



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, SEPTEMBER 25, 2023
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

Joshua Lindsay (District 1)	VACANT (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
Paul Kerpoe (District 5)	Michael Unell (District 6)
Jennifer Ferguson (District 7)	James Walker (District 8)
Pedro Juarez (District 9)	Al Alu (District 10)
Lorie Kinler (District 11)	

II. Swear in Lorie Kinler to the Building Standards Commission

III. Review of previous month's minutes

- a. Discussion or questions pertaining to the August 28, 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. Review and accept Amendments for new District Additions

- a. General Information for BSC
- b. Rules of Procedure for BSC

VI. Request for future agenda items

- a. Any requests by Commissioners

VII. Adjournment

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, SEPTEMBER 25, 2023
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

Joshua Lindsay (District 1)	VACANT (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
Paul Kerpoe (District 5)	Michael Unell (District 6)
Jennifer Ferguson (District 7)	James Walker (District 8)
Pedro Juarez (District 9)	Al Alu (District 10)
Lorie Kinler (District 11)	

II. PLEDGE OF ALLEGIANCE

III. SWEAR IN LORIE KINLER TO THE BUILDING STANDARDS COMMISSION

IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM AUGUST 28, 2023

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

VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)

VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA

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

X. NEW CASES RESIDENTIAL

- a. **HS-23-174 (CD 11)** 512 Forby Avenue (Primary Structure) aka LOT 14, BLOCK 1, TURNERS SUBDIVISION, OF BEACON HILL, ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388, PAGE 49, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Terry W. Gibbons and wife, Elsie L. Gibbons. Lienholder: City of Fort Worth c/o Linbarger Goggan Blair & Sampson LLP.
- b. **HS-23-175 (CD 8)** 3213 New York Avenue (Primary Structure) aka Block 8, Lot 4, MORNINGSIDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas and more commonly known as 3213 New York Avenue, Fort Worth, Texas 76110. Owner: HESTIA Properties, LLC. Lienholder(s): None.
- c. **HS-23-176 (CD 11)** 508 North Riverside Drive (Primary Structure and Accessory Structure) aka Lots 5 and 7, Block 163, McADAMS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204, page 97, Deed Records of Tarrant County, Texas; SAVE AND EXCEPT the West 10 feet of Lots 5 and 7 conveyed to the City of Fort Worth by deed dated August 31, 1962, recorded in Volume 3740, page 37, Deed Records of Tarrant County, Texas. Owner(s): Maria Esperanza Robledo, Eduardo Tomas Salas, and Roberto Salazar. Lienholder(s): None.
- d. **HS-23-177 (CD 8)** 1243 Elmwood Avenue (Primary Structure and Accessory Structure) aka Lot 17, Block 45, Highland Park Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Audrey Opal Goodrich. Lienholder(s): None.
- e. **HS-23-178 (CD 2)** 1315 North Commerce Street (Primary Structure) aka Lot Number Seventeen (17), Block Number Fifty-One (51), NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas, known as 1315 North Commerce Street. Owner: Leticia Rivera Gomez. Lienholder(s): None.
- f. **HS-23-179 (CD 5)** 6316 Vel Drive (Primary Structure) aka Being Lot TWENTY-THREE (23), in Block SEVENTEEN (17) of CARVER HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 388-Six, pg. 96. Deed Records of Tarrant County, Texas; and more commonly addressed at 6316 Vel Dr. Fort Worth, TX 76112. Owner: Vincent Dears. Lienholder(s): Yucca Assets LLC, Manzanita Assets LLC and the City of Fort Worth c/o Linebarger Goggan Blair & Sampson LLP.

XI. NEW CASE COMMERCIAL

- a. **HS-23-180 (CD 5)** 3314 Crenshaw Avenue (Accessory Structure Only) aka LOT 4, BLOCK 14, ENGLEWOOD HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 310, PAGE 67, PLAT RECORDS OF TARRANT COUNTY, TEXAS, ALSO KNOWN AS 3314 CRENSHAW AVENUE, FORT WORTH, TX 76105. Owner: Friendly Fellowship Ministries. Lienholder(s): None.

XII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-170 (CD 8)** 7349 South Ridge Trail aka LOT 5, BLOCK 11, SOUTH RIDGE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-111, PAGE 54, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Charles Kittrell and Sue Kittrell. Lienholder: Secretary of Housing and Urban Development c/o Single Family Notes Branch.

- b. **ACP-23-181 (CD 11)** 800 Flint Street aka All of Grantor's right, title and interest in and to Block 2, Lot 10, Board of Trade Addition, more commonly known as 800 Flint Street, Fort Worth, Tarrant County, Texas. Owner: Teodosia Payan. Lienholder(s): None.
- c. **ACP-23-182 (CD 11)** 2206 Robinwood Drive aka Lot 9, Block F, NORTH RIVERSIDE APARTMENTS, INC., an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-R, page 18, Deed Records of Tarrant County, Texas. Owner: Douglas Ray Hays Jr. Lienholder(s): None.
- d. **ACP-23-183 (CD 2)** 2822 NW 29th Street aka Lot 13, Block 120, Rosen Heights Second Filing Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Maria Estella Garcia Torres. Lienholder(s): None.
- e. **ACP-23-185 (CD 4)** 8136 Waterside Trail aka LOT 19, BLOCK 152, SUMMERFIELDS, PHASE VIII, SECTION 1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-201, PAGE 26 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner(s): Peter Sherratt and spouse, Carol Ann Sherratt. Lienholder(s): None.

XIII. CONTINUED ADMINSTRATIVE CIVIL PENALTY CASE RESIDENTIAL

- a. **ACP-23-171 (CD 11)** 408 Fairview Street aka Lot 20, DIXIE PLACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 831, Page 297, Deed Records of Tarrant County, Texas. Owner: Gregory Bryan Fincher Lienholder(s): None.

XIV. AMENDMENT CASES RESIDENTIAL

- a. **HS-23-137 (CD 9)** 1213 Cameron Street (Primary Structure and Accessory Structure) aka Lot 22, Block 8, GREENBRIER ADDITION to the city of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-N, Page 1, Plat Records, Tarrant County, Texas. Owner(s): Joe M. Waters and wife, Ann Waters. Lienholder(s): None.
- b. **HS-23-140 (CD 2)** 2111 Ellis Avenue (Primary Structure) aka Lot 6, Block 147, NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas aka Tad Account 01918788 NORTH FORT WORTH Block 147 Lot 6 16% UNDIVIDED INTEREST aka TAD Account 41416236 NORTH FORT WORTH Block 147 Lot 6 84% UNDIVIDED INTEREST. Owner(s): Angelina Maldonado, Beatrice Perez, Louis Arteaga, Alice Trujillo, Irene Trujillo, Margarit Mercado, Mario Arteaga, Sally De La Cruz, and Jimmy Arteaga. Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson LLP.

XV. EXECUTIVE SESSION

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

XVI. ADJOURNMENT

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

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, September 11, 2023 at 10:25 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas



MINUTES

**BUILDING STANDARDS COMMISSION
PRE-MEETING AT 9:00 A.M., ON MONDAY, AUGUST 28, 2023
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order: Pre-Meeting started at 9:00 A.M.

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

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

- The following Commissioners were present at 9:00 A.M.: Mr. Paul Clark, Chairman (District 3), Mr. Brian Black, Vice-Chairman (District 4), Paul Kerpoe (District 5), Ms. Jennifer Ferguson (District 7), Mr. James Walker (District 8) and Mr. Al Alu (District 10).
- Districts 2 and 11 vacant.
- Mr. Joshua Lindsay (District 1) arrived for the meeting at 9:02 A.M.
- Mr. Michael Unell (District 6) arrived for the meeting at 9:03 A.M.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Annette Stubenbordt (Executive Secretary), Stephanie Gonzales (Sr. Administrative Assistant), Stephanie Cardona (Administrative Assistant), Daniel Guerrero and Megan Falcon (Planning and Development Department), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Harvey Frye and Doreen Appiah (Assistant City Attorneys).

II. Swear in Al Alu to the Building Standards Commission

III. Review of previous month's minutes

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

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

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

V. Planning & Development Permits Discussion

VI. Request for future agenda items

- a. Any requests by Commissioners**

VII. Adjournment

- Mr. Alessandro "Al" Alu was sworn in as a member of the Building Standards Commission.
- No discussion or corrections for the July 24, 2023 Building Standards Commission Minutes.
- There were no questions regarding the current agenda.
- Daniel Guerrero and Megan Falcon from the Planning and Development Department held a brief discussion, and question and answer session with the Commissioners on Permit Process.

- Mr. Pedro Juarez (District 9) arrived for the meeting at 9:20 A.M.
- Executive Secretary Annette Stubenbordt stated that the revised General Information and Rules of Procedure for BSC would be on the September Agenda for the Commissioners to vote to accept.
- Ms. Stubenbordt also stated that copies of General Information, Rules of Procedure, and the new Ordinance, which details the expansion from 9 to 11 Districts and Members would be sent to Commission prior to the meeting and printed copies of all would be available at the September Meeting.
- There were no requests for future agenda items.
- **Chairman Clark adjourned the Pre-Meeting at 9:29 A.M.**

**BUILDING STANDARDS COMMISSION
REGULAR MEETING AT 9:30 A.M., ON MONDAY, AUGUST 28, 2023
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER: REGULAR MEETING STARTED AT 9:33 A.M.

Joshua Lindsay (District 1)	VACANT (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
Paul Kerpoe (District 5)	Michael Unell (District 6)
Jennifer Ferguson (District 7)	James Walker (District 8)
Pedro Juarez (District 9)	Al Alu (District 10)
VACANT (District 11)	

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 AL ALU TO THE BUILDING STANDARDS COMMISSION

- Al Alu was sworn in as a member of the Building Standards Commission.

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

- Mr. Kerpoe moved to accept the July 24, 2023 Building Standards Commission Minutes, second by Mr. Black. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.

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 Doreen Appiah.
- Mr. Kerpoe moved to accept the Evidence Packet presented, second by Mr. Black. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.

VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)

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

VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA

- **Withdraw-New Cases Residential:** HS-23-159---2349 Carruthers Drive (Primary Structure), HS-23-160---206 NW 14th Street (Accessory Structure Only); **New Cases Commercial:** HS-23-162---5675 E Loop 820 S (Primary Structure and Accessory Structure), HS-23-163---1420 S Riverside Drive (Primary Structure); **Administrative Civil Penalty Case Residential:** ACP-23-172---3216 NW 30th Street.
- **Continue:** Amendment Case Administrative Civil Penalty Residential: ACP-23-113---6933 Fallbrook Court.
- Mr. Black moved to grant the City's request to Withdraw the 5 cases read into record by Executive Secretary Annette Stubenbordt, second by Mr. Kerpo. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
- Mr. Black moved to grant the City's request to Continue the 1 case read into record by Executive Secretary Annette Stubenbordt to the October 23, 2023 Building Standards Commission Meeting, second by Mr. Kerpo. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.

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. 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-23-136 (CD 2)** 2200 North Houston Street (Primary Structure) aka Real Estate situated in Tarrant County, Texas, known and described as The West 90 feet of Lot No. Twenty Two (22) in Block No. One Hundred Sixty Four (164), NORTH FORT WORTH, now Fort Worth, Tarrant County, Texas. Owner(s): Sara Monique Martinez and Leticia Estela Torres. Lienholder(s): None. **Leticia Torres, an owner, and David Pannell, an interested party, appeared for this case.**
 - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpo. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within forty five (45) days, second by Mr. Kerpo. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
- b. **HS-23-157 (CD 2)** 2100 Clinton Avenue (Primary Structure) aka Lot 22, Block 148, NORTH FORTH WORTH ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Atilana Mercado. Lienholder(s): None. **No one appeared for this case.**
 - Mr. Black moved to declare the structure substandard and hazardous, second by Ms. Ferguson. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
 - Mr. Black moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Ms. Ferguson. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
- c. **HS-23-158 (CD 8)** 3133 Mecca Street (Accessory Structure Only) aka Lot 17, Block 5, Trueland Addition, an Addition to the City of Fort Worth, Texas, according to the Plat recorded in Vol. 728, Page 632, Plat Records, Tarrant County, Texas. Owner(s): Elisa Haros and Jeronimo Garcia. Lienholder(s): Victor Munoz aka Victor Munoz c/o Trustee-Robert M. Doby Jr. **Elisa Haros, an owner, appeared for this case. Ms. Haros participated in the hearing with the assistance of the interpreter.**
 - Mr. Kerpo moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
 - Mr. Kerpo moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
- d. **HS-23-161 (CD 11)** 3774 Gordon Avenue (Primary Structure) aka Lot 7, Block 22, HOMELAND ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 388, page 13, of the Deed Records of Tarrant County, Texas. Owner(s): Dante C. Medina and wife, Esquiela Medina. Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson LLP. **No one appeared for this case.**

- Ms. Ferguson moved to declare the structure substandard and hazardous, second by Mr. Walker. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
- Mr. Ferguson moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Walker. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.

XI. NEW CASE HISTORIC RESIDENTIAL

- a. **HS-23-165 (CD 8)** 1063 Illinois Avenue (Primary Structure) Description for a tract of land being a portion of the SOUTH ½ of Lot 4, Block 5, of TYLER'S LAKE PARK ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 46, Page 215, of the Plat Records of Tarrant County, Texas, being more particularly described by metes and bounds. Owner: Prestigious Financial Solutions LLC. Lienholder: Trident Realty Investments, LLC aka Trident Realty Investments, LLC c/o Longhorn Investments Attn: Trustee-Michael L. Hoffman. **Trang Vu (Prestigious Financial Solutions), an owner, Jonathan Emert, an agent for the lienholder (Trident Realty Investments), and Beau Herstand and Steven Dodd, interested parties, appeared for this case. Mr. Dodd did not give testimony.**
- Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
 - Mr. Unell moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.

XII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

The first two cases in this category were presented at the same time as they have the same owner and are next to each other

- a. **ACP-23-166 (CD 9)** 320 West Gambrell Street aka SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS per Tarrant Appraisal District-02896532: SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 16. Owner(s): Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia. Lienholder(s): None. **No one appeared for this case.**
- b. **ACP-23-167 (CD 9)** 320 West Gambrell Street aka SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS per Tarrant Appraisal District-02896540: SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 17. Owner(s): Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia. Lienholder(s): None. **No one appeared for this case.**
- **For ACP-23-166-Lot 16:** Mr. Walker moved to assess an Administrative Civil Penalty of \$60.00 per day for forty five (45) days for a total of \$2,700.00, second by Mr. Juarez. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
 - **For ACP-23-166-Lot 16:** Mr. Walker moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
 - **For ACP-23-167-Lot 17:** Mr. Walker moved to assess an Administrative Civil Penalty of \$60.00 per day for forty five (45) days for a total of \$2,700.00, second by Mr. Juarez. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
 - **For ACP-23-167-Lot 17:** Mr. Walker moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
- c. **ACP-23-168 (CD 9)** 929 Brown Drive aka SURVEY OF LOT 30, BLOCK 28, SOUTHLAND TERRACE 6TH FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-Y, PAGE 120, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Crystal E. Paslay. Lienholder(s): Capital One, NA, Texas Health Resources aka Texas Health Resources c/o DCM Services LLC. **No one appeared for this case.**
- Mr. Juarez moved not to assess an Administrative Civil Penalty at this time, second by Mr. Alu. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.
 - Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Alu. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.

- d. **ACP-23-171 (CD 11)** 408 Fairview Street aka Lot 20, DIXIE PLACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 831, Page 297, Deed Records of Tarrant County, Texas. Owner: Gregory Bryan Fincher. Lienholder(s): None. **Gregory Fincher, the owner, appeared for this case.**

- Mr. Black moved to Continue this case to the September 25, 2023 Building Standards Commission Meeting, second by Ms. Ferguson. MOTION CARRIED 9-0 with Districts 2 and 11 vacant.

XIII. EXECUTIVE SESSION

- No session(s) were conducted.

XIV. ADJOURNMENT

- Mr. Alu moved to adjourn the Regular Meeting, second by Mr. Kerpoe. MOTION CARRIED 9-0 with Districts and 11 vacant.
- **Regular meeting adjourned at 12:28 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

HS-23-174 **Property Address:** 512 Forby Avenue (Primary Structure)

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

Legal Description: LOT 14, BLOCK 1, TURNERS SUBDIVISION, OF BEACON HILL, ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388, PAGE 49, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 04964527 **Reference No(s).** 23-645630

Owner(s) per Deed: Terry W. Gibbons and wife, Elsie L. Gibbons---D196005353

Owner(s) per TAD: Terry W. Gibbons and Elsie L. Gibbons

Mailing Address: 3508 Ashland Avenue, Fort Worth, TX 76107-6207

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **April 13, 2023.**
- This case was initiated by: **Officer Sheadel.**
- Fire Date: **On or around June 27, 2023.**
- Notices: **4/31/2023, 6/27/2023, and 7/31/2023.**
- No active permits on file.
- Structure is **vacant and was secured by the City on August 1, 2023.**
- Inspection was conducted on **September 6, 2023 with permission to enter the structure from Julie Rosenthal, an Agent for the owner with Power of Attorney.**
- Current owner's deed was recorded **January 9, 1996.**
- Notice to appear at today's hearing was mailed and posted on the property on **September 1, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Breached and fire damaged roof with charred joists, beams, and decking
 - Breached and fire damaged exterior walls with charred studs and siding
 - Fire damaged interior walls, ceilings, and flooring
 - Exposed electrical system, mechanical ventilation, and plumbing
 - Insulation, damaged material and debris hanging or fallen throughout the structure
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Terry W. Gibbons and wife, Elsie L. Gibbons, 3508 Ashland Avenue, Fort Worth, TX 76107-6207 (Cert. # 9489009000276458983519);
Terry W. Gibbons and wife, Elsie L. Gibbons, 3836 Collinwood Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276458983526);
Terry W. Gibbons and wife, Elsie L. Gibbons, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276458983533);
Terry W. Gibbons and wife, Elsie L. Gibbons, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276458983540);
Elsie L. Gibbons Estate, 3508 Ashland Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276458983557);
Elsie L. Gibbons Estate, 3836 Collinwood Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276458983564);
Elsie L. Gibbons Estate, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276458983571);
Elsie L. Gibbons Estate, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276458983588);
Terry W. Gobbons, 3508 Ashland Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276458983595);
Terry W. Gibbons, 3836 Collinwood Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276458983601);
Terry W. Gibbons, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276458983618);
Terry W. Gibbons, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276458983625);
Julie Ann Rosenthal, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276458983632);
Julie Ann Rosenthal, 4200 S Hulen Street, Suite 515, Fort Worth, TX 76109 (Cert. # 9489009000276458983649);
Kevin Gibbons, 31226 Eona Cir, Temecula, CA 92592 (Cert. # 9489009000276458983656);
Kevin Gibbons, 18761 W Willow Point Dr, Grayslake, IL 60030 (Cert. # 9489009000276458983663);
Gary Hogg, 616 Grove, Longview, TX 75601 (Cert. # 9489009000276458983670);
Gary Hogg, 420 N Travis Street, Granbury, TX 76048 (Cert. # 9489009000276458983687);
Gary Hogg, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276458983694);
Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276458983700)

Motion: _____ **Made by:** _____

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

Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer: Sheadel, Ian M Telephone #: Date/Time: 9/6/2023 3:43 PM

Inspection Information				Category
Address	512 Forby Ave		Number of Stories	1
Legal Description	Block 1 Lot 14	Case #: 23-645630	Tax Account #:	04964527
	<input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Exterior & Interior			<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)

Observed Deficiencies				Status
	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred wood and damage throughout the structure
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and breaches exterior walls
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged interior walls, studs and exposed framing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred joists, rafters and decking with a large breach
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and breached ceilings
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged flooring
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing and damaged doors and windows are boarded over
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and exposed electrical system
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and exposed plumbing systems
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged mechanical system and ventilation ducts
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Insulation, debris and hanging wood and piping

Status
<input type="checkbox"/> Open
<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/> Secured
<input checked="" type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied
<input type="checkbox"/> Owner Occupied

Structure Use
<input checked="" type="checkbox"/> Single Family
<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial
<input type="checkbox"/> Accessory

Foundation
<input checked="" type="checkbox"/> Poured Concrete
<input type="checkbox"/> Stem Wall
<input type="checkbox"/> Pier & Beam

