: Firstland Enterprises LLC

Mailing Address: 5271 Woodfield Drive, Grand Prairie, TX 75052

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **February 10, 2023.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **On or about February 9, 2023**
- Notices: **2/10/2023, 3/2/2023, and 3/23/2023.**
- No active permits on file.
- Structure is **vacant and was secure by City on March 1, 2023.**
- Inspection was conducted on **April 12, 2023 from front of the property.**
- Current owner's deed was recorded **January 14, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **April 6, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Fire damage throughout the structure
 - Roof partially missing and remaining roof is collapsing
 - Wall studs are charred
 - Charred ceiling joists and roof rafters
 - Interior walls missing from fire damage
 - Subfloor fire damaged with holes
 - Fire damaged electrical system
 - Accumulation of debris from fire
- 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.

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

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

Firstland Enterprises LLC, 5271 Woodfield Drive, Grand Prairie, TX 75052 (Cert. # 9489009000276390548074);
Firstland Enterprises LLC, 30 N. Gould Street, Suite R, Sheridan WY 82801 (Cert. # 9489009000276390551166);
Firstland Enterprises LLC c/o Registered Agent-John Allen, 2101 Cedar Springs Road, Suite 1050, Dallas, TX 75201-2165 (Cert. # 9489009000276390551173);
Firstland Enterprises LLC c/o Member-Justin Aguaze, 6012 Westridge Lane, Apt 606, Fort Worth, TX 76107 (Cert. # 9489009000276390551180);
Firstland Enterprises LLC c/o Member-Justin Aguaze, 5271 Woodfield Drive, Grand Prairie, TX 75052 (Cert. # 9489009000276390551197);
Firstland Enterprises LLC c/o Member-Justin Aguaze, 2720 Gillespie Court, Grand Prairie, TX 75052 (Cert. # 9489009000276390551203);
Firstland Enterprises LLC c/o Member-Justin Aguaze, 4787 Palmbrooke Circle, West Palm Beach, FL 33417 (Cert. # 9489009000276390551210);
Lienholders: We Buy All Real Estate, LLC, 207 W. College Street, Lewisville, TX 75057 (Cert. # 9489009000276390551227);
We Buy All Real Estate, LLC, 500 N. Central Expwy., Plano, TX 75074 (Cert. # 9489009000276390551234);
We Buy All Real Estate, LLC c/o Trustee-Wade Kricken, 500 N. Central Expwy., Plano, TX 75074 (Cert. # 9489009000276390551241);
City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276390551258);
City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, Attn: Barbara M. Williams, 100 Throckmorton, Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276390551265)

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **04/12/2023**

INSPECTION INFORMATION

Address **916 Ash Crescent St.**

Number of Stories

Legal Description: Block **57** Lot **S37'2** Case No. **23-643135** Tax Acct No. **01225855**

☐ 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"/>	Structure fire damaged
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and damaged
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and remaining studs charred
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof partially missing and collapsing
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subfloors charred with holes
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing from fire
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire damaged electrical system
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged
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

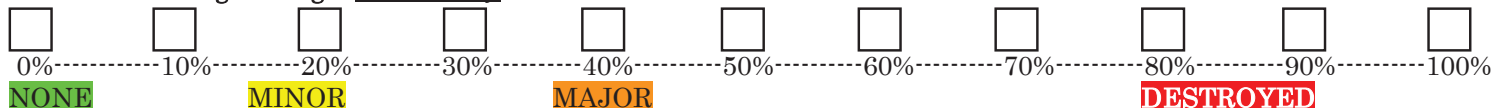
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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: APRIL 24, 2023**

HS-23-87 **Property Address:** 5537 Humbert Avenue (Primary Structure)

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

Legal Description: LOTS 19 AND 20, BLOCK 114, OF CHAMBERLIN ARLINGTON HEIGHTS, SECOND
FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SKEY No. 00513385 **Reference No(s).** 23-643135

Owner(s) per Deed: Alice Walker---D202216208

Owner(s) per TAD: Alice Walker Estate

Mailing Address: 5537 Humbert Avenue, Fort Worth, TX 76107

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

Council District No. 3

CASE BACKGROUND:

WITHDRAW---NEW OWNER

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

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

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

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

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

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

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

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

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **10/14/2022.**
- This case was initiated by: **Officer Navarro Cruz.**
- Fire Date: **3/13/2023.**
- Notices: **4/6/2023.**
- No active permits on file as of **April 21, 2023.**
- Primary Structure (504) is **vacant and open.**
- Accessory Structure 1 (502-East of 504) is **vacant and secure.**
- Accessory Structure 2 (2 Story Garage North of 502) is **vacant and secure.**
- An Administrative Search Warrant was served on **April 12, 2023 without the owner present.**
- Notice to appear at today's hearing was mailed and posted on the property on **April 6, 2023.**

- The Primary Structure (504) is currently in a substandard and hazardous condition due to:
 - Severe fire damage throughout structure
 - All windows and doors are broken and or missing with fire damaged frames
 - Interior has significant smoke and fire damage to walls, ceilings, and floors
- Accessory Structure 1 (502-East of 504) is currently in a substandard and hazardous condition due to:
 - Major fire damage to the roof
 - Partial roof collapse and framing collapse
 - Interior has significant charring to interior walls and ceiling
 - Water damaged flooring
 - All fixtures, outlets, and switches are fire damaged with exposed and wiring
 - Accumulation of fire damaged furniture and household items
- Accessory Structure 2 (2 Story Garage North of 502) is currently in a substandard and hazardous condition due to:
 - Exterior walls are damaged and have missing siding
 - Interior of the garage has rotted headers and framing support
 - Main entry door is damaged with broken framing
 - Second story landing has rotted decking
 - Water damaged floors and walls
 - Accumulation of litter and damaged household items
- There are other conditions that contribute to these structures being in violation of Minimum Building Standards and they can be found on the included structure inspection reports.

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

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

25th and Ross Manifest Abundance, 1850 9th Street, Santa Monica, CA 90404-4502, Fort Worth, TX 76107 (Cert. # 9489009000276390551326);

25th and Ross Manifest Abundance LLC c/o President-Robert Petzold, 1850 9th Street, Santa Monica, CA 90404-4502 (Cert. # 9489009000276390551333);

25th and Ross Manifest Abundance LLC c/o Partner/Manager-Jose Naploeon Canizales, 11701 Montana Avenue, Apt. 301, Los Angeles, CA 90049 (Cert. # 9489009000276390551340);

25th and Ross Manifest Abundance LLC c/o Partner/Manager-Jose Naploeon Canizales, 11660 Chenault Street, Apt. 116, Los Angeles, CA 90049 (Cert. # 9489009000276390551357);

25th and Ross Manifest Abundance LLC c/o Partner/Member-Anna Laspisa, 11660 Chenault Street, Apt. 116, Los Angeles, CA 90049 (Cert. # 9489009000276390551364);

25th and Ross Manifest Abundance LLC c/o Partner/Member-Anna Laspisa, 197 East 3rd Street, Apt. 11, New York, NY 10009 (Cert. # 9489009000276390551371);

25th and Ross Manifest Abundance LLC c/o Registered Agent-United States Corporation Agents, Inc., 12301 Research Park, Bldg. 4, Suite 200, Austin, TX 78759 (Cert. # 9489009000276390551388);

Lienholders: Glenn Alegre and Cynthia Alegre, 33857 Augusta Circle, Oak Glen, CA 92399 (Cert. 9489009000276390551395)

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Scott Castillo- (504) Primary**

Date/Time **April 11, 2023 2:00PM**

INSPECTION INFORMATION

Address **504 NW 25th Street AKA ELLIS, M G ADDITION**

Number of Stories **1**

Legal Description: Block **25** Lot **1&2** Case No. **22-633436** Tax Acct No. **00829986**

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred wood and sheetrock
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire, smoke damage
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred rafters, ceiling tiles
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire, smoke and water damage
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Broken glass, with shards
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Structure is vacant and open

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

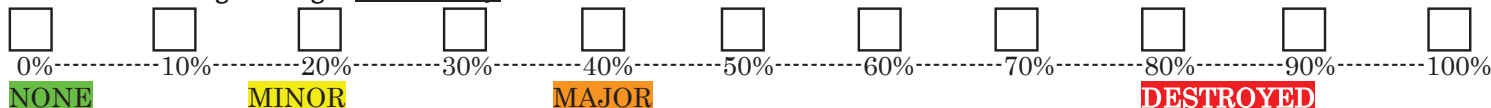
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
6. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
7. 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.
8. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **S. Castillo- (502) Accessory 1 East of 504**

Date/Time **April 11, 2023 2:00PM**

INSPECTION INFORMATION

Address **504 NW 25th Street AKA Ellis M G Addition**

Number of Stories **1**

Legal Description: Block **25** Lot **1&2** Case No. **22-633436** Tax Acct No. **00829986**

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

MINOR MODERATE SEVERE

COMMENTS

Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage on back portion
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe fire damage
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred rafters, joists
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsing
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Large Holes
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire, smoke and water damage
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken glass, with shards
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Health Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accumulation of discarded household items

