



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, DECEMBER 4, 2023
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

David Castles (District 1)
Paul Clark-Chairman (District 3)
Charles Edmonds (District 5)
Jennifer Ferguson (District 7)
Tony DiNicola (District 9)
Lorie Kinler (District 11)

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

II. Swear in David Castles and Tony DiNicola to the Building Standards Commission

III. Review of previous month's minutes

- a. Discussion or questions pertaining to the October 23, 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 adopt the 2024 Building Standards Commission Calendar

VI. Nomination and Election of the 2024 Chairman and Vice-Chairman

VII. Request for future agenda items

- a. Any requests by Commissioners

VIII. Adjournment

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, DECEMBER 4, 2023
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

David Castles (District 1)
Paul Clark-Chairman (District 3)
Charles Edmonds (District 5)
Jennifer Ferguson (District 7)
Tony DiNicola (District 9)
Lorie Kinler (District 11)

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

II. PLEDGE OF ALLEGIANCE

III. SWEAR IN DAVID CASTLES AND TONY DINICOLA TO THE BUILDING STANDARDS COMMISSION

IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 23, 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-24-03 (CD 8)** 1025 East Ramsey Avenue (Primary Structure) aka Lot No. 30, in Block No. 33, SOUTHLAND, a Subvision of a part of HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner(s): Johnnie Bivins and wife, Lizzie Bivins. Lienholder(s); None.
- b. **HS-24-18 (CD 9)** 625 Atlanta Street (Primary Structure) aka 625 ATLANTA AVENUE HYDE PARK ADDITION BLK 8, LOT 215 215 W12 ½ 214 CITY OF FORT WORTH; COUNTY OF TARRANT; TEXAS 76104 AKA Lot 215, and 12 feet of the west side of Lot 214, Block 8, Hyde Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Book 63, page 9, Deed Records, Tarrant County, Texas. Owner(s): Cliffoed Williams and Lola Faye Smith. Lienholder(s): None.
- c. **HS-24-19 (CD 8)** 1306 Smilax Avenue (Primary Structure) aka Part of Lots 15 and 16, Block 28, OAKHURST, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-A, Page 122, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds. Owner(s): Rolan D. Phillips and wife, Ginger A. Phillips. Lienholder: City of Fort Worth.
- d. **HS-24-20 (CD 11)** 718 Binkley Street (Primary Structure) aka ACCT NO. 00088218; LOT 5 ARMENDARIS PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY A DEED OF RECORD IN VOLUME 388-1, PAGE 423 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS C/K/A 718 Binkley St. Owner: RNA Financial. Lienholder(s): None.
- e. **HS-24-21 (CD 2)** 416 NW 29th Street (Primary Structure) aka Lot, tract or parcel of land situated in Tarrant County, Texas and being described as follows: Known as number 416 N. W. 29th Street in Fort Worth, Texas and being the approximate East 46-2/3 feet of Lots number Twenty-three (23) and Twenty-four (24) in Block Number Seventy (70) of the M.G. Ellis addition to the city of Fort Worth, Tarrant County, Texas. Owner: Alice M. Cross. Lienholder(s): None.

XI. NEW CASE COMMERCIAL

- a. **HS-24-22 (CD 8)** 312 Missouri Avenue (Primary Structure) aka aka Tract 1: Lots 1-R and 7-R, Block 3 and Lot 6-R, Block 4, BOAZ SUMMIT ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-171, Page 89, of the Plat Reocrds of Tarrant County, Texas, Tract 2: Lot 4, Block 4, BOAZ SUMMUT ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 426, Page 599, of the Plat Records of Tarrant County, Texas, TOGETHER WITH the east one-half of the alley lying west of and adjacent to said Lot 4, as closed and abandoned by Fort Worth City Ordinance No. 1165, recorded in Volume 1537, Page 143 and Volume 5963, Page 416, Deed Records, Tarrant County, Texas, Tract 3: The South 53 feet of Lot 5, Block 4, of BOAZ SUMMIT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 426, Page 599, of the Deed Records of Tarrant County, Texas, according to the Plat thereof reocrded in Volume 426, Page 599, of the Deed Records of Tarrant County, Texas, Together with the East one-half of the alley lying West of and adjacent to said Lot 5, as closed and abandoned by Fort Worth City Ordinance No. 1165, recrded in Volume 1537, Page 143 and Volume 5963, Page 416, Deed Records, Tarrant County, Texas. Owner: 301 South Freeway LLC. Lienholder(s): None.