Additional Observations
Vacant and open structure was secured by City contractor on 8/1/2023

Exterior
<input checked="" type="checkbox"/> Frame
<input checked="" type="checkbox"/> Brick
<input type="checkbox"/> Stone
<input type="checkbox"/> Concrete
<input type="checkbox"/> Concrete Brick
<input type="checkbox"/> Metal

Permits Required*
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Mechanical <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical
*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

HS-23-175 **Property Address:** 3213 New York Avenue (Primary Structure)

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

Legal Description: Block 8, Lot 4, MORNINGSIDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas and more commonly known as 3213 New York Avenue, Fort Worth, Texas 76110

SKEY No. 01818376 **Reference No(s).** 22-638684

Owner(s) per Deed: HESTIA Properties, LLC---D206155622

Owner(s) per TAD: HESTIA Properties

Mailing Address: PO Box 330686, Fort Worth, TX 76163-0686

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **November 10, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **July 18, 2023.**
- Notices: **11/10/2022, 12/12/2022, and 7/18/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **September 13, 2023 with owners Ronald Day and Steven Skalik present.**
- Current owner's deed was recorded **May 24, 2006.**
- Notice to appear at today's hearing was mailed and posted on the property on **September 1, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Fire damage throughout the structure
 - Exterior walls are fire damaged with broken and missing siding
 - Roof is sagging with charred decking and shingles
 - Floors are charred with missing floor joist and sub floors
- There are other conditions that add to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

HESTIA properties, LLC, PO Box 330686, Fort Worth, TX 76163-0686 (Cert. # 9489009000276458983717);
HESTIA Properties, LLC, 4113 German Pointer Way, Fort Worth, TX 76123 (Cert. # 9489009000276458983724);
HESTIA Properties, LLC c/o Reg. Agent-Ronald Day, PO Box 330686, Fort Worth, TX 76163
(Cert. # 9489009000276458983731);
HESTIA Properties, LLC c/o Reg. Agent-Ronald Day, 4113 German Pointer Way, Fort Worth, TX 76123
(Cert. # 9489009000276458983748);
HESTIA Properties, LLC c/o Reg. Agent-Ronald Day, 9104 Quarter Horse Lane, Fort Worth, TX 76123
(Cert. # 9489009000276458983755);
HESTIA Properties, LLC c/o Manager/CEO-Lauriva L. Day, PO Box 330686, Fort Worth, TX 76163
(Cert. # 9489009000276458983762);
HESTIA Properties, LLC c/o Manager/CEO-Lauriva L. Day, 4113 German Pointer Way, Fort Worth,
TX 76123 (Cert. # 9489009000276458983779);
HESTIA Properties, LLC c/o Manager/CEO-Lauriva L. Day, 2629 Woodmont Trail, Fort Worth, TX 76133
(Cert. # 9489009000276458983786)

Motion: _____ **Made by:** _____

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

Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer Turner-Mims, Marilyn J. Telephone # Date/Time 9/13/2023 2:30 PM

Inspection Information				Category
Address	3213 New York Ave		Number of Stories	1
Legal Description	Block 8 Lot 4	Case #: 22-637684	Tax Account #:	01818376
	<input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Exterior & Interior			<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)

Observed Deficiencies				Status
	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sever fire damaged thru out the structure
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and missing siding with breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing wall studs and sheathing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sagging and burned decking and shingles
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred ceiling joist and rafters
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate support due to charred ceiling joist and rafters on the ceiling
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred / missing floor joist and sub floors with accumulation of debris
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken glass and burned framing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and hanging wirings
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and missing plumbing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Status
<input type="checkbox"/> Open
<input checked="" type="checkbox"/> Vacant
<input checked="" type="checkbox"/> Secured
<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied
<input type="checkbox"/> Owner Occupied

Structure Use
<input checked="" type="checkbox"/> Single Family
<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial
<input type="checkbox"/> Accessory

Foundation
<input type="checkbox"/> Poured Concrete
<input type="checkbox"/> Stem Wall
<input checked="" type="checkbox"/> Pier & Beam

Additional Observations	Exterior
Permits Required* <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Mechanical <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical *Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.	<input checked="" type="checkbox"/> Frame <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Brick <input type="checkbox"/> Metal

Code Compliance Department

818 Missouri Avenue ♦ Fort Worth, Texas 76104 ♦ 817-392-1234 ♦ Fax 817-392-2249

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

HS-23-176 **Property Address:** 508 North Riverside Drive (Primary Structure and Accessory Structure)

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

Legal Description: Lots 5 and 7, Block 163, McADAMS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204, page 97, Deed Records of Tarrant County, Texas; SAVE AND EXCEPT the West 10 feet of Lots 5 and 7 conveyed to the City of Fort Worth by deed dated August 31, 1962, recorded in Volume 3740, page 37, Deed Records of Tarrant County, Texas

SKEY No. 01833855, 42052341, 42052350 **Reference No(s).** 22-627536

Owner(s) per Deed: Maria Esperanza Robledo, Eduardo Tomas Salas, and Roberto Salazar---D189069340

Owner(s) per TAD: Maria Esperanza Robledo, Eduardo Tomas Salas, and Roberto Salazar

Mailing Address: 508 North Riverside Drive, Fort Worth, TX 76111

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **Jan 19, 2023.**
- This case was initiated by: **Officer Webster.**
- Fire Date: **Jan 18, 2023.**
- Notices: **1/20/2023 and 8/1/2023.**
- Active permits on file: **PB23-12448-Residential Accessory Remodel Permit and PB23-12437-Residential Accessory New Permit.**
- The structures are **vacant and open.**
- Inspection was performed on **Sept 8, 2023 with interested party Rafael Salas present.**
- Current owner's deed was recorded **May 1, 1989.**
- Notice to appear at today's hearing was mailed and posted on the property on **September 1, 2023.**
- **The Primary Structure** is currently in a substandard and hazardous condition due to:
 - Severe fire and smoke damage throughout the structure
 - Partial roof collapse in rear
 - Broken and missing windows
 - Charred railing at 2nd floor landing is unsafe
 - Charred framing including ceiling joists and wall studs
- **The Accessory Structure** is currently in a substandard and hazardous condition due to:
 - Charred framing including ceiling joist and wall studs
 - Charred door and fire damaged door frame with large breach in brick wall
 - Severe roof damage including charred roof framing
- There are other conditions that contribute to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection reports.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Maria Esperanza Robledo, Eduardo Tomas Salas, and Roberto Salazar, 508 North Riverside Drive, Fort Worth, TX 76111 (Cert. # 9489009000276524758287);
Maria Esperanza Robledo, 508 North Riverside Drive, Fort Worth, TX 76111 (Cert. # 9489009000276524758294);
Maria Esperanza Robledo, 510 North Riverside Drive, Fort Worth, TX 76111 (Cert. # 9489009000276524758300);
Eduardo Tomas Salas, 508 North Riverside Drive, Fort Worth, TX 76111 (Cert. # 9489009000276524758317);
Eduardo Tomas Salas, 5009 Parrish Road, Haltom City, TX 76117 (Cert. # 9489009000276524758324);
Eduardo Tomas Salas, 3117 Damon Avenue, Fort Worth, TX 76111 (Cert. # 9489009000276524758331);
Roberto Salazar, 508 North Riverside Drive, Fort Worth, TX 76111 (Cert. # 9489009000276524758348);
Roberto Salazar, 1212 Katy Drive, Saginaw, TX 76131 (Cert. # 9489009000276524758355);
Roberto Salazar, 1403 Slocum St, Apt 312, Dallas, TX 75207 (Cert. # 9489009000276524758362);
Rafael Salas, 510 North Riverside Drive, Fort Worth, TX 76111 (Cert. # 9489009000276524758379)

Motion: _____ **Made by:** _____

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

Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer Morris, Max M Telephone # Date/Time 9/8/2023 12:00 PM

Inspection Information				Category
Address	508 N Riverside Dr		Number of Stories	2
Legal Description	Block 163, 163, 163	Lot 5, 5, 5	Case #: 22-627536	Tax Account #: 01833855, 42052341, 42052350
<input type="checkbox"/> Exterior Only			<input checked="" type="checkbox"/> Exterior & Interior	
Observed Deficiencies				Status
	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	smoke damage throughout structure, rear of structure charred by fire
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated siding due to fire
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated and charred
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hole in roof, charred ceiling joist, charred roof.
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred ceiling with charred ceiling joist.
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred wood, deteriorated wood
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred and deteriorated.
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred electrical wires.
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	rear of structure charred making the rear of the structure unstable
				Structure Use
				<input checked="" type="checkbox"/> Single Family
				<input type="checkbox"/> Two Family
				<input type="checkbox"/> Commercial
				<input type="checkbox"/> Accessory
				Foundation
				<input checked="" type="checkbox"/> Poured Concrete
				<input type="checkbox"/> Stem Wall
				<input type="checkbox"/> Pier & Beam
Additional Observations				Exterior
Permits Required*				<input checked="" type="checkbox"/> Frame
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Mechanical <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical				<input type="checkbox"/> Brick
*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.				<input type="checkbox"/> Stone
				<input type="checkbox"/> Concrete
				<input type="checkbox"/> Concrete Brick
				<input type="checkbox"/> Metal
Code Compliance Department 818 Missouri Avenue ♦ Fort Worth, Texas 76104 ♦ 817-392-1234 ♦ Fax 817-392-2249				

Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer: Morris, Max M Telephone #: Date/Time: 9/8/2023 12:00 PM

Inspection Information				Category
Address	508 N Riverside Dr		Number of Stories	1
Legal Description	Block 163, 163, 163	Lot 5, 5, 5	Case #: 22-627536	Tax Account #: 01833855, 42052341, 42052350
<input type="checkbox"/> Exterior Only			<input checked="" type="checkbox"/> Exterior & Interior	
				<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)

Observed Deficiencies				Status
	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	structure charred by fire.
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire damaged siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire and smoke damage
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire damage/ breaches
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	smoke and fire damage/ collapsed
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred and debris
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	smoke and fire damage
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred electrical 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 checked="" type="checkbox"/>	severe fire and smoke damage making it unstable

Status
<input checked="" type="checkbox"/> Open
<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/> Secured
<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied
<input type="checkbox"/> Owner Occupied

Structure Use
<input type="checkbox"/> Single Family
<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> Accessory

Foundation
<input checked="" type="checkbox"/> Poured Concrete
<input type="checkbox"/> Stem Wall
<input type="checkbox"/> Pier & Beam

Additional Observations

Permits Required*	Exterior
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Mechanical <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical	<input type="checkbox"/> Frame <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Brick <input type="checkbox"/> Metal
*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.	