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

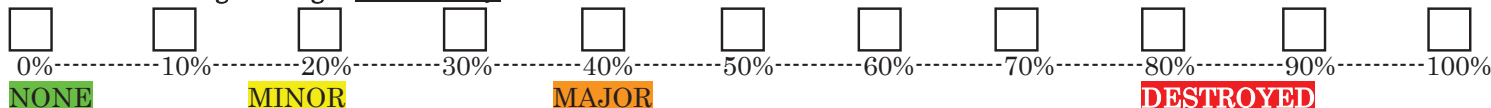
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
6. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
7. 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.
8. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **S. Castillo- Accesory 2 North- 2 Story Garage Apt**

Date/Time **April 11, 2023 2:00PM**

INSPECTION INFORMATION

Address **504 NW 25th Street AKA ELLIS, M G ADDITION**

Number of Stories **2**

Legal Description: Block **25** Lot **1&2** Case No. **22-633436**

Tax Acct No. **00829986**

☐ Exterior Only

☒ Interior & Exterior

CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

MINOR MODERATE SEVERE

COMMENTS

Fire Damage

☐
☐
☐

Exterior Walls

☐
☒
☐

Interior Walls

☐
☐
☒

Roof

☐
☐
☐

Ceilings

☐
☐
☒

Foundation

☐
☐
☐

Floor

☐
☐
☐

Doors/Windows

☐
☐
☒

Electrical

☐
☐
☒

Plumbing

☐
☐
☒

Gas

☐
☐
☒

Health Hazards

☐
☒
☐

Missing siding

Missing sheetrock, holes

Charred, deteriorated and exposed on 1st Floor

Broken glass, with shards

Missing

Missing

Missing

Accumulation of discarded household items

STATUS

☐ Open

☒ Vacant

☒ Secured

☐ Secured (City)

☐ Tenant Occupied

☐ Owner Occupied

STRUCTURE USE

☐ Single Family

☐ Two Family

☐ Commercial

☒ Accessory

FOUNDATION

☐ Poured Concrete

☐ Stem Wall

☒ Pier & Beam

EXTERIOR

☒ Frame

☐ Brick

☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

ADDITIONAL OBSERVATIONS

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

PERMITS REQUIRED*

☒ Building

☒ Mechanical

☒ Plumbing

☒ Electrical

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

Estimated Building Damage (HCLC Only)

☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐

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

NONE

MINOR

MAJOR

DESTROYED

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
6. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
7. 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.
8. 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: APRIL 24, 2023**

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

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

Legal Description: Lot 23, Block 38, WEDGEWOOD ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat of said Addition, recorded in Vol. 388-5, page 18, Deed Records of Tarrant County, Texas

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

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

Owner(s) per TAD: Raymond Wadsworth

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

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

Council District No. 6

CASE BACKGROUND:

- Case Originated: **January 17, 2023.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **January 17, 2023.**
- Notices: **3/4/2023 and 3/24/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **April 11, 2023 without the owner present.**
- Current owner's deed was recorded **January 14, 1972.**
- Notice to appear at today's hearing was mailed and posted on the property on **April 6, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Fire damage throughout the structure
 - Roof is fire damaged and missing
 - Charred ceiling joists and roof rafters
 - Fire damaged walls
 - Fire damaged electrical system
- 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.

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

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

Raymond Wadsworth and wife, Bettie Loise Wadsworth, 3801 Wedgway Drive, Fort Worth, TX 76133
(Cert. # 9489009000276390551012);
Raymond Wadsworth and Bettie Loise Wadsworth Estates, 3801 Wedgway Drive, Fort Worth, TX 76133
(Cert. # 9489009000276390551029);
Raymond Wadsworth, 3801 Wedgway Drive, Fort Worth, TX 76133 (Cert. # 9489009000276390551036);
Raymond Wadsworth and Bettie Loise Wadsworth Estates c/o Independent Executor-Michael Earl Wadsworth,
1704 Tobie Layne Street, Benbrook, TX 76126 (Cert. # 9489009000276390551043);
Raymond Wadsworth and Bettie Loise Wadsworth Estates c/o Independent Executor-Michael Earl Wadsworth,
3801 Wedgway Drive, TX 76133 (Cert. # 9489009000276390551050);
Linda Wadsworth Boyett aka Linda Raye Wadsworth, 3801 Wedgway Drive, Fort Worth, TX 76133
(Cert. # 9489009000276390551067);
Linda Wadsworth Boyett aka Linda Raye Wadsworth, 4404 Cockrell Avenue, Fort Worth, TX 76133
(Cert. # 9489009000276390551074);
Kathy Wiseman aka Bettie Kathleen Wadsworth, 6005 Wisen Avenue, Fort Worth, TX 76133
(Cert. # 9489009000276390551081)

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A Alexander**

Date/Time **April 11, 2023**

INSPECTION INFORMATION

Address **3801 Wedgway Dr.** Number of Stories **1**
 Legal Description: Block **38** Lot **23** Case No. **23-640906** Tax Acct No. **03335046**
☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage throughout the structure
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and damaged from fire
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged and missing
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical system fire damaged
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Accumulation of furniture and debris

STATUS

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☒ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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

ADDITIONAL OBSERVATIONS

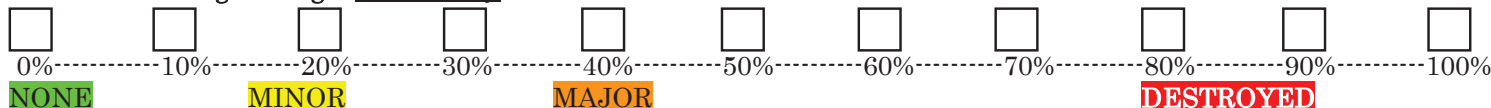
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

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

HS-23-91 **Property Address:** 5008 Collett Little (Primary Structure)

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

Legal Description: BEING a 2.421 acre tract of land situated in the DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376, Tarrant County, Texas, and being all land describe in the deed to Alfred Leed Crane, Jr., and wife Margaret Louis Crane as recorded in Volume 6020, Page 943 of the Deed Records, Tarrant County, Texas, along with the all of the called 0.588 acres described at Tract 1 and all of the called 0.670 acres described as Tract II is a deed to Alfred Lee Crane, Jr., A/K/A A.L. Crane and wife, Margaret Louis Crane as described in Volume 10593, Page 557 of said Deed Records, and also being all of the land described in the deed to A.L. Crane and wife, Margaret Crane as recorded in Volume 4064, Page 600 of said Deed Records, and being more particularly described by metes and bounds

SKEY No. 04162390 **Reference No(s).** 22-619057

Owner(s) per Deed: Jerimiah Nix---D2220973795

Owner(s) per TAD: Jerimia Nix

Mailing Address: 5008 Collett Little Road, Fort Worth, TX 76119

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

Council District No. 5

CASE BACKGROUND:

WITHDRAW---DEMOLISHED

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

HS-23-92 **Property Address:** 3327 Deen Road (Primary Structure)

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

Legal Description: A part of the S. GILMORE SURVEY, Abst No. 580, Tarrant County, Texas aka GILMORE, SEBURN SURVEY Tract 2C aka GILMORE, SEBURN SURVEY ABSTRACT 580 TRACT 2C

SKEY No. 03896226 **Reference No(s).** 23-642602

Owner(s) per Deed: Templo Bethesda Asambleas De Dios, Inc.---D202363731

Owner(s) per TAD: Templo Bethesda Asambleas De Dios, Inc

Mailing Address: PO Box 6826, Fort Worth, TX 76115-0826

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **January 25, 2023.**
- This case was initiated by: **Officer Navarro-Cruz.**
- Fire Date: **January 24, 2023.**
- Notices: **1/26/2023, 2/14/2023, and 3/10/2023.**
- Active Permits on file: **Razing Permit issued April 7, 2023.**
- Structure is **vacant and secure.**
- Inspection was conducted on **April 7, 2023 with Sarah Munoz, Church Trustee present.**
- Current owner's deed was recorded on **April 12, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **April 6, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severe fire damage and water damage throughout the structure
 - Partial collapse of roof into interior structure
 - Walls have insufficient support due to collapsed roof
 - Fire electrical system
- 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.