XII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-24-23 (CD 8)** 810 East Mulkey Street aka 810 East Mulkey Street, Fort Worth, TX 76104 duplex home converted into a single living residence home. Lot 11 Block 14 Ryan Southeast Addition to the City of Fort Worth, Tarrant County Texas. Owner(s): Keorric Holiday and Jon Christopher Tate. Lienholder: Texas Trust Credit Union.
- b. **ACP-24-24 (CD 8)** 1015 Elmwood Avenue aka ACCT. NO. 1412434: LOT 1160, 1160-E16.85'-1161, BLOCK 42, HYDE PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT AS BEING FURTHER DESCRIBED IN VOLUME 15667, PAGE 456 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Joseph D. Chambers. Lienholder(s): None.
- c. **ACP-24-25 (CD 8)** 1327 Illinois Avenue aka Being Lot Number Twenty Seven (27), T.H. and J.E. Eggleston Subdivision, City of Fort Worth, Tarrant County, Texas, as shown on plat of said subdivision of record in Volume 63, Page 32, Plat Records of Tarrant County, Texas. Owner: Virginia L. Washington. Lienholder: Karl K. Knox.
- d. **ACP-24-26 (CD 2)** 2105 Castleberry Cut Off Road aka LOT 19, BLOCK 20, CASTLEBERRY GARDENS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, (NOW A PART OF RIVER OAKS) TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-B, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Penny Ann Crist. Lienholder(s): OCWEN Federal Bank FSB, Bank One N.A>, and Accredited Home Lenders, Inc.
- e. **ACP-24-27 (CD 5)** 2812 Avenue H aka Lot 8, Block 59, Polytechnic Heights Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas, together with all improvements situated thereon. Owner: Nancy Chavez. Lienholder: Perez Elite Series LLC.
- f. **ACP-24-28 (CD 5)** 904 Bradley Avenue aka SITUATED IN TARRANT COUNTY, TEXAS, BEING LOT TWO (2) IN BLOCK TWO (2) OF MURRAY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGE 117, DEED RECORDS, TARRANT COUNTY, TEXAS. Per Tarrant Appraisal District: 01831399 MURRAY HILL ADDITION Block 2 Lot 2. Owner: Mike Barrett. Lienholder(s): None.
- g. **ACP-24-29 (CD 5)** 904 Bradley Avenue aka SITUATED IN TARRANT COUNTY, TEXAS AND BEING PART OF THE J.L. PURVIS SURVEY, A-1228 AND BEING A STRIP OF LAND CONTIGUOUS TO AND IMMEDIATELY WEST OF SAID LOT TWO (2) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS. Per Tarrant Appraisal District: 04096533 PURVIS, J L SURVEY Abstract 1228 Tract 3a. Owner: Mike Barrett. Lienholder(s): None.
- h. **ACP-24-31 (CD 5)** 5604 Lester Granger Street aka Situated in the City of Ft. Worth, Tarrant County, Texas, and being Lot 2, in Block 22, of the Rose Dale Park No. 2, an addition to the City of Fort Worth, Tarrant County, according to the revised plat recorded in Volume 388-W, Page 1, Deed Records of Tarrant County, Texas. Owner: Raquel Dixon Moten. Lienholder(s): None.

XIII. AMENDMENT CASES RESIDENTIAL

- a. **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.
- b. **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. **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.

XIV. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY 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.
- b. **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.
- c. **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.

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 Thursday, November 16, 2023 at 10:15 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas



MINUTES

**BUILDING STANDARDS COMMISSION
PRE-MEETING AT 9:00 A.M., ON MONDAY, OCTOBER 23, 2023
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order: Pre-Meeting started at 9:04 A.M.