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

HS-23-177 **Property Address:** 1243 Elmwood Avenue (Primary Structure and Accessory Structure)
Category: **CAT I (Substandard and Hazardous)**
Legal Description: Lot 17, Block 45, Highland Park Addition to the City of Fort Worth, Tarrant County, Texas
SKEY No. 01244353 **Reference No(s).** 22-624929
Owner(s) per Deed: Audrey Opal Goodrich---D175535923
Owner(s) per TAD: Audrey Opal Goodrich
Mailing Address: 1243 Elmwood Drive, Fort Worth, TX 76104
Agenda Category: New Case – Residential **Code Compliance Officer:** Marilyn Turner-Mims
Council District No. 8

CASE BACKGROUND:

- Case Originated: **June 15, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **June 15, 2022.**
- Notices: **6/30/2022, 8/10/2022, and 7/18/2023.**
- No active permits on file.
- Structures are **vacant and secure.**
- Inspection was conducted on **September 12, 2023 with heir Sharon Connally present.**
- Current owner’s deed was recorded **July 28, 1975.**
- Notice to appear at today’s hearing was mailed and posted on the property on **September 1, 2023.**
- **The Primary Structure** is currently in a substandard and hazardous condition due to:
 - Severe fire damage to the back of the structure
 - Exterior walls are fire damaged with breaches
 - Charred and missing siding
 - Rafters and collar beams are charred and some broken
 - Roof has charred decking and deteriorated shingles
- **The Accessory Structure** is currently in a substandard and hazardous condition due to:
 - Exposed and broken wall studs with leaning corner posts
 - Inadequate support due to structure shifting and out of plumb
 - The roof is severely sagging with deteriorated decking and shingles
 - Ceiling has broken and deteriorated rafters and ceiling joists
- There are other conditions that add to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection reports.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Audrey Opal Goodrich, 1243 Elmwood Drive, Fort Worth, TX 76111 (Cert. # 9489009000276458983793);
Audrey Opal Goodrich aka Audrey Goodrich Williams aka Audrey Johnson Williams Estate, 1243 Elmwood Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276458983809);
Audrey Opal Goodrich Estate c/o Executor Sharon Williams Connally, 8549 Delta Way, Fort Worth, TX 76123 (Cert. # 9489009000276458983816);
Audrey Opal Goodrich Estate c/o Lawrence James Williams Estate, 1243 Elmwood Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276458983823);
Audrey Opal Goodrich Estate c/o Lawrence James Williams Estate, 701 NW Tarrant Avenue, Burleson, TX 76028 (Cert. # 9489009000276458983830);
Audrey Opal Goodrich Estate c/o Jack Dempsey Williams Jr., 1243 Elmwood Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276458983847);
Audrey Opal Goodrich Estate c/o Sheila Vanessa Williams aka Sheila Williams Evans, 1243 Elmwood Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276458983854);
Audrey Opal Goodrich Estate c/o Sheila Vanessa Williams aka Sheila Williams Evans, 7704 Benares Court, Fort Worth, TX 76133 (Cert. # 9489009000276458983861);
Audrey Opal Goodrich Estate c/o Sheila Vanessa Williams aka Sheila Williams Evans, 7704 Benares Court #110, Fort Worth, TX 76133 (Cert. # 9489009000276458983878);
Audrey Opal Goodrich Estate c/o Debra Williams aka Debra Williams Brown, 1604 Warren Lane, Fort Worth, TX 76112 (Cert. # 9489009000276458983885);
Audrey Opal Goodrich Estate c/o Annette Faye Williams aka Annette Williams Cox, 7601 Wildwood Court, Fort Worth, TX 76112 (Cert. # 9489009000276458983892);
Audrey Opal Goodrich Estate c/o Rodney Lewis Williams, 7720 Landmark Ridge Street, Fort Worth, TX 76133 (Cert. # 9489009000276458983908)

Motion: _____ **Made by:** _____

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

Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer Turner-Mims, Marilyn J. Telephone # Date/Time 9/12/2023 11:05 AM

Inspection Information

Address 1243 Elmwood Ave **Number of Stories** 1
Legal Description Block 45 Lot 17 **Case #:** 22-624929 **Tax Account #:** 01244353
 Exterior Only Exterior & Interior

Category

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

Observed Deficiencies

	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severely damaged by fire
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred and missing siding and boards w/ breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred / Missing wall studs and wall sheathing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred decking and shingles
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned collar beams and rafters with breaches
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate support due to missing exterior walls
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned floor joist and sub floors with breaches and debris
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned borders, broken and missing glass
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Burned and hanging wirings
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Status

Open
 Vacant
 Secured
 Secured (City)
 Tenant Occupied
 Owner Occupied

Structure Use

Single Family
 Two Family
 Commercial
 Accessory

Foundation

Poured Concrete
 Stem Wall
 Pier & Beam

Additional Observations

Permits Required*

Building Mechanical Plumbing Electrical

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

Exterior

Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal

Code Compliance Department

818 Missouri Avenue ♦ Fort Worth, Texas 76104 ♦ 817-392-1234 ♦ Fax 817-392-2249

Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer: Turner-Mims, Marilyn J. Telephone #: Date/Time: 9/12/2023 11:42 AM

Inspection Information				Category
Address	1243 Elmwood Ave		Number of Stories	1
Legal Description	Block 45 Lot 17	Case #: 22-624929	Tax Account #:	01244353
	<input type="checkbox"/> Exterior Only	<input type="checkbox"/> Exterior & Interior		<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)

Observed Deficiencies				Status
	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"/>	Broken concrete bricks with separation in the perimeter walls
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing concrete bricks with separations
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate support due to missing roof, ceiling and separations
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Status
<input checked="" type="checkbox"/> Open
<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/> Secured
<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied
<input type="checkbox"/> Owner Occupied

Structure Use
<input type="checkbox"/> Single Family
<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial
<input checked="" type="checkbox"/> Accessory

Foundation
<input type="checkbox"/> Poured Concrete
<input checked="" type="checkbox"/> Stem Wall
<input type="checkbox"/> Pier & Beam

Additional Observations	Exterior
Permits Required* <input checked="" type="checkbox"/> Building <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Electrical <u>*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.</u>	<input type="checkbox"/> Frame <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Concrete Brick <input type="checkbox"/> Metal

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

HS-23-178 **Property Address:** 1315 North Commerce Street (Primary Structure)

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

Legal Description: Lot Number Seventeen (17), Block Number Fifty-One (51), NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas, known as 1315 North Commerce Street

SKEY No. 01899430 **Reference No(s).** 23-648261

Owner(s) per Deed: Leticia Rivera Gomez---D196005353

Owner(s) per TAD: Mario Rivera and Margie Rivera

Mailing Address: 1305 Lagonda Avenue, Fort Worth, TX 76164

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **April 21, 2023.**
- This case was initiated by: **Officer Castillo.**
- Fire Date: **July 27, 2023.**
- Notices: **4/21/2023, 8/24/2023, 9/6/2023, and 9/8/2023.**
- No active permits on file.
- Structure is **vacant and open.**
- Inspection was conducted on **September 7, 2023 without the owner present. All violations are visible from the right of way and vacant lot next to the property.**
- Current owner's deed was recorded **July 12, 2023.**
- Notice to appear at today's hearing was mailed and posted on the property on **September 1, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severe structural fire damage including charred roof and wall framing
 - Exterior and interior walls are collapsed or partially collapsed
 - A majority of the roof has collapsed and the remaining roof has inadequate support
 - Large amount of fire damaged accumulation throughout the interior of the structure
 - Windows and doors are missing with severe fire damage
 - Remaining sections of the structure have inadequate support
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Leticia Rivera Gomez, 1305 Lagonda Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276458999381);
Leticia Rivera Gomez, 1308 North Commerce Street, Fort Worth, TX 76164 (Cert. # 9489009000276458999398);
Leticia Rivera Gomez, 1315 North Commerce Street, Fort Worth, TX 76164 (Cert. # 9489009000276458999404);
Mario Rivera, 1315 North Commerce Street, Fort Worth, TX 76164-9223 (Cert. # 9489009000276458999411);
Margie Rivera, 1315 North Commerce Street, Fort Worth, TX 76164-9223 (Cert. # 9489009000276458999428)

Motion: _____ **Made by:** _____

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

Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer: Morris, Max M Telephone #: Date/Time: 9/7/2023 1:50 PM

Inspection Information				Category
Address	1315 N Commerce St		Number of Stories	1
Legal Description	Block 51 Lot 17 Case #: 23-648261	Tax Account #: 01899430		
<input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Exterior & Interior				<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)

Observed Deficiencies				Status
	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	80% of house burned
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	collapsed walls
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	collapsed walls
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	90% of roof collapsed
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	collapsed ceilings
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	fire damage and covered with debris
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no windows or doors
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	high traffic area/ property is not secured

Status
<input checked="" type="checkbox"/> Open
<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/> Secured
<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied
<input type="checkbox"/> Owner Occupied

Structure Use
<input checked="" type="checkbox"/> Single Family
<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial
<input type="checkbox"/> Accessory

Foundation
<input type="checkbox"/> Poured Concrete
<input type="checkbox"/> Stem Wall
<input checked="" type="checkbox"/> Pier & Beam

Additional Observations	Exterior
Permits Required* <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Mechanical <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical <u>*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.</u>	<input checked="" type="checkbox"/> Frame <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Brick <input type="checkbox"/> Metal

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

HS-23-179 **Property Address:** 6316 Vel Drive (Primary Structure)

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

Legal Description: Being Lot TWENTY-THREE (23), in Block SEVENTEEN (17) of CARVER HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 388-Six, pg. 96. Deed Records of Tarrant County, Texas; and more commonly addressed at 6316 Vel Dr. Fort Worth, TX 76112