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

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

Templo Bethesda Asambleas De Dios, Inc., PO Box 6826, Fort Worth, TX 76115-0826
(Cert. # 9489009000276447506927);
Templo Bethesda Asambleas De Dios, Inc., 3327 Deed Road #B, Fort Worth, TX 76106
(Cert. # 9489009000276447506934);
Templo Bethesda Asambleas De Dios, Inc., 3327 Deed Road, Fort Worth, TX 76106
(Cert. # 9489009000276447506941);
Templo Bethesda Asambleas De Dios, Inc., 4804 Willow Bend Drive, Arlington, TX 76017
(Cert. # 9489009000276390548203);
Templo Bethesda Asambleas De Dios, Inc. c/o Bethesda Templo, PO Box 6826, Fort Worth,
TX 76115 (Cert. # 9489009000276390548210);
Templo Bethesda Asambleas De Dios, Inc. c/o Bethesda Templo, 3327 Deed Road, Fort Worth,
TX 76106 (Cert. # 9489009000276390548227);
Templo Bethesda Asambleas De Dios, Inc. c/o Director-Luis Campos, PO Box 6826, Fort Worth,
TX 76115 (Cert. # 9489009000276390548234);
Templo Bethesda Asambleas De Dios, Inc. c/o Director-Luis Campos, 3327 Deed Road, Fort Worth,
TX 76106 (Cert. # 9489009000276390548241);
Victor Munoz and Sarah Munoz, 1608 Jasper Street, Fort Worth, TX 76106 (Cert. # 9489009000276390548265);
Victor Munoz and Sarah Munoz, 4804 Willow Bend Drive, Arlington, TX 76017 (Cert. # 9489009000276390551098)

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Ian Sheadel**

Date/Time **April 7, 2023 10:00 AM**

INSPECTION INFORMATION

Address **3327 Deen Rd aka Gilmore, Seburn Survey Abstract 580 Tract 2C** Number of Stories **1**
 Legal Description: Block ☐ Lot ☐ Case No. **23-642602** Tax Acct No. **03896226**
☐ 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Insufficient support due to collapsed roof
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water and fire damage
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 ceiling including roof support
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	accumulation of fire damaged debris
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire/smoke damage
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire damaged with exposed wiring
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input 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)

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

CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

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

HS-23-59 **Property Address:** 975 East Pulaski Street (Primary Structure)

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

Legal Description: Lot 13, Block 4, Guertler Subdivision of Lots 7, 8 and 9, Block 4, Evans South Addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 01141260 **Reference No(s).** 18-494823

Owner(s) per Deed: Rickey Waller---D172098295

Owner(s) per TAD: Rickey Waller Estate

Mailing Address: 975 East Pulaski Street, Fort Worth, TX 76104

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **September 12, 2018.**
- This case was initiated by: **Officer Taylor.**
- Notices: **September 12, 2018.**
- No active permits on file.
- Structure is **vacant and secure.**
- Email from son Rickey Waller on **October 30, 2018 stating repairs would be completed by November 6, 2018.**
- Email from son Rickey Waller on **December 17, 2018 stating he needed more time to repair.**
- Email from son Rickey Waller on **January 28, 2019 stating he need more time to repairs due to recent bad weather.**
- HCLC Info: At the **September 9, 2019** Historic and Cultural Landmarks Commission meeting it was determined that the structure **COULD BE** reasonably rehabilitated.
- This case was presented at the **December 16, 2019 Building Standards Commission meeting.**
- On **December 16, 2019** the surviving spouse and both children were present when the Commission voted that the primary structure was substandard and hazardous and ordered the owner repair or demolish the primary structure within sixty (60) days, and if the owner failed to repair or demolish the primary structure within sixty (60) days the City of Fort Worth would be authorized to enter onto the property and demolish the primary structure and lien all costs associated.
- On **February 14, 2020, Alicia Waller, the owner's surviving spouse, filed an amendment request** in writing for an additional **one hundred eighty (180) days** to repair or demolish the structure.
- The amendment hearing was scheduled for the **March 23, 2020 meeting**, but due to the pandemic, the meeting was cancelled.
- On **September 15, 2020** a compliance agreement was sent to Rickey Waller but was not returned.
- Email from son Rickey Waller on **September 24, 2020 stating that work has stopped due to COVID 19.**
- HCLC Info: At the **December 12, 2022** Historic and Cultural Landmarks Commission meeting it was determined that the structure **CANNOT BE** reasonably rehabilitated.
- Current owner's deed was recorded **August 30, 1972.**
- Notice to appear at today's hearing was mailed and posted on the property on **April 6, 2023.**
- Administrative Search Warrant was served on **April 18, 2023 without the owner/heirs present.**
- This structure is currently in a substandard condition due to:
 - Rotten/deteriorated roof rafters
 - Holes in roof exposing interior to the elements
 - Missing and broken windows
 - Damaged interior walls with missing drywall
 - Missing floors with exposed flooring joints
 - Missing electrical wiring and plumbing including fixtures
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

Rickey Waller, 975 East Pulaski Street, Fort Worth, TX 76104 (Cert. # 9489009000276390548012);
Rickey Waller Estate, 505 Nightshade Drive, Arlington, TX 76018-1687 (Cert. # 9489009000276390548029);
Alicia B. Waller aka Alicia Bautista Waller, 505 Nightshade Drive, Arlington, TX 76018
(Cert. # 9489009000276390548036);
Alicia B. Waller aka Alicia Bautista Waller, 501 Nightshade Drive, Apt. BA, Arlington, TX 76018
(Cert. # 9489009000276390548043);
Maria Ivonne Waller aka Maria Ivonne Stokes, 505 Nightshade Drive, Arlington, TX 76018
(Cert. # 9489009000276390548050);
Rickey Lanzana Saa Waller aka Rickey L. Waller, 616 Nightshade Drive, Arlington, TX 76018
(Cert. # 9489009000276390548067)



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Homero Campos**

Date/Time **04/17/2023 10:00 am**

INSPECTION INFORMATION

Address **975 E Pulaski / GUERTLERS, SUBDIVISION Lot 13 Block** Number of Stories **1**
Legal Description: Block **13** Lot Case No. **18-494823** Tax Acct No. **01141260**
☐ 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"/>	Rotten/deteriorated siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing drywall/exposed framing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes on roof, deteriorated/missing shingles
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed/deteriorated roof rafters
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing floors, exposed flooring joists
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/broken windows
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 pipes/fixtures
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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

STRUCTURE USE

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

- ☐ Poured Concrete
☐ Stem Wall
☒ Pier & Beam

EXTERIOR

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

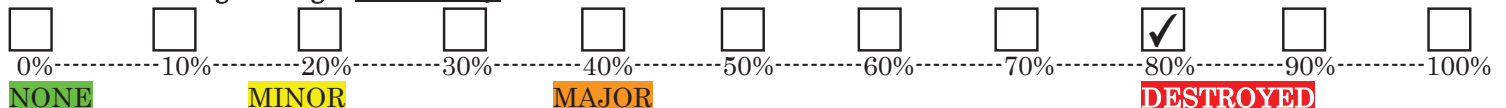
ADDITIONAL OBSERVATIONS

PERMITS REQUIRED*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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



December 29, 2022

Tiffany Taylor
200 Texas Street
Fort Worth TX 76102

RE: 975 E. Pulaski Street

Dear Ms. Taylor,

On **December 12, 2022** the Historic and Cultural Landmarks Commission (HCLC) considered the request for a determination as to whether the primary structure located at 975 E. Pulaski St. can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage and made the following determination:

That the structure located at 975 E Pulaski St cannot be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage and that a salvage plan of historic materials that are in sound condition should be completed and salvage undertaken prior to demolition of the structure.

Please contact the Development Services Department if you would like further direction regarding your application and the decision of the HCLC at (817) 392-8000.

Sincerely,

Justin Newhart
Historic Preservation Officer

DEVELOPMENT SERVICES

CITY OF FORT WORTH * 200 TEXAS STREET * FORT WORTH, TEXAS 76102-6311
CUSTOMER SERVICE 817-392-8000 * FAX 817-392-8016



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

December 16, 2019

Rickey Waller
(Cert. # 9489009000276121573603)
501 Nightshade Drive, Apt. BA
Arlington, TX 76018

RE: 975 East Pulaski Street (Primary Structure) aka Lot 13, Block 4, Guertler Subdivision of Lots 7, 8, and 9, Block 4, Evans South Addition to the City of Fort Worth, Tarrant County, Texas, HS-20-40, Reference #18-494823, NEW CASE HISTORIC RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **December 16, 2019** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structure within **sixty (60) days** of the effective date of the Order.
- **Last day to comply with the order is February 14, 2020.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **sixty (60) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on February 14, 2020.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the repair or demolition of the structure is complete you **must** contact the Code Compliance Department at (817) 879-4230 to schedule a final inspection.

CC: Rickey Waller, 501 Nightshade Drive, Arlington, TX 76018 (Cert. # 9489009000276121573610); Rickey Waller, 505 Nightshade Drive, Arlington, TX 76018 (Cert. # 9489009000276121573627); Rickey Waller, 616 Nightshade Drive, Arlington, TX 76018 (Cert. # 9489009000276121573634); Rickey C. Waller Estate, 501 Nightshade Drive, Apt. BA, Arlington, TX 76018 (Cert. # 9489009000276121573641); Rickey C. Waller Estate, 501 Nightshade Drive, Arlington, TX 76018 (Cert. # 9489009000276121573658); Rickey C. Waller Estate, 505 Nightshade Drive, Arlington, TX 76018 (Cert. # 9489009000276121573665); Rickey C. Waller Estate, 616 Nightshade Drive, Arlington, TX 76018 (Cert. # 9489009000276121573672); Rickey C. Waller Estate for Alicia B. Waller, 501 Nightshade Drive, Apt. BA, Arlington, TX 76018 (Cert. # 9489009000276121573689); Rickey C. Waller Estate for Alicia B. Waller, 501 Nightshade Drive, Arlington, TX 76018 (Cert. # 9489009000276121573696); Rickey C. Waller Estate for Ivonne Stokes, 505 Nightshade Drive, Arlington, TX 76018 (Cert. # 9489009000276121573702); Rickey C. Waller Estate for Rickey L. Waller, 616 Nightshade Drive, Apt. BA, Arlington, TX 76018 (Cert. # 9489009000276121573719)
Lienholder: Methodist Health System CC: 90840, Attn: CBO, PO Box 655999, Dallas, TX 75265 (Cert. # 9489009000276121573726)

Enclosures: BSC Order

Order Cover Letter (Repair/demolish)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-20-40**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **December 16, 2019** regarding the structure present on **Lot 13, Block 4, Guertler Subdivision of Lots 7, 8, and 9, Block 4, Evans South Addition to the City of Fort Worth, Tarrant County, Texas**, and more commonly known as **975 East Pulaski Street (Primary Structure) ("Affected Property")** in Fort Worth, Texas; and

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

WHEREAS notice of the public hearing was mailed to the Owner **twenty one (21)** days prior to the date of the hearing; and

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner repair or demolish the structure and remove the debris described as **Lot 13, Block 4, Guertler Subdivision of Lots 7, 8, and 9, Block 4, Evans South Addition to the City of Fort Worth, Tarrant County, Texas**, and more commonly known as **975 East Pulaski Street (Primary Structure) ("Affected Property")** in Fort Worth, Texas in conformance to the codes of the City within **sixty (60)** days of the effective date of this Order. Owner must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owner has until February 14, 2020 to comply with this Order.**

ANY MORTGAGEES OR LIEN HOLDERS OF RECORD have additional reasonable time in the amount of **thirty (30)** days to comply with the Ordered action should the Owner fail to comply within the time provided by this Order.