Joshua Lindsay-Acting Vice Chairman (District 1)	VACANT (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Acting Chairman (District 4)
Charles Edmonds (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)	

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay- Acting Vice Chairman (District 1), Mr. Brian Black- Acting Chairman (District 4), Mr. Charles Edmonds (District 5), Ms. Jennifer Ferguson (District 7), Mr. Al Alu (District 10), and Ms. Lorie Kinler (District 11).
- District 2 is vacant.
- Mr. Paul Clark (District 3), Mr. Michael Unell (District 6), Mr. Pedro Juarez (District 9), informed City staff prior to the meeting they would not be in attendance.
- Mr. James Walker (District 8) notified staff he would be late.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Tony Hiller (Superintendent), Oscar Reyes (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Annette Stubenbort (Executive Secretary), Stephanie Gonzales (Sr. Administrative Assistant), Stephanie Cardona (Administrative Assistant), 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 Charles Edmonds to the Building Standards Commission

III. Review of previous month's minutes

- a. Discussion or questions pertaining to the September 25, 2023 meeting
- b. Changes submitted by Commissioners

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

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

V. Request for future agenda items

- a. Any requests by Commissioners

VI. Adjournment

- Mr. Charles Edmonds was sworn in as a member of the Building Standards Commission.
- No discussion or corrections for the September 25, 2023 Building Standards Commission Minutes.
- There were no questions regarding the current agenda.
- Ms. Ferguson nominated Mr. Lindsay for Acting Vice-Chairman for today's meeting in Mr. Clark's absence, second by Mr. Alu. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.
- There were no requests for future agenda items.

- Ms. Ferguson moved to adjourn the Pre-Meeting, second by Mr. Alu. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.
- **Pre-Meeting adjourned at 9:06 A.M.**

**BUILDING STANDARDS COMMISSION
REGULAR MEETING AT 9:30 A.M., ON MONDAY, OCTOBER 23, 2023
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

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

Joshua Lindsay (District 1)
Paul Clark-Chairman (District 3)
Paul Kerpoe (District 5)
Jennifer Ferguson (District 7)
Pedro Juarez (District 9)
Lorie Kinler (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. Joshua Lindsay (District 1), Mr. Brian Black (District 4), Mr. Charles Edmonds (District 5), Ms. Jennifer Ferguson (District 7), Mr. Al Alu (District 10), and Ms. Lorie Kinler (District 11).
- The following Commissioner was present at 11:45 A.M.: Mr. James Walker (District 8).
- District 2 is vacant.
- Mr. Paul Clark (District 3), Mr. Michael Unell (District 6), Mr. Pedro Juarez (District 9), informed City staff prior to the meeting they would not be in attendance.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Tony Hiller (Superintendent), Oscar Reyes (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Marc Oler (Senior Officer), Manny Ramirez (Senior Officer), Andrea Alexander (Officer), Estevan Castillo (Officer), Roger Soto (Officer), Marilyn Turner-Mims (Officer), Annette Stubenbordt (Executive Secretary), Stephanie Gonzales (Sr. Administrative Assistant), Stephanie Cardona (Administrative Assistant), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Harvey Frye and Doreen Appiah (Assistant City Attorneys).

II. PLEDGE OF ALLEGIANCE

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

III. SWEAR IN CHARLES EDMONDS TO THE BUILDING STANDARDS COMMISSION

- Charles Edmonds was sworn in as a member of the Building Standards Commission.

IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM SEPTEMBER 25, 2023

- Ms. Ferguson to accept the September 25, 2023 Building Standards Commission Minutes, second by Mr. Lindsay. MOTION CARRIED 5-1 with Mr. Clark, Mr. Unell, Mr. Walker and Mr. Juarez absent, and District 2 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. Alu moved to accept the Evidence Packet presented, second by Ms. Ferguson. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.

VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)

- Marliz De La Garza was sworn in by Acting-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 Acting- Chairman Black for today's meeting.

VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA

- **Withdraw-New Cases Residential:** HS-24-04---2000 Augustus Drive (Primary Structure), **Administrative Civil Penalty Cases Residential:** ACP-24-12--- 3220 NW Loraine Street, ACP-24-13--- 415 East Fogg Street, ACP-24-15--- 1021 Minden Street, **Amendment Case Historic Residential:** HS-23-165--- 1063 Illinois Avenue
- Mr. Lindsay moved to grant the City's request to Withdraw the 5 cases read into record by Executive Secretary Annette Stubenbordt, second by Mr. Alu. MOTION CARRIED 6-0 with Mr. Clark, Mr. Walker, Mr. Unell, and Mr. Juarez absent, and District 2 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-24-01 (CD 2)** 2904 Lee Avenue (Primary Structure and Accessory Structure) aka Lot 22, Block 71, M.G. Ellis Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 19, Plat Records of Tarrant County, Texas. Owner: Lillie E. Woods. Lienholder(s); None. **Jo Ann Woods, heir, and Chris Rowland, Interested party, appeared for this case.**
 - Mr. Lindsay moved to declare the structures substandard and hazardous, second by Ms. Kinler. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.
 - Ms. Ferguson moved that the owner be ordered to repair or demolish the structures within 30 days, second by Mr. Alu.
 - Mr. Lindsay moved for a substitute motion that the owner be ordered to repair or demolish the accessory structure within thirty (30) days, second by Ms. Kinler. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the primary structure within sixty (60) days, second by Ms. Kinler. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker and Mr. Juarez absent, and District 2 vacant.
- b. **HS-24-02 (CD 7)** 804 Cross Timbers Drive (Primary Structure) aka Being Lot 15, in Block 15 of PHASE I, WESTPOINT, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-110, Page 11, of the Plat Records, Tarrant County, Texas. Owner: Sandy Horne. Lienholder(s): None. **Berneer Santos Garcia, interested party, appeared for this case.**
 - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Alu. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the accessory structure within thirty (30) days, second by Ms. Kinler. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker and Mr. Juarez absent, and District 2 vacant.