SKEY No. 00443492 **Reference No(s).** 23-645847

Owner(s) per Deed: Vincent Dears---D221282270

Owner(s) per TAD: Vincent Dears

Mailing Address: 1853 Lynwood Hills Drive, Fort Worth, TX 76112

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **April 4, 2023.**
- This case was initiated by: **Officer Webster.**
- Notices: **5/19/2023, 6/30/2023, and 8/3/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **September 14, 2023 with owner Vincent Dears present.**
- Current owner’s deed was recorded **September 28, 2021.**
- Notice to appear at today’s hearing was mailed and posted on the property on **September 1, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Damaged and breached roofing with rotted rafters and joists
 - Damaged exterior brickwork
 - Damaged interior flooring and sheetrock
 - Damaged and missing windows
 - Debris in garage has accumulated water and become a breeding ground for mosquitoes
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Vincent Dears, 1853 Lynwood Hills Drive, Fort Worth, TX 76112 (Cert. # 9489009000276524758393);
Vincent Dears aka Vincent Antonio Dears, 1853 Lynwood Hills Drive, Fort Worth, TX 76112
(Cert. # 9489009000276524758409);
Lienholders: Yucca Assets LLC, Manzanita Assets LLC, 4347 W. Northwest Hwy., Suite 130-PMB 343, Dallas,
TX 75220 (Cert. # 9489009000276524758416);
Yucca Assets LLC, Manzanita Assets LLC, 4847 W. Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220
(Cert. # 9489009000276524758423);
Yucca Assets LLC, Manzanita Assets LLC c/o Registered Agent and Trustee-Rodney Hubbard, 4347 W.
Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220 (Cert. # 9489009000276524758430);
Yucca Assets LLC, Manzanita Assets LLC c/o Registered Agent and Trustee-Rodney Hubbard, 4847 W.
Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220 (Cert. # 9489009000276524758447);
Yucca Assets LLC, Manzanita Assets LLC c/o Registered Agent and Trustee-Rodney Hubbard, 12222 Merit
Drive, Suite 1200, Dallas, 75251 (Cert. # 9489009000276524758454);
Yucca Assets LLC, Manzanita Assets LLC c/o Managing Member-Douglas Browser, 4347 W. Northwest Hwy.,
Suite 130-PMB 343, Dallas, TX 75220 (Cert. # 9489009000276524758461);
Yucca Assets LLC, Manzanita Assets LLC c/o Managing Member-Douglas Browser, 4106 S. Better Drive,
Dallas, TX 75229 (Cert. # 9489009000276524758478);
Yucca Assets LLC, Manzanita Assets LLC c/o Onwer-Jennifer Brower, 4106 S. Better Drive, Dallas, TX 75229
(Cert. # 9489009000276524758485);
City of Fort Worth c/o Linbarger Goggan Blair and Sampson LLP, 100 Throckmorton Suite 1700, Fort Worth,
TX 76102 (Cert. # 9489009000276524758492)

Motion: _____ **Made by:** _____

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

Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer: Sheadel, Ian M Telephone #: Date/Time: 9/18/2023 10:18 AM

Inspection Information				Category
Address	6316 Vel Dr		Number of Stories	1
Legal Description	Block 17 Lot 23	Case #: 23-645847	Tax Account #:	00443492
	<input type="checkbox"/> Exterior Only	<input checked="" type="checkbox"/> Exterior & Interior		<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)

Observed Deficiencies				Status
	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged brick leaning out of plumb
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged sheet rock
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and breached roofing exposing rafter, joists and walls to moisture
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rot observed in joist beams; Exposure due to roof damage
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracking observed in concrete foundation
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged flooring tiles and breached cracks at edges
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and boarded or exposed windows
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Accumulated debris has become a breeding ground for insect vectors

<input type="checkbox"/> Open
<input checked="" type="checkbox"/> Vacant
<input checked="" type="checkbox"/> Secured
<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied
<input type="checkbox"/> Owner Occupied

Structure Use
<input checked="" type="checkbox"/> Single Family
<input type="checkbox"/> Two Family
<input type="checkbox"/> Commercial
<input type="checkbox"/> Accessory

Foundation
<input checked="" type="checkbox"/> Poured Concrete
<input type="checkbox"/> Stem Wall
<input type="checkbox"/> Pier & Beam

Additional Observations	Exterior
Permits Required* <input checked="" type="checkbox"/> Building <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Electrical *Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.	<input checked="" type="checkbox"/> Frame <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete Brick <input type="checkbox"/> Metal

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

HS-23-180 **Property Address:** 3314 Crenshaw Avenue (Accessory Structure Only)

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

Legal Description: LOT 4, BLOCK 14, ENGLEWOOD HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 310, PAGE 67, PLAT RECORDS OF TARRANT COUNTY, TEXAS, ALSO KNOWN AS 3314 CRENSHAW AVENUE, FORT WORTH, TX 76105

SKEY No. 04964527 **Reference No(s).** 23-653652

Owner(s) per Deed: Friendly Fellowship Ministries---D206023032

Owner(s) per TAD: Friendly Fellowship Ministries

Mailing Address: 3708 Ocean Drive, Denton, TX 76210

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **June 20, 2023.**
- This case was initiated by: **Officer Sheadel.**
- Notices: **6/20/2023 and 7/31/2023.**
- No active permits on file.
- Structure is **vacant and open.**
- Inspection was conducted on **September 1, 2023 without an owner present. All violations are visible from the right of way.**
- Current owner's deed was recorded **January 24, 2006.**
- Notice to appear at today's hearing was mailed and posted on the property on **September 1, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Missing siding, roofing, and walls
 - Poorly supported wall leaning and out of plumb
 - Breaches into foundation and interior of the structure
 - Exposed framing, piping, and structural components with no weather protection
 - Incomplete access steps and/or ramp with missing handrails
 - A variety of trip hazards, fall hazards, and construction debris including nails and rebar
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Friendly Fellowship Ministries, 3708 Ocean Drive, Denton, TX 76210 (Cert. # 9489009000276524758041);
Friendly Fellowship Ministries, 3314 Crenshaw Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276524758058);
Friendly Fellowship Ministries c/o Registered Agent-Vincent Alridge, 3708 Ocean Drive, Denton, TX 76210
(Cert. # 9489009000276524758065);
Friendly Fellowship Ministries c/o Registered Agent-Vincent Alridge, 3314 Crenshaw Avenue, Fort Worth, TX
76105 (Cert. # 9489009000276524758072);
Friendly Fellowship Ministries c/o Registered Agent-Vincent Alridge, 7501 Castle Pines Lane, Denton, TX
76208 (Cert. # 9489009000276524758089);
Friendly Fellowship Ministries c/o Registered Agent-Vincent Alridge, 2109 Creekdale Drive, Denton, TX
76210 (Cert. # 9489009000276524758096);
Friendly Fellowship Ministries c/o Administrator-Beverly Campbell aka Beverly Alridge, 3314 Crenshaw Avenue,
Fort Worth, TX 76105 (Cert. # 9489009000276524758102);
Friendly Fellowship Ministries c/o Administrator-Beverly Campbell aka Beverly Campbell aka Beverly Alridge,
4131 Avenue M, Fort Worth, TX 76105 (Cert. # 9489009000276524758119);
Friendly Fellowship Ministries c/o Administrator-Beverly Campbell aka Beverly Campbell aka Beverly Alridge,
554 Harrison Lane, Hurst, TX 76053 (Cert. # 9489009000276524758126);
Friendly Fellowship Ministries c/o Administrator-Beverly Campbell aka Beverly Campbell aka Beverly Alridge,
7805 Hidden Gate Ct, Fort Worth, TX 76120 (Cert. # 9489009000276524758133)

Motion: _____ **Made by:** _____

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

Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer: Sheadel, Ian M Telephone #: Date/Time: 9/18/2023 9:00 AM

Inspection Information				Category
Address	3314 Crenshaw Ave		Number of Stories	1
Legal Description	Block 14 Lot 4	Case #: 23-653652	Tax Account #:	00866814
	<input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Exterior & Interior			<input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor)

Observed Deficiencies				Status
	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"/>	Missing siding; Faulty weather protection; leaning out of plumb
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed framing; leaning out of plumb
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches and lack of appropriate skirting and weather protection
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed utility piping
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Debris, rebar, broken concrete and a variety of fall and trip hazards

Status
<input checked="" type="checkbox"/> Open
<input checked="" type="checkbox"/> Vacant
<input type="checkbox"/> Secured
<input type="checkbox"/> Secured (City)
<input type="checkbox"/> Tenant Occupied
<input type="checkbox"/> Owner Occupied

Structure Use
<input type="checkbox"/> Single Family
<input type="checkbox"/> Two Family
<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Accessory

Foundation
<input type="checkbox"/> Poured Concrete
<input type="checkbox"/> Stem Wall
<input checked="" type="checkbox"/> Pier & Beam

Additional Observations	Exterior
	<input checked="" type="checkbox"/> Frame
	<input type="checkbox"/> Brick
	<input type="checkbox"/> Stone
	<input type="checkbox"/> Concrete
	<input type="checkbox"/> Concrete Brick
	<input type="checkbox"/> Metal

Permits Required*
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Electrical
*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

ACP-23-170 **Property Address:** 7349 South Ridge Trail

Legal Description: LOT 5, BLOCK 11, SOUTH RIDGE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-111, PAGE 54, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 02878739 **Reference No(s).** 22-635602

Owner(s) per Deed: Charles Kittrell and Sue Kittrell---Volume 12162, Page 914---November 8, 1995

Owner(s) per TAD: Charles Kittrell and Sue Kittrell

Mailing Address: 7349 South Ridge Trail, Fort Worth, TX 76233-7126

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Roger Soto
Residential

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **October 17, 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 **sixteen (16)** 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 items at no additional cost.** The Nuisance Abatement Order was posted at the property on **July 31, 2023** and expired on **August 10, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **September 1, 2023**. The last inspection was performed on **September 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 **\$4,500.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on July 31, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since November 13, 1995.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **August 10, 2023** Date of BSC Meeting: **September 25, 2023**
Number of days since NAO expired: **45**