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structure, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **February 14, 2020**. After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at the address listed above.

IF THE STRUCTURE ON THE AFFECTED PROPERTY IS NOT REPAIRED IN CONFORMANCE TO THE CODES OF THE CITY OF FORT WORTH OR DEMOLISHED AND DEBRIS REMOVED IN THE TIME PRESCRIBED BY THIS ORDER, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER THE PROPERTY AND DEMOLISH THE STRUCTURE, WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the Owner fails to reimburse the City promptly for its expenses, the City will place a lien on the property for the amount owed, plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or the property for payment of any unpaid liens.

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

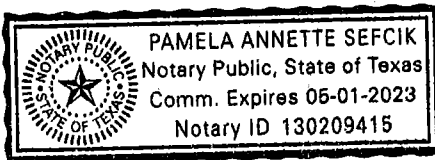
SIGNED this the 20th day of December, 2019.



Jared Sloane, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§


This instrument was acknowledged before me on this the 20th day of December, 2019 by Jared Sloane, Chairman of the Building Standards Commission of the City of Fort Worth.





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

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code



MARY LOUISE NICHOLSON
COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CITY OF FORT WORTH
CODE COMPLIANCE
818 MISSOURI AVE
FT WORTH, TX 76104

Submitter: CITY OF FORT WORTH/CODE
COMPLIANCE

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 12/26/2019 3:02 PM

Instrument #: D219296269

RON

4

PGS

\$27.00

By: Mary Louise Nicholson

D219296269

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



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

Date: February 14, 2020 _____ BSC Case No. HS-20-40
Date of Order: December 16, 2020 _____ Final Day to Comply with Order: February 14, 2020
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 975 E. Pulaski St. Fort Worth Texas 76014
Owner / Lienholder / Mortgagee Name: Alicia Waller
Owner / Lienholder / Mortgagee Phone Number: (817 _____) 680-5816
Owner / Lienholder / Mortgagee Mailing Address: 501 Nightshade Dr. Arlington, Texas

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 180 days

Justification for Request: _____

Additional time needed to secure funds and seek bids and obtain permits _____

Alicia B. Waller
Signature

2-14-2020
Date

Alicia Waller
Printed Name

501 Nightshade Dr. Arlington, Texas 76018
Address (including City/State/Zip)

817-680-5816
Telephone Number

Mrswaller501@gmail.com
E-Mail Address

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

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

** ID verified*

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

FOR OFFICE USE ONLY

RECEIVED BY: Annita Soria

RECEIVED DATE: 2/14/2020

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

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

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

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

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

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

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

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

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

Council District No. 2

CASE BACKGROUND:-

- Case Originated: **February 16, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **2/16/2022, 4/26/2022, and 2/8/2023.**
- No active permits on file **as of April 21, 2023.**
- Structure is **vacant and secure.**
- Inspection was conducted on **April 12, 2023, with permission from Sergio Castorena, the owner.**
- Current owner's deed was recorded on **July 13, 1992.**
- Notice to appear at today's hearing was mailed and posted on the property on **April 6, 2023.**
 - This structure is currently in a substandard and hazardous condition due to:
 - Rotted and exposed floor joist
 - Deteriorated rafter tails
 - Water-damaged ceiling due to interior leaks
 - Missing and deteriorated siding exposing
 - Rotted wall framing
 - Broken windows with glass shards remaining
 - Rotted wood on the door and window framing
 - Accumulation of household debris
- There are other conditions that contribute to this structure being in violation of the Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

Sergio Castorena and wife, Gregoria Castorena, 2319 Roosevelt Avenue, Fort Worth, TX 76164-76164-7749 (Cert. # 9489009000276447506514);
Sergio Castorena and wife, Gregoria Castorena, 3310 Roosevelt Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276447506521);
Sergio Castorena and wife, Gregoria Castorena, 1620 Belmont Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276447506538);
Jessica Castorena, 3310 Roosevelt Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276447506545);
Lienholders: Propel Financial Services, LLC, PO Box 100350, San Antonio, TX 78201 (Cert. # 9489009000276447506552);
Propel Financial Services, LLC c/o Hunter-Kelsey of Texas LLC dba Propel Tax, 211 East 7th Street, Suite 620, Austin, TX 78701-3218 (Cert. # 9489009000276447506569);
Propel Financial Services, LLC c/o Kohm & Associates, PC, 112 East Pecan, Suite 2810, San Antonio, TX 78205 (Cert. # 9489009000276447506576);
Office of the Attorney General, 6100 Western Place, Suite 405, Fort Worth, TX 76107 (Cert. # 9489009000276447506583);
Rosa Cabrera, 705 South Center Street, Apt 14, Arlington, TX 76010 (Cert. # 9489009000276447506590);
Hao Wei Hsu, 7336 Dogwood Park Drive, Suite A, Richland Hills, TX 76118 (Cert. # 9489009000276447506606);
Hao Wei Hsu, 2110 Wimbledon Drive, Arlington, TX 76017-2767 (Cert. # 9489009000276447506613)



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Scott Castillo**

Date/Time **04/17/2023 12:10 PM**

INSPECTION INFORMATION

Address **2319 ROOSEVELT AVE**

Number of Stories **1**

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

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated, missing wood, holes
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated, broken sheet rock
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated, leaking, rafter tails missing
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Biological matter
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken, missing, holes
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Household debris

STATUS

☐ Open

☒ Vacant

☒ Secured

☐ Secured (City)

☐ Tenant Occupied

☐ Owner Occupied

STRUCTURE USE

☐ Single Family

☐ Two Family

☐ Commercial

☒ Accessory

FOUNDATION

☐ Poured Concrete

☒ Stem Wall

☐ Pier & Beam

EXTERIOR

☒ Frame

☐ Brick

☐ Stone

☐ Concrete

☐ Concrete Brick

☐ Metal

ADDITIONAL OBSERVATIONS

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

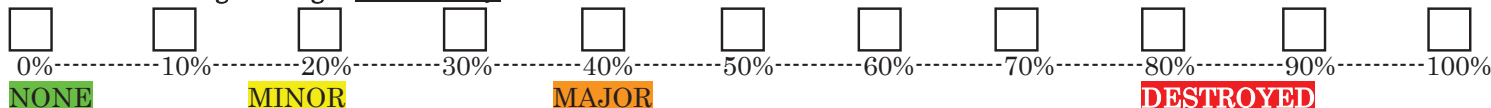
Observed biological matter above the ceiling due to a leak on the roof. In addition, rotted wood on the siding, broken window, rotted wood on the door and window framing, floors covered in household debris.

PERMITS REQUIRED*

☒ Building ☐ Mechanical ☒ Plumbing ☒ Electrical

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

Estimated Building Damage (HCLC Only)



CODE COMPLIANCE DEPARTMENT

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

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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

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

ACP-23-94 **Property Address:** 6404 Winn Street

Legal Description: LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-
39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 03354857 **Reference No(s).** 22-630495

Owner(s) per Deed: Stephen A. Seate and wife, Cynthia Emily Long Seate---D195114024---July 6, 1995

Owner(s) per TAD: Stephen Allen Seate

Mailing Address: 6404 Winn Street, Fort Worth, TX 76133

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

Council District No. 6

EVIDENTIARY REPORT:

This violation was identified on **August 19, 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 **eight (8)** 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 **seven (7)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of additional items at no cost. The Nuisance Abatement Order was posted at the property on **February 28, 2023** and expired on **March 10, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **April 6, 2023**. The last inspection was performed on **April 20, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$13,200.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is that this is the third time this property, with the same owner, has been before the Building Standards Commission. No progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on February 28, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since February 27, 2012.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **March 10, 2023**

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

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

\$300.00 per day x 44 days = \$13,200.00

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

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

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

Stephen A Seate and wife, Cynthia Emily Long Seate, 6404 Winn Street, Fort Worth, TX 76133
(Cert. # 9489009000276390551128);

Stephen A. Seate aka Stephen Allen Seate, 6404 Winn Street, Fort Worth, TX 76133-5129
(Cert. # 9489009000276390551135);

Cynthia Emily Long Seate Estate, 6404 Winn Street, Fort Worth, TX 76133-5129
(Cert. # 9489009000276390551142);

Cynthia Emily Long Seate Estate, PO Box 330071, Fort Worth, TX 76163 (Cert. # 9489009000276390551159)



ORDER OF THE BUILDING STANDARDS COMMISSION

October 26, 2020

Certified/Return Receipt Requested

Stephen A. Seate and wife, Cynthia Emily Long Seate
(Cert. # 9489009000276150494740)
6404 Winn Street
Fort Worth, TX 76133

RE: 6404 Winn Street aka LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS, ACP-21-10, Reference #19-534468, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **October 26, 2020** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for forty five (45) days for a total of \$2,250.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is November 25, 2020.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on November 25, 2020.**
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: Stephen Allen Seate, 6404 Winn Street, Fort Worth, TX 76133-5129 (Cert. # 9489009000276150494757)

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

Administrative Civil Penalty

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-21-10**

On **October 26, 2020** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **6404 Winn Street, Fort Worth, Texas** ("Affected Property").