XI. NEW CASES COMMERCIAL

- a. **HS-24-06 (CD 11)** 1428 South Riverside Drive (Accessory Structure Only) aka A tract of land out of the BENJAMIN E. WALLER SURVEY, Abstract No. 1659, Tarrant County, Texas, and being the same tract of land conveyed to Jessie Small and wife, Jacquelyn Small, by deed recorded in Instrument No. D207190452, Official Public Records of Tarrant County, Texas. Containing 122, 514 square feet of 2.81 acres of land, more or less. Owner: 1428 S. Riverside LLC. Lienholder(s): None. **No one appeared for this case.**
 - Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Alu. MOTION CARRIED 7-0 with Mr. Clark, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.
 - Mr. Walker moved that the owner be ordered to repair or demolish the accessory structure within thirty (30) days, second by Mr. Alu. MOTION CARRIED 7-0 with Mr. Clark, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.
- b. **HS-24-07 (CD 8)** 1424 Mitchell Blvd. (Primary Structure) aka BEING a portion of Lots 9, 10, 11, and 12, Block 4, Clay Withers Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 39, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds and containing 0.183 acres of land. Owner(s): Bert Williams and wife, Brenda Williams. Lienholder(s): None. **No one appeared for this case.**
 - Mr. Alu moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 7-0 with Mr. Clark, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.
 - Mr. Alu moved that the owner be ordered to repair or demolish the accessory structure within thirty (30) days, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Clark, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.

XII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-24-09 (CD 11)** 120 Blevins Street aka Situated in Tarrant County, Texas and being: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner(s): Aurelio Napo Escalante and wife, Joann Votion Escalante. Lienholder(s): None. **Maria Escalante, heir, appeared for this case.**
 - Mr. Alu moved to not assess an Administrative Civil Penalty at this time, second by Ms. Kinler. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.
 - Mr. Alu moved to order the owner to abate the nuisance within sixty (60) days, second by Ms. Kinler. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.
- b. **ACP-24-11 (CD 8)** 2705 Crenshaw Avenue aka Property (including any improvements): 2705 Crenshaw Ave., Fort Worth, TX 76105 more particularly described as Lot G Less Row, Block 6, Westleyan Hills addition, to the City of Fort Worth, Tarrant County, Texas, and located with the Fort Worth Independent School District, and being further described in Volume 11222, Page 1552, of the Tarrant County, Deed Records. Owner: Alejandro Garcia. Lienholder(s): None. **Alejandro Garcia, owner, appeared for this case.**
 - Ms. Kinler moved to assess an Administrative Civil Penalty of \$100.00 per day for forty-four (44) days for a total of \$4,400.00, second by Ms. Ferguson. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.
 - Ms. Kinler moved to order the owner to abate the nuisance within thirty (30) days, second by Ms. Ferguson. MOTION CARRIED 5-1 with Mr. Black, Mr. Edmonds, Ms. Ferguson, Mr. Alu, and Ms. Kinler voting yes, Mr. Lindsay voting no, with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.
- c. **ACP-24-14 (CD 4)** 726 Heights Drive aka Lot 5, Block 3, WOODHAVEN HEIGHTS ADDITION, being a revision of Lots A, B, C and 1-35, Block 26-R, Woodhaven Country Club Estates, Tarrant County, Texas, according to Plat recorded in Volume 388-110, Page 10, Plat Records, Tarrant County, Texas, and corrected in Volume 6190, Page 642, Deed Records, Tarrant County, Texas. Owner(s): David M. Hanson and wife, Charlene P. Hanson. Lienholder(s): None. **Charlene P. Hanson, owner, appeared for this case.**