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

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Charles Kittrell and Sue Kittrell, 7349 South Ridge Trail, Fort Worth, TX 76133-7126
(Cert. # 9489009000276525730978);
Charles Kittrell Estate, 7349 South Ridge Trail, Fort Worth, TX 76133 (Cert. # 9489009000276525730985);
Charles Kittrell Estate, 7349 Southridge Trail, Fort Worth, TX 76133 (Cert. # 9489009000276525730992);
Sue Kittrell aka Carol Sue Kittrell aka Carol Lay Kittrell aka Carol Sue Lay aka Carol Sue Phillips,
7349 South Ridge Trail, Fort Worth, TX 76133 (Cert. # 9489009000276525731005);
Sue Kittrell aka Carol Sue Kittrell aka Carol Lay Kittrell aka Carol Sue Lay aka Carol Sue Phillips,
7349 Southridge Trail, Fort Worth, TX 76133 (Cert. # 9489009000276458999015);
Belinda Dickard aka Belinda Phillips, 7349 South Ridge Trail, Fort Worth, TX 76133
(Cert. # 9489009000276458999022);
Belinda Dickard aka Belinda Phillips, 1305 Bois D Arc, Weatherford, TX 76086 (Cert. # 9489009000276458999039);
Belinda Dickard aka Belinda Phillips, 331 Jade Lane, Weatherford, TX 76086 (Cert. # 9489009000276458999046);
Lynn Kittrell Montjoy aka Janet Lynn Kittrell, 352 Chickadee Lane, Lugoff, SC 29708
(Cert. # 9489009000276458999053);
Lienholder: Secretary of Housing and Urban Development c/o Single Family Notes Branch, 451 SW 7th Street,
Washington, DC, 20410 (Cert. # 9489009000276458999060)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

ACP-23-181 **Property Address:** 800 Flint Street

Legal Description: All of Grantor's right, title and interest in and to Block 2, Lot 10, Board of Trade Addition, more commonly known as 800 Flint Street, Fort Worth, Tarrant County, Texas

SKEY No. 00237728 **Reference No(s).** 23-649144

Owner(s) per Deed: Teodosia Payan---D215007424---January 13, 2015

Owner(s) per TAD: Teodosia Payan

Mailing Address: 800 Flint Street, Fort Worth, TX 76115

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Roger Soto
Residential

Council District No. 11

EVIDENTIARY REPORT:

This violation was identified on **May 2, 2023**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **nine (9)** inspections by multiple officers since the inception of this case. **No citation(s) were** issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **six (6)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. **Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of items at no additional cost.** The Nuisance Abatement Order was posted at the property on **July 31, 2023** and expired on **August 10, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **September 1, 2023**. The last inspection was performed on **September 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 **\$4,500.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on July 31, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since May 3, 1994.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **August 10, 2023** Date of BSC Meeting: **September 25, 2023**
Number of days since NAO expired: **45**

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

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Teodosia Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276458999435);
Teodosia Payan aka Teodosia Carrillo Payan, 800 Flint Street, Fort Worth, TX 76115
(Cert. # 9489009000276458999442);
Javier Payan aka Javier Carrillo Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276458999459);
Javier Payan aka Javier Carrillo Payan, 2813 Avenue G, Fort Worth, TX 76105 (Cert. # 9489009000276458999466);
Javier Payan aka Javier Carrillo Payan, 6525 Summertime Lane, Watauga, TX 76148
(Cert. # 9489009000276458999473);
Pedro Payan aka Pedro Carrillo Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276458999480);
Pedro Payan aka Pedro Carrillo Payan, 1329 West Gambrell Street, Fort Worth, TX 76115
(Cert. # 9489009000276458999497);
Pedro Payan aka Pedro Carrillo Payan, 821 E Shaw St, Fort Worth, TX 76110 (Cert. # 9489009000276458999503);
Eustaquio Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276524767517);
Eustaquio Payan, 1301 W. Mason Street, Fort Worth, TX 76115 (Cert. # 9489009000276524767524)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

ACP-23-182 **Property Address:** 2206 Robinwood Drive

Legal Description: Lot 9, Block F, NORTH RIVERSIDE APARTMENTS, INC., an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-R, page 18, Deed Records of Tarrant County, Texas

SKEY No. 01963945 **Reference No(s).** 23-643543

Owner(s) per Deed: Douglas Ray Hays Jr.---D213277567---May 8, 2013

Owner(s) per TAD: Douglas Ray Hays Jr.

Mailing Address: 2206 Robinwood Drive, Fort Worth, TX 76111

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

Council District No. 11

EVIDENTIARY REPORT:

This violation was identified on **February 16, 2023**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **ten (10)** inspections by multiple officers since the inception of this case. **No** citation(s) **were** issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **six (6)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. **Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of items at no additional cost.** The Nuisance Abatement Order was posted at the property on **July 31, 2023** and expired on **August 10, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **September 1, 2023**. The last inspection was performed on **September 22, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$9,000.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact this property, with the same owner was presented to the Building Standards Commission on June 28, 2021. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on July 31, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since February 1, 2022.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **August 10, 2023** Date of BSC Meeting: **September 25, 2023**
Number of days since NAO expired: **45**

\$200.00 per day x 45 days = \$9,000.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Douglas Ray Hays Jr., 2206 Robinwood Drive, Fort Worth, TX 76111 (Cert. # 9489009000276524767562);
Douglas Ray Hays and wife, Elmeta Jean Hays, 2206 Robinwood Drive, Fort Worth, TX 76111
(Cert. # 9489009000276524767579);
Douglas Ray Hays Estate, 2206 Robinwood Drive, Fort Worth, TX 76111 (Cert. # 9489009000276524767586);
Patsy Hays Osborn, 168 White Oak Lane, Colbert, OK 74733 (Cert. # 9489009000276524767593);
Patsy Hays Osborn, PO Box 201, Colbert, OK 74733 (Cert. # 9489009000276524767609)

Motion: _____ **Made by:** _____

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



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

June 28, 2021

Douglas Ray Hays Jr.
(Cert. # 9489009000276293297994)
2206 Robinwood Drive
Fort Worth, TX 76111-5117

RE: 2206 Robinwood Drive aka Lot 9 block F North Riverside Apartment Inc. an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Plat Volume 388-R, Page 18 Deed Records, Tarrant County, Texas, ACP-21-148, Reference #20-551613, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **June 28, 2021** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is July 28, 2021.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on July 28, 2021.** 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) 994-2613 to schedule a final inspection.

CC: Patsy Hays Osborn, 168 White Oak Lane, Colbert, OK 74733 (Cert. # 9489009000276293298007)

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-21-148**

On **June 28, 2021** the City of Fort Worth Building Standards Commission ("Commission") held a virtual public hearing regarding the property described as **Lot 9 block F North Riverside Apartment Inc. an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Plat Volume 388-R, Page 18 Deed Records, Tarrant County, Texas**, and located on property more commonly known as **2206 Robinwood Drive, Fort Worth, Texas ("Affected Property")**.

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

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

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

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 9 block F North Riverside Apartment Inc. an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Plat Volume 388-R, Page 18 Deed Records, Tarrant County, Texas**, and located on property more commonly known as **2206 Robinwood Drive, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until July 28, 2021 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 **July 28, 2021**. 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.

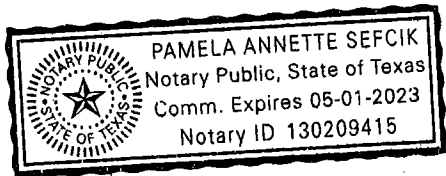
IT IS FURTHER ORDERED THAT IF THE OWNER OF THE AFFECTED PROPERTY DOES NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT 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 6th day of July, 2021.

Paul Clark
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on this the 6th day of July, 2021 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

Christophe Austin
Approved by Legal as to form and legality

[Signature]
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

ACP-23-183 **Property Address:** 2822 NW 29th Street

Legal Description: Lot 13, Block 120, Rosen Heights Second Filing Addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 02547325 **Reference No(s).** 22-635691

Owner(s) per Deed: Maria Estella Garcia Torres---D185002583---January 25, 1985

Owner(s) per TAD: Maria Estella Torres

Mailing Address: 2822 NW 29th Street, Fort Worth, TX 76106

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

Council District No. 2

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

ACP-23-185 **Property Address:** 8136 Waterside Trail

Legal Description: LOT 19, BLOCK 152, SUMMERFIELDS, PHASE VIII, SECTION 1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-201, PAGE 26 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 06116132 **Reference No(s).** 23-643725

Owner(s) per Deed: Peter Sherratt and spouse, Carol Ann Sherratt---Volume 14168, Page 111---January 6, 2000

Owner(s) per TAD: Carol Ann Sherratt

Mailing Address: 8136 Waterside Trail, Fort Worth, TX 76137

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

Council District No. 4

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

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

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

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

Owner(s) per TAD: Gregory B. Fincher

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

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

Council District No. 11

EVIDENTIARY REPORT:

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

There have been **eighteen (18)** inspections by multiple officers since the inception of this case. **No citations were** issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **six (6)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **July 3, 2023** and expired on **July 13, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **September 1, 2023**. The last inspection was performed on **September 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 **\$18,000.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that this property, with the same owner, has been presented to the Building Standards Commission for the same violation, in 2012, 2018, and 2020, and after each case the property was abated by the City. On August 28, 2023, the Commission voted to Continue this case to today's meeting. On August 28, 2023 no measurable progress had been made since the Nuisance Abatement Order (NAO) was posted on the property on July 3, 2023 and since the hearing date still no measurable progress has been made to abate the nuisance. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since January 23, 2006.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **July 3, 2023** **Date of BSC Meeting:** **September 25, 2023**
Number of days since NAO expired: **45**

\$400.00 per day x 45 days = \$18,000.00
(Calculate from day after expiration date of NAO to the day prior to August 28, 2023 BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Gregory Bryan Fincher, 408 Fairview Street, Fort Worth, TX 76111 (Cert. # 9489009000276524767685);
Gregory Bryan Fincher aka Gregory Bryan Fincher Sr., 408 Fariview Street, Fort Worth, TX 76111
(Cert. # 9489009000276524767692);
Gregory B. Fincher, 408 Fariview Street, Fort Worth, TX 76111-4365 (Cert. # 9489009000276524767708);
Gregory B. Fincher Jr., 408 Fariview Street, Fort Worth, TX 76111-4365 (Cert. # 9489009000276524767715);
Gregory B. Fincher Jr., 3113 Las Vegas Trail, Apt. A, Fort Worth, TX 76116 (Cert. # 9489009000276524767722);
April Schelar, 5433 Bear Lane, Frederick, CO 80504 (Cert. # 9489009000276524767739);
April Schelar, 3203 Youngs Meadow Lane, Dickinson, TX 77539 (Cert. # 9489009000276524767746)