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

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

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

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **6404 Winn Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until November 25, 2020 to comply with this Order.**

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

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 **November 25, 2020**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IT IS FURTHER ORDERED THAT IF THE OWNERS 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 OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owed plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

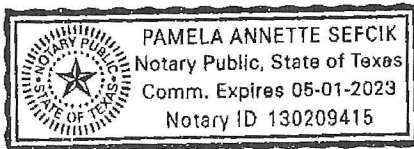
SIGNED this the 2nd day of November, 2020.

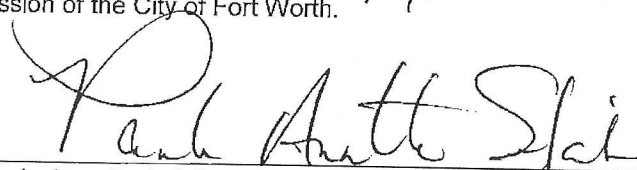

Jared Sloane, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 2nd day of November, 2020 by Jared Sloane, Chairman of the Building Standards Commission of the City of Fort Worth.

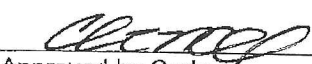



Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code



MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

March 28, 2022

Stephen A. Seate and wife, Cynthia Emily Long Seate
(Cert. # 9489009000276315371879)
6404 Winn Street
Fort Worth, TX 76133

RE: 6404 Winn Street aka LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS, ACP-22-82, Reference #21-603242, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **March 28, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$200.00 per day for forty five (45) days for a total of \$9,000.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is April 27, 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 April 27, 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: Stephen Allen Seate, 6404 Winn Street, Fort Worth, TX 76133-5129 (Cert. # 9489009000276315371886);
Cynthia Emily Long Seate Estate, 6404 Winn Street, Fort Worth, TX 76133 (Cert. # 948900900027371893);
Cynthia Emily Long Seate Estate, PO Box 330071, Fort Worth, TX 76163 (Cert. # 9489009000276315371909)

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-82**

On **March 28, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **6404 Winn Street, Fort Worth, Texas ("Affected Property")**.

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

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

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

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **6404 Winn Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until April 27, 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.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **April 27, 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 OWNERS OF THE AFFECTED PROPERTY DO NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owed plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

SIGNED this the 5th day of April, 2022.

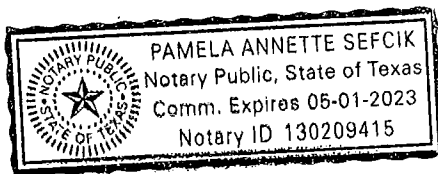
Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 5th day of April, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



Pamela Annette Sefcik

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

AFTER RECORDING RETURN TO:

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

Christine

Approved by Legal as to form and

Deed

Approved by Code



MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

May 23, 2022

Stephen A. Seate and wife, Cynthia Emily Long Seate
(Cert. # 9489009000276316085102)
6404 Winn Street
Fort Worth, TX 76133

RE: 6404 Winn Street aka LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS, ACP-22-82, Reference #21-603242, AMENDMENT 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 the **request for an amendment be denied**. 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.

Once the nuisance has been abated you **must** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Stephen Allen Seate, 6404 Winn Street, Fort Worth, TX 76133-5129 (Cert. # 9489009000276316085119);
Cynthia Emily Long Seate Estate, 6404 Winn Street, Fort Worth, TX 76133 (Cert. # 9489009000276316085126);
Cynthia Emily Long Seate Estate, PO Box 330071, Fort Worth, TX 76163 (Cert. # 9489009000276316085133)

Amendment Denied

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
AMENDMENT DENIED
CAUSE NO. ACP-22-82**

WHEREAS the City of Fort Worth ("City") held a public hearing on **May 23, 2022**, before the City of Fort Worth Building Standards Commission ("Commission") regarding the property described as **LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS**, and more commonly known as **6404 Winn Street** ("Affected Property"), in Fort Worth, Texas; and

WHEREAS the Commission found that **Stephen A. Seate and wife, Cynthia Emily Long Seate** are the recorded Owners) of the Affected Property; and

WHEREAS the City mailed proper notice of the public hearing to the Affected Property Owners **fourteen (14) days** prior to the date of the hearing; and

WHEREAS on **March 28, 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 **March 28, 2022**, the Commission Ordered that the Owners of the Affected Property be assessed an Administrative Civil Penalty in the amount of **Two Hundred Dollars (\$200.00) per day for forty five (45) days for a total of Nine Thousand Dollars (\$9,000.00)**; and further ordered the Owners to remove the unlawful accumulations from the Affected Property within **thirty (30) days**; and

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

WHEREAS the Owners **did not** appear at the Amendment request hearing; and

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the request for an Amendment is denied and the Original Order is affirmed.

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 26th day of May, 2022.

Paul Clark
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.

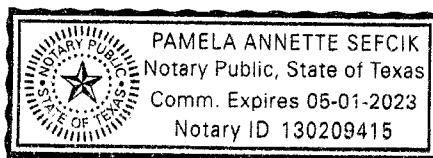
Pamela Annette Sefcik
Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

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

Christel Ann
Approved by Legal as to form and legality

Code
Approved by Code



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

ACP-23-95 **Property Address:** 2839 Avenue G

Legal Description: 2839 Avenue G aka LOT 21, BLOCK 31, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 02235625 **Reference No(s).** 22-621703

Owner(s) per Deed: Manuel Luna Jr.---D222221505---September 7, 2022

Owner(s) per TAD: Manuel Luna Jr.

Mailing Address: 2839 Avenue G, Fort Worth, TX 76105

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

Council District No. 6

EVIDENTIARY REPORT:

This violation was identified on **May 13, 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 additional items at no cost. The Nuisance Abatement Order was posted at the property on **February 28, 2023** and expired on **March 10, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **April 6, 2023**. The last inspection was performed on **April 21, 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 **\$3,080.00**. 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 February 28, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since March 18, 2019.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **March 10, 2023**

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

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

\$70.00 per day x 44 days = \$3,080.00

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

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

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

Manuel Luna Jr., 2839 Avenue G, Fort Worth, TX 76105 (Cert. # 9489009000276390551494);
Manuel Luna Jr., 1603 Harmon Terrace, Arlington, TX 76010 (Cert. # 9489009000276387969004);
Manuel Luna Jr., 1603 Harmon Terrace #10, Arlington, TX 76010 (Cert. # 9489009000276387968519)

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

ACP-23-96 **Property Address:** 3028 College Avenue

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

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

Owner(s) per Deed: Jimmie Maldonado and wife, Julia Maldonado---Volume 10541, Page 684---February 24, 1992

Owner(s) per TAD: Julia Maldonado

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

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

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **March 29, 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 **twenty-two (22)** 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 **seven (7)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of additional items at no cost. The Nuisance Abatement Order was posted at the property on **February 28, 2023** and expired on **March 10, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **April 6, 2023**. The last inspection was performed on **April 20, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$0.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is that the owner of the property is deceased. No progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on February 28, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since January 13, 2022.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **March 10, 2023**

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

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

\$0.00 per day x 44 days = \$0.00

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

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

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

Jimmie Maldonado and wife, Julia Maldonado, 3028 College Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276387968601);
Julia Maldonado, 3028 College Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276387968618);
Jimmie Maldonado and Julia Maldonado Estates, 3028 College Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276387968625);
James Rocky Maldonado, 758 Maple Avenue, Elmira, NY 14904 (Cert. # 9489009000276387968632);
Steven James Maldonado, 13055 FM 3522 Abilene, TX 79601 (Cert. # 9489009000276387968649);
Casey Maldonado, 400 Center Avenue, Odessa, TX 79761 (Cert. # 9489009000276387968656);
Louis Maldonado, 4602 Columbia Avenue, Apt. 209, Dallas, TX 75226 (Cert. # 9489009000276387968663);
Angela Ortiz aka Angela Maldonado, 3829 Frazier Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276387968670);
Angela Ortiz aka Angela Maldonado, 2514 Via Venicia, Apt. 2822, Fort Worth, TX 76110
(Cert. # 9489009000276387968687);
Jackey Maldonado, 1849 County Road 258, Unit B, Bertram, TX 78605 (Cert. # 9489009000276387968694)

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

ACP-23-97 **Property Address:** 4916 Stanley Avenue

Legal Description: Being Lot 20, in Block 29, of SEMINARY HILL, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 310, Page 45, of the Map Records of Tarrant County, Texas

SKEY No. 02701529 **Reference No(s).** 22-640072

Owner(s) per Deed: Jorge Luis Calvillo and Liliana Menchaca-Ramirez---D210235525---September 24, 2010

Owner(s) per TAD: J L Calvillo and L M-Ramirez Calvillo

Mailing Address: 4916 Stanley Avenue, Fort Worth, TX 76115

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

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **December 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 **twelve (12)** 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 **ten (10)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of additional items at no cost. The Nuisance Abatement Order was posted at the property on **February 28, 2023** and expired on **March 10, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **April 6, 2023**. The last inspection was performed on **April 20, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$3,080.00**. 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 February 28, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since September 20, 2010.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **March 10, 2023**
Number of days since NAO expired: **44**

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

\$70.00 per day x 44 days = \$3,080.00

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

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

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

Jorge Luis Calvillo and Liliana Menchaca-Ramirez, 4916 Stanley Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276387968526);
Jorge Luis Calvillo and Liliana Menchaca-Ramirez, 4405 Surrey Street, Fort Worth, TX 76133
(Cert. # 9489009000276387968533);
J L Calvillo and L M-Ramirez Calvillo, 4916 Stanley Avenue, Fort Worth, TX 76115-3821
(Cert. # 9489009000276387968540);
Lienholders: Robert Edward Woolley Family Trust c/o Trustee-Robert Edward Woolley, 6600 LBJ Frwy.,
Suite 195, Dallas, TX 75240 (Cert. # 9489009000276387968557);
Robert Edward Woolley Family Trust c/o Trustee-Robert Edward Woolley, 9700 Audubon Pl., Dallas, TX
75220 (Cert. # 9489009000276387968564);
Albino Brothers LLC, DBA Dueno a Dueno II, LLC, 14651 Dallas Pkwy., Suite 150, Dallas, TX 75254
(Cert. # 9489009000276387968571);
Albino Brothers LLC, DBA Dueno a Dueno II, LLC c/o Trustee-David T. Kulesz, 601 West Abram Street,
Arlington, TX 76010 (Cert. # 9489009000276387968588);
Albino Brothers LLC, DBA Dueno a Dueno II, LLC c/o Jorge Luis Calvillo, 4405 Surrey Street, Fort Worth,
TX 76133 (Cert. # 9489009000276387968595)

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

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

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

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

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

Owner(s) per TAD: Billy Francis

Mailing Address: 1827 East Daggett Avenue, Fort Worth, TX 76104

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **October 1, 2021**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **twenty two (22)** 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 **twelve (12)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of additional items at no cost. The Nuisance Abatement Order was posted at the property on **February 28, 2023** and expired on **April 10, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **April 6, 2023**. The last inspection was performed on **April 20, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$3,520.00**. 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 little progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on February 23, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since December 11, 2012.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **April 10, 2023**
Number of days since NAO expired: **44**

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

\$80.00 per day x 44 days = \$3,520.00

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

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

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

Billy Francis, 1827 East Daggett Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276387968700);
Billy Francis aka William J. Francis, 1827 East Daggett Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276387968717);
Billy Francis aka William J. Francis, 1117 South Chicago Street, Fort Worth, TX 76105
(Cert. # 9489009000276387968724);
Billy Francis aka William J. Francis, 1205 South Chicago Street, Fort Worth, TX 76105
(Cert. # 9489009000276387968731)

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

ACP-23-101 **Property Address:** 5135 Kilpatrick Avenue

Legal Description: LOTS 17 AND 18, BLOCK 74, CHAMBERLAIN ARLINGTON HEIGHTS, 2ND FILING, FORT WORTH, TARRANT COUNTY, TEXAS, more commonly known as 5135 Kilpatrick Ave, Fort Worth, TX 76107

SKEY No. 00506125 **Reference No(s).** 22-619827

Owner(s) per Deed: 786Secured Partners Inc.---D214282186---December 31, 2014

Owner(s) per TAD: 786Secured Partners Inc.

Mailing Address: 1021 N. Sylvania Street, Fort Worth, TX 76111

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

Council District No. 3

EVIDENTIARY REPORT:

WITHDRAW---ABATED

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

HS-23-35 **Property Address:** 2818 Avenue K (Primary Structure)

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

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

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

Owner(s) per Deed: Van T. McGraw aka Van Tonette McGraw---D199145225

Owner(s) per TAD: Van T. McGraw

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

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **October 5, 2022.**
- This case was initiated by: **Officer Molina.**
- Fire Date: **October 3, 2022.**
- Notices: **10/5/2022.**
- **No active permits on file as of April 21, 2023**
- Structure is **vacant and secure.**
- The owner was not present at **the hearing on February 27, 2023**, when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owner had until **March 29, 2023**, to comply with the Order.
- The owner requested an amendment on **March 28, 2023.**
- The owner requested in writing an additional **ninety – one hundred eight (90-180) days** to complete the repairs/demolish.
- A notice to appear at today's hearing was posted and mailed on **April 6, 2023.**
- **At this time, no progress has been made to repair or demolish the structure.**

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

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

Van T. McGraw aka Van Tonette McGraw, 2818 Avenue K, Fort Worth, TX 76105
(Cert. # 9489009000276390551104);
Lienholders: Internal Revenue Service, PO Box 145595, Cincinnati, OH 45250 (Cert. # 9489009000276390551111);
Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 215 East Rosedale Street, Fort Worth,
TX 76104 (Cert. # 9489009000276390551500);
Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 550 Bailey Avenue, Suite 550, Fort Worth,
TX 76107 (Cert. # 9489009000276390548463);
Custom Corporation c/o President: Carl E. Schuder, 215 East Rosedale Street, Fort Worth, TX 76104
(Cert. # 9489009000276390548470);
Custom Corporation c/o President: Carl E. Schuder, 3624 Fenton Avenue, Fort Worth, TX 76133
(Cert. # 9489009000276390548487);
Custom Corporation c/o President: Carl E. Schuder, 113 East Rosedale Street, Fort Worth, TX 76104
(Cert. # 9489009000276390548494);
Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton Street, Suite 300, Fort Worth, TX 76102
(Cert. # 9489009000276390548500)



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

Date: 3/28/2023 BSC Case No. HS-23-35
Date of Order: 2/27/2023 Final Day to Comply with Order: 3/29/2023
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 2818 AVENUE K Fort Worth, TX 76105
Owner / Lienholder / Mortgagee Name: VAN T. MCGRAW
Owner / Lienholder / Mortgagee Phone Number: (469) 806-9461
Owner / Lienholder / Mortgagee Mailing Address: 2818 AVENUE K
Fort Worth, TX 76105-3003

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

90 - 180 DAYS
Justification for Request: SELLING property to a company
that will REPAIR the structure
Van McGraw

Signature

Date

VAN T. MCGRAW
Printed Name

2818 AVENUE K FtW TX 76105
Address (including City/State/Zip)

(469) 806-9461
Telephone Number

VAN MCGRAW 702 6.McGraw
E-Mail Address
(vma).com

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

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

ID Verified

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 3/28/2023



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

February 27, 2023

Certified/Return Receipt Requested

Van T. McGraw aka Van Tonette McGraw
(Cert. # 9489009000276446096160)
2818 Avenue K
Fort Worth, TX 76105

RE: 2818 Avenue K (Primary Structure) aka Lot 5, Block 93, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas, HS-23-35, Reference #22-618255, NEW CASE RESIDENTIAL

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

- Repair or demolish the structure within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the order is March 29, 2023.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on March 29, 2023.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the repair or demolition of the structure is complete you **must** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Lienholders: Internal Revenue Service, PO Box 145595, Cincinnati, OH 45250 (Cert. # 9489009000276446096177); Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 215 East Rosedale Street, Fort Worth, TX 76104 (Cert. # 9489009000276446096184); Custom Corporation c/o Trustee: Larry G. Wood or Debbie House, 550 Bailey Avenue, Suite 550, Fort Worth, TX 76107 (Cert. # 9489009000276446096191); Custom Corporation c/o President: Carl E. Schuder, 215 East Rosedale Street, Fort Worth, TX 76104 (Cert. # 9489009000276446096207); Custom Corporation c/o President: Carl E. Schuder, 3624 Fenton Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276446096214); Custom Corporation c/o President: Carl E. Schuder, 113 East Rosedale Street, Fort Worth, TX 76104 (Cert. # 9489009000276446096221); Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton Street, Suite 300, Fort Worth, TX 76102 (Cert. # 9489009000276446096238)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-23-35**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **February 27, 2023** regarding the structure present on **Lot 5, Block 93, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas**, and more commonly known as **2818 Avenue K (Primary Structure) ("Affected Property") in Fort Worth, Texas**; and

WHEREAS the Tarrant County Deed Records indicate that **Van T McGraw aka Van Tonette McGraw** is the recorded owner ("Owner") of the Affected Property; and

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

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner repair or demolish the structure and remove the debris described as **Lot 5, Block 93, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas**, and more commonly known as **2818 Avenue K (Primary Structure) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **thirty (30) days** of the effective date of this Order. Owner must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owner has until March 29, 2023 to comply with this Order.**

ANY MORTGAGEES OR LIEN HOLDERS OF RECORD have additional reasonable time in the amount of **thirty (30) days** to comply with the Ordered action should the Owner fail to comply within the time provided by this Order.