Motion: _____ **Made by:** _____

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

408 FAIRVIEW STREET ADMINISTRATIVE CIVIL PENALTY CASES

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

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

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

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

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

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

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

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

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

Owner(s) per TAD: Ann P. Waters

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

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **January 17, 2023.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **January 17, 2023.**
- Notices: **1/18/2023, 2/17/2023, and 5/31/2023.**
- No active permits on file.
- Structures are **vacant and secure.**
- The Owners were not present at the **July 24, 2023** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structures.
- The Owners had until **August 23, 2023** to comply with the Order.
- An Heir requested an amendment on **August 21, 2023.**
- An Heir requested in writing an to be given at the **maximum amount of time allowed** to complete the repairs/demolish.
- The Executive Secretary explained to the heir times allowed, both with and without the presentation of an Action Plan, and defined an Action Plan.
- A notice to appear at today's hearing was mailed and posted on **September 1, 2023.**
- **At this time, no progress has been made to repair or demolish either structure.**

Motion: _____ **Made by:** _____

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

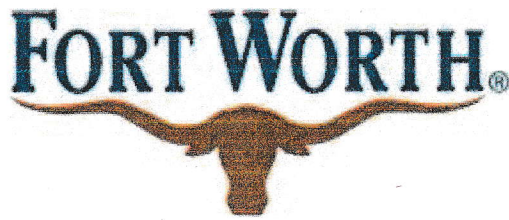
**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Joe M. Waters and wife, Ann Waters, 5505 Waits Avenue Fort Worth, TX 76133
(Cert. # 9489009000276458983915);
Ann P. Waters, 5505 Waits Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276458983922);
Joe M. Waters and Ann P. Waters Estates, 5505 Waits Avenue, Fort Worth, TX 76133
(Cert. # 9489009000276458983939);
Kenneth Waters, 5505 Waits Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276458983946);
Kenneth Waters, 10817 Fandor Street, Fort Worth, TX 76108 (Cert. # 9489009000276458983953);
Kenneth Waters, 5532 Murton Place, Fort Worth, TX 76137 (Cert. # 9489009000276458983960);
Jimmy Waters, 5505 Waits Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276458983977);
Donald Waters, 5220 Rutland Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276458983984);
Donald Waters, 2639 Shoreline Ct, Weatherford, TX 76087 (Cert. # 9489009000276458983991);
Donald Waters, 9205 S Dodson Drive, Fort Worth, TX 76108 (Cert. # 9489009000276458984004);
Robert Waters Estate, 6504 Murphy Street, Murchinson, TX 75778 (Cert. # 9489009000276458999329);
Robert Waters Estate c/o Becky Waters aka Rebecca Waters Keller McCollum, 6504 Murphy Street,
Murchinson, TX 75778 (Cert. # 9489009000276458999336);
Robert Waters Estate c/o David Waters, 8915 S. FM 730, Azle, TX 76020 (Cert. # 9489009000276458999343);
Robert Waters Estate c/o David Waters, 116 Langley Ln, Azle, TX 76020 (Cert. # 9489009000276458999350);
Robert Waters Estate c/o David Waters, 200 Spring Ct, Azle, TX 76020 (Cert. # 9489009000276458999367);
Robert Waters Estate c/o David Waters, 703 Irish Glen Dr, Arlington, TX 76014 (Cert. # 9489009000276458999374)

Motion: _____ **Made by:** _____

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



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

Date: 08/21/2023 BSC Case No. HS-23-137

Date of Order: 07/24/2023 Final Day to Comply with Order: 08/23/2023

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

Address of Property: 1213 cameron st. fort worth tx.

Owner / Lienholder / Mortgagee Name: jimmy waters

Owner / Lienholder / Mortgagee Phone Number: (817-350-5378)

Owner / Lienholder / Mortgagee Mailing Address: 1213 cameron st. fort worth tx.

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: as long as possible my brother has been working on cleaning up since the fire happened this is his home and where he resides he has to work to eat and pay bills and work on the house when he can. i try to help him as much as i can i live with my daughter and on social security

Justification for Request: he had no insurance he is the home owner and is having to do this alone we have been under a heat wave which makes it harder to get things done he needs to know what permits to get and what ever else is needed to repair his home the fire started in the back yard where all the things were stored when we moved from waits ave. it was a total loss of things we can never replace. he was trying to keep the house from catching fire when the fire dept. arrived he told them to bring the hoses to where the fire started they didnt listen to him the house would not have burned like it did if they had went to the source of the fire to begin with its been hard on me to see my brother having to go thru all this

KJ Waters
Signature

8-21-2023
Date

kenneth waters
Printed Name

5532 Murton Pl.
Address (including City/State/Zip)

817-880-5836

Fort Worth, TX 76137

Telephone Number 817-880-5836

E-Mail kjoe1972@gmail.com

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

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

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

FOR OFFICE USE ONLY

RECEIVED BY: RECEIVED

Annette Stubenbordt

DATE: 8/21/2023

Revised October 2018

ID verified

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

July 24, 2023

Joe M. Waters and wife, Ann Waters
(Cert. # 9489009000276524729140)
5505 Waits Avenue
Fort Worth, TX 76133

RE: 1213 Cameron Street (Primary Structure and Accessory Structure) aka Lot 22, Block 8, GREENBRIER ADDITION to the city of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-N, Page 1, Plat Records, Tarrant County, Texas, HS-23-137, Reference #23-640881, NEW CASE RESIDENTIAL

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

- Repair or demolish the structures within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the order is August 23, 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 August 23, 2023.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is **mailed**. An appeal does not act to stay the time to comply with this Order.

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

CC: Ann P. Waters, 5505 Waits Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276524729157); Joe M. Waters and Ann P. Waters Estates, 5505 Waits Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276524729164); Kenneth Waters, 5505 Waits Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276524729171); Kenneth Waters, 10817 Fandor Street, Fort Worth, TX 76108 (Cert. # 9489009000276524729188); Jimmy Waters, 5505 Waits Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276524729195); Donald Waters, 5220 Rutland Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276524729201); Donald Waters, 2639 Shoreline Ct, Weatherford, TX 76087 (Cert. # 9489009000276524729218); Donald Waters, 9205 S Dodson Drive, Fort Worth, TX 76108 (Cert. # 9489009000276524729225); Robert Waters Estate, 6504 Murphy Street, Murchinson, TX 75778 (Cert. # 9489009000276524729232); Robert Waters Estate c/o Becky Waters aka Rebecca Waters Keller McCollum, 6504 Murphy Street, Murchinson, TX 75778 (Cert. # 9489009000276524729249); Robert Waters Estate c/o David Waters, 8915 S. FM 730, Azle, TX 76020 (Cert. # 9489009000276524729256); Robert Waters Estate c/o David Waters, 116 Langley Ln, Azle, TX 76020 (Cert. # 9489009000276524729263); Robert Waters Estate c/o David Waters, 200 Spring Ct, Azle, TX 76020 (Cert. # 9489009000276524729270); Robert Waters Estate c/o David Waters, 703 Irish Glen Dr, Arlington, TX 76014 (Cert. # 9489009000276524729287)

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-23-137**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **July 24, 2023** regarding the structures present on **Lot 22, Block 8, GREENBRIER ADDITION to the city of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-N, Page 1, Plat Records, Tarrant County, Texas, and more commonly known as 1213 Cameron Street (Primary Structure and Accessory Structure) ("Affected Property") in Fort Worth, Texas;** and

WHEREAS the Tarrant County Deed Records indicate that **Joe M. Waters and wife, Ann Waters** 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 structures on the Affected Property are in violation of the standards set forth in Code of the City of Fort Worth ("City"), Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," and that the defects or conditions exist to the extent that the structures on the Affected Property are substandard and a hazard to the public health, safety, and/or welfare; and

WHEREAS the Commission finds that the 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 structures and remove the debris described as **Lot 22, Block 8, GREENBRIER ADDITION to the city of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-N, Page 1, Plat Records, Tarrant County, Texas, and more commonly known as 1213 Cameron Street (Primary Structure and Accessory Structure) 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 August 23, 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 structures, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **August, 2023**. After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IF THE STRUCTURES ON THE AFFECTED PROPERTY ARE NOT REPAIRED IN CONFORMANCE TO THE CODES OF THE CITY OF FORT WORTH OR DEMOLISHED AND DEBRIS REMOVED IN THE TIME PRESCRIBED BY THIS ORDER, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER THE PROPERTY AND DEMOLISH THE STRUCTURES, WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY 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.

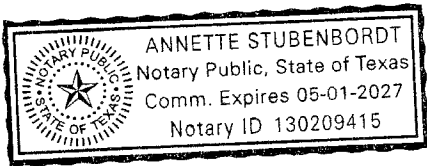
FAILURE TO COMPLY WITH THIS ORDER may result in the scheduling and conducting a of a Civil Penalty hearing in order to determine the amount of penalty to be paid. The Code of the City of Fort Worth, Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," limits the amount of Civil Penalty 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 1st day of August, 2023.