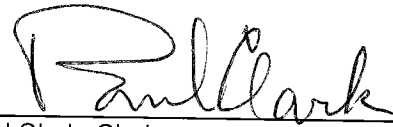
YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the time to comply with this Order.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structure, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **March 29, 2023**. After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IF THE STRUCTURE ON THE AFFECTED PROPERTY IS NOT REPAIRED IN CONFORMANCE TO THE CODES OF THE CITY OF FORT WORTH OR DEMOLISHED AND DEBRIS REMOVED IN THE TIME PRESCRIBED BY THIS ORDER, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER THE PROPERTY AND DEMOLISH THE STRUCTURE, WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the Owner fails to reimburse the City promptly for its expenses, the City will place a lien on the property for the amount owed, plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or the property for payment of any unpaid liens.

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

SIGNED this the 7th day of March, 2023.

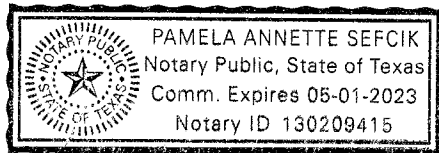


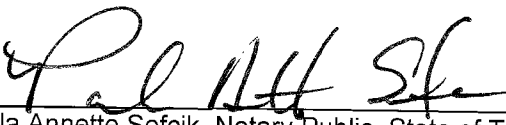
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§


This instrument was acknowledged before me on this the 7th day of March, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

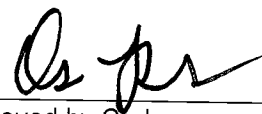



Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code

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

HS-23-36 **Property Address:** 957 East Harvey Avenue (Primary Structure)

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

Legal Description: Lot Number Sixteen (16) in Block Number Twenty-Nine/SOUTHLAND, being a revision of Blocks 24 through 41, HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 310, Page 11, Plat Records, Tarrant County, Texas

SKEY No. 02855488 **Reference No(s).** 22-616076

Owner(s) per Deed: Preston Ennis and wife, Doris Nell Ennis---D179540304

Owner(s) per TAD: Preston Ennis

Mailing Address: 957 East Harvey Avenue, Fort Worth, TX 76104

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **March 14, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **March 14, 2022.**
- Notices: **3/15/2022 and 8/29/2022**
- Residential Remodel Permit (**PB23-04305**) issued **April 11, 2023 (new owner).**
- Structure is **vacant and secure.**
- The Executor of the Estate was present at the **February 27, 2023** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The Executor of the Estate had until **March 29, 2023** to comply with the Order.
- The Executor of the Estate requested an amendment on **March 13, 2023.**
- The Executor of the Estate requested in writing an additional **ninety (90) days** to complete the repairs/demolish.
- A notice to appear at today's hearing was posted and mailed on **April 6, 2023.**
- **At this time, some progress has been made to repair the structure.**

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

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

Preston Ennis and wife, Doris Nell Ennis, 957 East Harvey Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276447513017);
Preston Ennis, 957 East Harvey Avenue, Fort Worth, TX 76104-6561 (Cert. # 9489009000276447513024);
Preston Ennis and Doris Ennis Estates, 957 East Harvey Avenue, Fort Worth, TX 76104-6561
(Cert. # 9489009000276447513031);
Karen A. Washington aka Karen Annette Ennis, 11600 Olmo Way, Fort Worth, TX 76108
(Cert. # 9489009000276447513048);
Karen A. Washington aka Karen Annette Ennis, 2033 Belshire Court, Fort Worth, TX 76140
(Cert. # 9489009000276447513055);
Marilyn R. Cain aka Marilyn Ennis aka Marilyn R. McClellan, 224 Georgian Road, Fort Worth, TX 76134
(Cert. # 9489009000276447513062);
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate, 4420 Wayside Avenue, Fort Worth, TX 76115
(Cert. # 9489009000276447513079);
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate, 158 Pappy Spikes Road, Merryville, LA 70653
(Cert. # 9489009000276447513086);
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate c/o Joe Spikes, 4420 Wayside Avenue,
Fort Worth, TX 76115 (Cert. # 9489009000276447513093);
Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate c/o Joe Spikes, 158 Pappy Spikes Road,
Merryville, LA 70653 (Cert. # 9489009000276447513109);
Patricia Anne Ennis aka Patricia Ann Myers, 224 Georgian Road, Fort Worth, TX 76134
(Cert. # 9489009000276447513116);
Preston Ennis Jr. Estate, 957 East Harvey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276447513123);
Preston Ennis Jr. Estate, 5616 Hensley Drive, Fort Worth, TX 76134 (Cert. # 9489009000276447513130);
Joseph E. Ennis aka Joseph Earl Ennis, 217 Georgian Road, Fort Worth, TX 76134
(Cert. # 9489009000276447513147);
Joseph E. Ennis aka Joseph Earl Ennis, 8509 Prairie Rose Lane, Fort Worth, TX 76123
(Cert. # 9489009000276447513154);
Calvin Maurice Ennis Estate, 957 East Harvey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276447513161)



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

HS-23-36

Date: March 13, 2023

BSC Case No. Ref # 22-616076

Date of Order: Feb. 27, 2023

Final Day to Comply with Order: March 29, 2023

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

Address of Property: 957 E. Harvey ☒ **REPAIR/DEMOLISH ORDER**

☒ **Owner** / Lienholder / Mortgagee Name: Karen Washington

☒ **Owner** / Lienholder / Mortgagee Phone Number: (817) 841-7811

☒ **Owner** / Lienholder / Mortgagee Mailing Address: 11600 Olmo Way Ft. Worth
76108

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 90 days

Justification for Request: To give buyer time to continue repairs.

Karen Washington
Signature

3.13.23
Date

Karen Washington
Printed Name

11600 Olmo Way Ft. Worth, TX 76108
Address (including City/State/Zip)

817-841-7811
Telephone Number

KarenWashington59@gmail.com
E-Mail Address

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

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

ID VERIFIED

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 3/13/2023



ORDER OF THE BUILDING STANDARDS COMMISSION

February 27, 2023

Certified/Return Receipt Requested

Preston Ennis and wife, Doris Nell Ennis
(Cert. # 9489009000276464533029)
957 East Harvey Avenue
Fort Worth, TX 76104

RE: 957 East Harvey Avenue (Primary Structure) aka Lot Number Sixteen (16) in Block Number Twenty-Nine/SOUTHLAND, being a revision of Blocks 24 through 41, HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 310, Page 11, Plat Records, Tarrant County, Texas, HS-23-36, Reference #22-616076, CONTINUED NEW CASE RESIDENTIAL

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

- Repair or demolish the structure within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the order is March 29, 2023.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on March 29, 2023.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the repair or demolition of the structure is complete you **must** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Preston Ennis, 957 East Harvey Avenue, Fort Worth, TX 76104-6561 (Cert. # 9489009000276464533036); Preston Ennis and Doris Ennis Estates, 957 East Harvey Avenue, Fort Worth, TX 76104-6561 (Cert. # 9489009000276464533043); Karen A. Washington aka Karen Annette Ennis, 11600 Olmo Way, Fort Worth, TX 76108 (Cert. # 9489009000276464533050); Karen A. Washington aka Karen Annette Ennis, 2033 Belshire Court, Fort Worth, TX 76140 (Cert. # 9489009000276464533067); Marilyn R. Cain aka Marilyn Ennis aka Marilyn R. McClellan, 224 Georgian Road, Fort Worth, TX 76134 (Cert. # 9489009000276464533074); Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate, 4420 Wayside Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276464533081); Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate, 158 Pappy Spikes Road, Merryville, LA 70653 (Cert. # 9489009000276464533098); Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate c/o Joe Spikes, 4420 Wayside Avenue, Fort Worth, TX 76115 (Cert. # 9489009000276464533104); Janet L. Ennis aka Janet L. Gilbert aka Janet L. Spikes Estate c/o Joe Spikes, 158 Pappy Spikes Road, Merryville, LA 70653 (Cert. # 9489009000276464533111); Patricia Anne Ennis aka Patricia Ann Myers, 224 Georgian Road, Fort Worth, TX 76134 (Cert. # 9489009000276464533128); Preston Ennis Jr. Estate, 957 East Harvey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276464533135); Preston Ennis Jr. Estate, 5616 Hensley Drive, Fort Worth, TX 76134 (Cert. # 9489009000276464533142); Joseph E. Ennis aka Joseph Earl Ennis, 217 Georgian Road, Fort Worth, TX 76134 (Cert. # 9489009000276464533159); Joseph E. Ennis aka Joseph Earl Ennis, 8509 Prairie Rose Lane, Fort Worth, TX 76123 (Cert. # 9489009000276464533166); Calvin Maurice Ennis Estate, 957 East Harvey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276464533173)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-23-36**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **February 27, 2023** regarding the structure present on **Lot Number Sixteen (16) in Block Number Twenty-Nine/SOUTHLAND, being a revision of Blocks 24 through 41, HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 310, Page 11, Plat Records, Tarrant County, Texas,** and more commonly known as **957 East Harvey Avenue (Primary Structure) ("Affected Property") in Fort Worth, Texas;** and

WHEREAS the Tarrant County Deed Records indicate that **Preston Ennis and wife, Doris Nell Ennis** are the recorded owners ("Owners") of the Affected Property; and

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

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners repair or demolish the structure and remove the debris described as **Lot Number Sixteen (16) in Block Number Twenty-Nine/SOUTHLAND, being a revision of Blocks 24 through 41, HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 310, Page 11, Plat Records, Tarrant County, Texas,** and more commonly known as **957 East Harvey Avenue (Primary Structure) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **thirty (30) days** of the effective date of this Order. Owners must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owners have until March 29, 2023 to comply with this Order.**

ANY MORTGAGEES OR LIEN HOLDERS OF RECORD have additional reasonable time in the amount of **thirty (30) days** to comply with the Ordered action should the Owners fail to comply within the time provided by this Order.

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structure, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **March 29, 2023**. After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IF THE STRUCTURE ON THE AFFECTED PROPERTY IS NOT REPAIRED IN CONFORMANCE TO THE CODES OF THE CITY OF FORT WORTH OR DEMOLISHED AND DEBRIS REMOVED IN THE TIME PRESCRIBED BY THIS ORDER, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER THE PROPERTY AND DEMOLISH THE STRUCTURE, WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the Owners fail to reimburse the City promptly for its expenses, the City will place a lien on the property for the amount owed, plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or the property for payment of any unpaid liens.

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

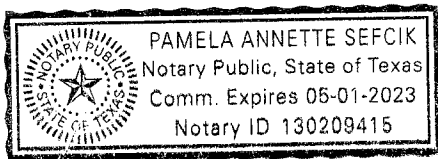
SIGNED this the 7th day of March, 2023.

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 7th day of March, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:

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

Approved by Legal as to form and legality

Approved by Code

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

ACP-23-63

Property Address: 2710 Avenue A

Legal Description: ACCT. NO. 00242438; Lot 3 and the East 10 feet of Lot 2 aka 2B, Block 2, out of the Boaz and Dillow Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D217013014, of the County Deed Records aka Lot 3 and the East 10 feet of Lot 2, Block 2, or BOAZ AND DILLOW, an Addition to the city of Fort Worth, Tarrant County, Texas according to the plant thereof recorded in Volume 204, Page 32, Plant Records, Tarrant County, Texas

SKEY No. 00242438 **Reference No(s).** 22-622543

Owner(s) per Deed: Martha Moreno---D217013014---January 19, 2017

Owner(s) per TAD: Martha Moreno

Mailing Address: 1316 Sandos #45, Dallas, TX 75253

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

Council District No. 8

CASE BACKGROUND:

- This case was identified on **May 23, 2022** and was **citizen** initiated.
- The owner was present at the **February 27, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$50.00 per day for forty three (43) days for a total of \$2,150.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **March 29, 2023** to comply with the Order.
- The owner requested an amendment on **March 21, 2023**.
- The owner requested in writing an additional **ninety (90) days** to abate the nuisance the removal of the **\$2,150.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **April 6, 2023**.
- **At this time, 75% of the nuisance has been abated.**

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

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

Martha Moreno, 1316 Sandos #45, Dallas, TX, Fort Worth, TX 75253 (Cert. # 9489009000276447513277);
Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez,
1316 Sandos #45, Dallas, TX 75253 (Cert. #9489009000276447513284);
Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez,
13706 Sandos Drive, Lot #45, Dallas, TX 75253 (Cert. #9489009000276447513291);
Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez,
2438 Stovall Drive, Dallas, TX 75216 (Cert. #9489009000276447513307);
Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez,
2710 Avenue A, Fort Worth, TX 76105 (Cert. #9489009000276447513314);
Lienholders: Hector Arreguin and Lilia Perez, 1831 Trent Drive, Arlington, TX 76010-4626
(Cert. #9489009000276447513321);
Hector Arreguin and Lilia Perez, 118 Karen Court, Arlington, TX 76014 (Cert. #9489009000276447513338);
Hector Arreguin and Lilia Perez, 201 W. Michael Lane, Apt. 5, Addison, IL 60101
(Cert. #9489009000276447513345);
Hector Arreguin and Lilia Perez c/o Trustee-Donald R. Campbell Jr., 1831 Trent Drive, Arlington,
TX 76010-4626 (Cert. #9489009000276447513352);
Hector Arreguin and Lilia Perez c/o Trustee-Donald R. Campbell Jr., 3025 Race Street, Fort Worth,
TX 76111 (Cert. #9489009000276447513369)



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

Date: 3-21-2023 BSC Case No. ACP-23-63
Date of Order: February 27, 2023 Final Day to Comply with Order: March 29, 2023
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 2710 Avenue A
Owner / Lienholder / Mortgagee Name: Martha Moreno
Owner / Lienholder / Mortgagee Phone Number: (214) 854-7986
Owner / Lienholder / Mortgagee Mailing Address: 2710 AVE A Fort Worth

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

Requesting 90-Day extension & removal of civil penalty
Justification for Request: need time to finalize garage/storage shed to store items of value that we needed

[Signature]
Signature
Martha Moreno
Printed Name
214 854-7986
Telephone Number

3-21-2023
Date
2438 Stovall Dr Dallas
Address (including City/State/Zip)

E-Mail Address

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

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

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 3/21/2023



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

February 27, 2023

Certified/Return Receipt Requested

Martha Moreno
(Cert. # 9489009000276464533241)
1316 Sandos #45
Dallas, TX 75253

RE: 2710 Avenue A aka ACCT. NO. 00242438; Lot 3 and the East 10 feet of Lot 2 aka 2B, Block 2, out of the Boaz and Dillow Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D217013014, of the County Deed Records aka Lot 3 and the East 10 feet of Lot 2, Block 2, or BOAZ AND DILLOW, an Addition to the city of Fort Worth, Tarrant County, Texas according to the plant thereof recorded in Volume 204, Page 32, Plant Records, Tarrant County, Texas, ACP-23-63, Reference #22-622543, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

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

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for forty three (43) days for a total of \$2,150.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is March 29, 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 March 29, 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: Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez, 1316 Sandos #45, Dallas, TX 75253 (Cert. #9489009000276464533258); Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez, 13706 Sandos Drive, Lot #45, Dallas, TX 75253 (Cert. #9489009000276464533265); Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez, 2438 Stovall Drive, Dallas, TX 75216 (Cert. #9489009000276464533272); Martha Patricia Moreno aka Martha Patricia Rodriguez aka Martha Patricia Moreno Rodriguez, 2710 Avenue A, Fort Worth, TX 76105 (Cert. #9489009000276464533289);
Lienholders: Hector Arreguin and Lilia Perez, 1831 Trent Drive, Arlington, TX 76010-4626 (Cert. #9489009000276464533296); Hector Arreguin and Lilia Perez, 118 Karen Court, Arlington, TX 76014 (Cert. #9489009000276464533302); Hector Arreguin and Lilia Perez, 201 W. Michael Lane, Apt. 5, Addison, IL 60101 (Cert. #9489009000276464533319); Hector Arreguin and Lilia Perez c/o Trustee-Donald R. Campbell Jr., 1831 Trent Drive, Arlington, TX 76010-4626 (Cert. #9489009000276464533326); Hector Arreguin and Lilia Perez c/o Trustee-Donald R. Campbell Jr., 3025 Race Street, Fort Worth, TX 76111 (Cert. #9489009000276464533333)

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-23-63**

On **February 27, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **ACCT. NO. 00242438; Lot 3 and the East 10 feet of Lot 2 aka 2B, Block 2, out of the Boaz and Dillow Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D217013014, of the County Deed Records aka Lot 3 and the East 10 feet of Lot 2, Block 2, or BOAZ AND DILLOW, an Addition to the city of Fort Worth, Tarrant County, Texas according to the plant thereof recorded in Volume 204, Page 32, Plant Records, Tarrant County, Texas, and located on property more commonly known as 2710 Avenue A, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Martha Moreno** 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 **Fifty Dollars (\$50.00) per day for a total of Two Thousand One Hundred Fifty Dollars (\$2,150.00)** for failure to remove the accumulation in the **Forty Three (43) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **ACCT. NO. 00242438; Lot 3 and the East 10 feet of Lot 2 aka 2B, Block 2, out of the Boaz and Dillow Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D217013014, of the County Deed Records aka Lot 3 and the East 10 feet of Lot 2, Block 2, or BOAZ AND DILLOW, an Addition to the city of Fort Worth, Tarrant County, Texas according to the plant thereof recorded in Volume 204, Page 32, Plant Records, Tarrant County, Texas, and located on property more commonly known as 2710 Avenue A, Fort Worth, Texas within thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until March 29, 2023 to comply with this Order.**

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **March 29, 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.

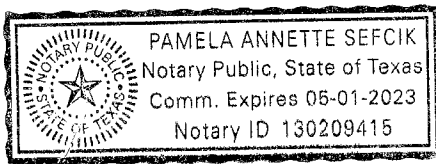
SIGNED this the 7th day of March, 2023.



Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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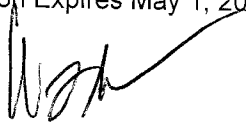
This instrument was acknowledged before me on this the 7th day of March, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.





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

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code