Paul Clark
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 1st day of August, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:

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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

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

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

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

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

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

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

Agenda Category: Amendment Case **Code Compliance Officer:** Max Morris
Residential

Council District No. 2

CASE BACKGROUND:

- Case Originated: **January 27, 2022.**
- This case was initiated by: **Officer Campos.**
- Notices: **1/28/2022, 2/16/2023, 3/2/2023, 4/17/2023, 7/11/2023 and 9/6/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- The Owners were not present at the **July 24, 2023** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structures.
- The Owners had until **August 23, 2023** to comply with the Order.
- An Heir requested an amendment on **August 15, 2023.**
- An Heir requested in writing an additional **60-120 days (2-4 months)** to complete the repairs/demolish.
- The Executive Secretary explained to the heir times allowed, both with and without the presentation of an Action Plan, and defined an Action Plan.
- A notice to appear at today's hearing was mailed and posted on **September 1, 2023.**
- **At this time, no progress has been made to repair or demolish the structure.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: SEPTEMBER 25, 2023**

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

Angelina Maldonado, Beatrice Perez, Louis Arteaga, Alice Trujillo, Irene Trujillo, Margarit Mercado, Mario Arteaga, Sally De La Cruz, and Jimmy Arteaga, 2111 Ellis Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276458999077);
Angeline Maldonado aka Angeline Arteaga Maldonado, 601 E. Fogg Street, Fort Worth, TX 76110 (Cert. # 9489009000276458999084);
Angie Maldonado, 2111 Ellis Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276458999091);
Beatrice A. Perez aka Beatrice Arteaga Perez, 1524 Robert Cut Off Road, Fort Worth, TX 76114 (Cert. # 9489009000276458999107);
Louis Arteaga Estate, 7821 Colton Drive, Fort Worth, TX 76108 (Cert. # 9489009000276458999114);
Louis Arteaga Estate, 2111 Ellis Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276458999121);
Louis Arteaga Estate c/o Angie Maldonado, 7821 Colton Drive, Fort Worth, TX 76108 (Cert. # 9489009000276458999138);
Louis Arteaga Estate c/o Angie Maldonado, 601 E. Fogg Street, Fort Worth, TX 76110 (Cert. # 9489009000276458999145);
Louis Arteaga Estate c/o Irene Arteaga aka Irene Book, 2413 Yeager Street, Fort Worth, TX 76112 (Cert. # 9489009000276458999152);
Alice A. Trujillo, 3801 White Settlement Road, Fort Worth, TX 76107 (Cert. # 9489009000276458999169);
Irene M. Trujillo, 210 Encino Drive, Pueblo, CO 81005 (Cert. # 9489009000276458999176);
Irene M. Trujillo c/o Fernando Arteaga Trujillo, 3110 Olive Place, Fort Worth, TX 76116 (Cert. # 9489009000276458999183);
Irene M. Trujillo c/o Raquel Trujillo Guerrero, 804 W. Arlington Avenue, Fort Worth, TX 76179 (Cert. # 9489009000276458999190);
Margarit A. Mercado aka Margaret Mercado, 2316 Primrose Avenue, Fort Worth, TX 76111 (Cert. # 9489009000276458999206);
Celia Delacruz aka Sally De La Cruz Estate, 2208 Carleton Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276458999213);
Celia Delacruz aka Sally De La Cruz Estate, 2111 Ellis Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276458999220);
Celia Delacruz aka Sally De La Cruz Estate, 5912 Bridal Trail, Fort Worth, TX 76179 (Cert. # 9489009000276458999237);
Celia Delacruz aka Sally De La Cruz Estate, 7001 Bryant Irvin Road #107A, Fort Worth, TX 76132 (Cert. # 9489009000276458999244);
Celia Delacruz aka Sally De La Cruz Estate c/o Clemente Delacruz, 2320 Stadium Drive, Fort Worth, TX 76109 (Cert. # 9489009000276458999251);
Celia Delacruz aka Sally De La Cruz Estate c/o Lisa DeLaCruz Martinez, 5912 Bridal Trail, Fort Worth, TX 76179 (Cert. # 9489009000276458999268);
Celia Delacruz aka Sally De La Cruz Estate c/o Diana DeLaCruz, 6041 Walleye Drive, Fort Worth, TX 76179 (Cert. # 9489009000276458999275);
Celia Delacruz aka Sally De La Cruz Estate c/o Sergio DeLaCruz, 210 S. Main Street, Georgetown, TX 78626 (Cert. # 9489009000276458999282);
Celia Delacruz aka Sally De La Cruz Estate c/o Sergio DeLaCruz, 12713 Bright Sky Overlook #10, Austin, TX 78732 (Cert. # 9489009000276458999299);
Jimmy Arteaga, 8008 Northbrook Drive, Benbrook, TX 76116 (Cert. # 9489009000276458999305);
Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276458999312)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 8-12-2023 BSC Case No. HS-23-140

Date of Order: 7-24-2023 Final Day to Comply with Order: 9/23/2023

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

Address of Property: 2111 Ellis Ave Ft Worth TX 76164

Owner / Lienholder / Mortgagee Name: Raquel Guerrero

Owner / Lienholder / Mortgagee Phone Number: ()

Owner / Lienholder / Mortgagee Mailing Address: 804 W. Arlington Ave
Ft Worth TX 76116

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 2-4 months

Justification for Request: I was not aware of I inherited this
property. There are 2 other owners listed that are still alive so extra
time is needed

Raquel Guerrero
Signature

8-12-2023
Date

Raquel Guerrero
Printed Name

804 W. Arlington Ave Ft Worth TX
76116
Address (including City/State/Zip)

469 985 0223
Telephone Number

Raquel Guerrero 817@gmail
E-Mail Address

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

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

FOR OFFICE USE ONLY
RECEIVED BY: Annette Stubenbordt
RECEIVED DATE: 8/14/2023

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

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

July 24, 2023

Angelina Maldonado, Beatrice Perez, Louis Arteaga,
Alice Trujillo, Irene Trujillo, Margarit Mercado,
Mario Arteaga, Sally De La Cruz, and Jimmy Arteaga
(Cert. # 9489009000276525730510)
2111 Ellis Avenue
Fort Worth, TX 76164

RE: 2111 Ellis Avenue (Primary Structure) aka Lot 6, Block 147, NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas aka Tad Account 01918788 NORTH FORT WORTH Block 147 Lot 6 16% UNDIVIDED INTEREST aka TAD Account 41416236 NORTH FORT WORTH Block 147 Lot 6 84% UNDIVIDED INTEREST, HS-23-140, Reference #22-612913, NEW CASE RESIDENTIAL

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

- Repair or demolish the structure within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the order is August 23, 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 August 23, 2023.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is **mailed**. An appeal does not act to stay the time to comply with this Order.

Once the 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: Angeline Maldonado aka Angeline Arteaga Maldonado, 601 E. Fogg Street, Fort Worth, TX 76110 (Cert. # 9489009000276525730527); Angie Maldonado, 2111 Ellis Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276525730534); Beatrice A. Perez aka Beatrice Arteaga Perez, 1524 Robert Cut Off Road, Fort Worth, TX 76114 (Cert. # 9489009000276525730541); Louis Arteaga Estate, 7821 Colton Drive, Fort Worth, TX 76108 (Cert. # 9489009000276525730565); Louis Arteaga Estate c/o Angie Maldonado, 7821 Colton Drive, Fort Worth, TX 76108 (Cert. # 9489009000276525730572); Louis Arteaga Estate c/o Angie Maldonado, 601 E. Fogg Street, Fort Worth, TX 76110 (Cert. # 9489009000276525730589); Louis Arteaga Estate c/o Irene Arteaga aka Irene Book, 2413 Yeager Street, Fort Worth, TX 76112 (Cert. # 9489009000276525730596); Alice A. Trujillo, 3801 White Settlement Road, Fort Worth, TX 76107 (Cert. # 9489009000276525730602); Irene M. Trujillo, 210 Encino Drive, Pueblo, CO 81005 (Cert. # 9489009000276525730619); Irene M. Trujillo c/o Fernando Arteaga Trujillo, 3110 Olive Place, Fort Worth, TX 76116 (Cert. # 9489009000276525730626); Irene M. Trujillo c/o Raquel Trujillo Guerrero, 804 W. Arlington Avenue, Fort Worth, TX 76179 (Cert. # 9489009000276525730633); Margarit A. Mercado aka Margaret Mercado, 2316 Primrose Avenue, Fort Worth, TX 76111 (Cert. # 9489009000276525730640); Celia Delacruz aka Sally De La Cruz Estate, 2208 Carleton Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276525730657); Celia Delacruz aka Sally De La Cruz Estate, 2111 Ellis Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276525730664); Celia Delacruz aka Sally De La Cruz Estate, 5912 Bridal Trail, Fort Worth, TX 76179 (Cert. # 9489009000276525730671); Celia Delacruz aka Sally De La Cruz Estate, 7001 Bryant Irvin Road #107A, Fort Worth, TX 76132 (Cert. # 9489009000276525730688); Celia Delacruz aka Sally De La Cruz Estate c/o Clemente Delacruz, 2320 Stadium Drive, Fort Worth, TX 76109 (Cert. # 9489009000276525730695); Celia Delacruz aka Sally De La Cruz Estate c/o Lisa DeLaCruz Martinez, 5912 Bridal Trail, Fort Worth, TX 76179 (Cert. # 9489009000276525730701); Celia Delacruz aka Sally De La Cruz Estate c/o Diana DeLaCruz, 6041 Waileye Drive, Fort Worth, TX 76179 (Cert. # 9489009000276525730718); Celia Delacruz aka Sally De La Cruz Estate c/o Sergio DeLaCruz, 210 S. Main Street, Georgetown, TX 78626 (Cert. # 9489009000276525730725); Celia Delacruz aka Sally De La Cruz Estate c/o Sergio DeLaCruz, 12713 Bright Sky Overlook #10, Austin, TX 78732 (Cert. # 9489009000276525730732); Jimmy Arteaga, 8008 Northbrook Drive, Benbrook, TX 76116 (Cert. # 9489009000276525730749); Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276525730756)

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-23-140**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on July 24, 2023 regarding the structure present on Lot 6, Block 147, NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas aka Tad Account 01918788 NORTH FORT WORTH Block 147 Lot 6 16% UNDIVIDED INTEREST aka TAD Account 41416236 NORTH FORT WORTH Block 147 Lot 6 84% UNDIVIDED INTEREST, and more commonly known as 2111 Ellis Avenue (Primary Structure) ("Affected Property") in Fort Worth, Texas; and

WHEREAS the Tarrant County Deed Records indicate that Angelina Maldonado, Beatrice Perez, Louis Arteaga, Alice Trujillo, Irene Trujillo, Margarit Mercado, Mario Arteaga, Sally De La Cruz, and Jimmy Arteaga 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 6, Block 147, NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas aka Tad Account 01918788 NORTH FORT WORTH Block 147 Lot 6 16% UNDIVIDED INTEREST aka TAD Account 41416236 NORTH FORT WORTH Block 147 Lot 6 84% UNDIVIDED INTEREST, and more commonly known as 2111 Ellis Avenue (Primary Structure) 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 August 23, 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 **August 23, 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 817-392-391 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.

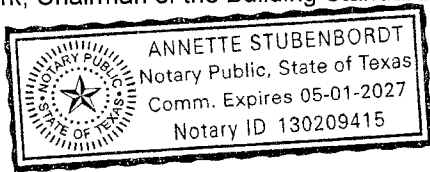
SIGNED this the 1st day of August, 2023.

Paul Clark
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 1st day of August, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:

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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code