- Ms. Ferguson moved to assess an Administrative Civil Penalty of \$80.00 per day for forty-four (44) days for a total of \$3,520.00, second by Mr. Lindsay. MOTION CARRIED 6-0 with Mr. Clark, Mr. Walker, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.
 - Ms. Ferguson moved that the owner be ordered to abate the nuisance within sixty (60) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Mr. Clark, Mr. Walker, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.
- d. **ACP-24-16 (CD 9)** 4944 Vega Court W aka Lot 4, in Block 22, of SOUTH HILLS, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-1, Page 93, Plat Records, Tarrant County, Texas. Owner: Lodge Properties I LP. Lienholder: Liberty Bank. **Ross Snell-Lodge Properties, owner, Thomas Maxwell Smith, Attorney for the owner, appeared for this case.**
- Mr. Alu moved to deny the continuance request, second by Mr. Lindsay. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.
 - Mr. Alu moved to assess an Administrative Civil Penalty of \$100.00 per day for forty-four (44) days for a total of \$4,400.00, second by Mr. Lindsay. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.
 - Mr. Alu moved that the owner be ordered to abate the nuisance within sixty (60) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.

XIII. AMENDMENT CASE COMMERCIAL

- a. **HS-23-141 (CD 11)** 2500 East Belknap Street (Primary Structure) aka A portion of Lot 1, STALVEY ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 1994, Page 448, Deed Records of Tarrant County, Texas. Owner: GTZ 2500, LLC. Lienholder(s): None. **Joel Gutierrez-GTZ 2500 LLC, owner, appeared for this case.**
- Ms. Kinler moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Alu. MOTION CARRIED 6-0 with Mr. Clark, Mr. Unell, Mr. Walker, and Mr. Juarez absent, and District 2 vacant.

XIV. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY 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. **Carolina Elizabeth Mejia, the owner, 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. **Carolina Elizabeth Mejia, the owner, appeared for this case.**
- **For ACP-23-167 LOT 16:** Ms. Ferguson moved to remove the previously assessed Administrative Civil Penalty of \$2,700.00, second by Mr. Lindsay. MOTION CARRIED 7-0 with Mr. Clark, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.

- Ms. Ferguson moved to order the owner to abate the nuisance within ninety (90) days, second by Mr. Lindsay. MOTION CARRIED 6-1 with Mr. Lindsay, Mr. Edmonds, Ms. Ferguson, Mr. Walker, Mr. Alu and Ms. Kinler voting yes, Mr. Black voting no, with Mr. Clark, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.
- **For ACP 23-167 LOT 17**: Ms. Ferguson moved to remove the previously assessed Administrative Civil Penalty of \$2,700.00, second by Mr. Lindsay. MOTION CARRIED 7-0 with Mr. Clark, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.
- Ms. Ferguson moved to order the owner to abate the nuisance within ninety (90) days, second by Mr. Lindsay. MOTION CARRIED 6-1 with Mr. Lindsay, Mr. Edmonds, Ms. Ferguson, Mr. Walker, Mr. Alu and Ms. Kinler voting yes, Mr. Black voting no, with Mr. Clark, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.

XV. CONTINUED AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-23-113 (CD 5)** 6933 Fallbrook Court aka Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas. Owner: Dana L. Meeks. Lienholder(s): First Financial Bank and American Airlines Federal Credit Union. **Dena Johnson, heir, James Burson, interested party, appeared for this case.**
 - Mr. Lindsay moved to remove the previously assessed Administrative Civil Penalty of \$8,800.00, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Clark, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.
 - Mr. Lindsay moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Clark, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.

XVI. EXECUTIVE SESSION

- No session(s) were conducted.

XVII. ADJOURNMENT

- Mr. Lindsay moved to adjourn the Regular Meeting, second by Mr. Alu. MOTION CARRIED 7-0 with Mr. Clark, Mr. Unell, and Mr. Juarez absent, and District 2 vacant.
- **Regular meeting adjourned at 1:36 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

HS-24-03 **Property Address:** 1025 East Ramsey Avenue (Primary Structure)

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

Legal Description: Lot No. 30, in Block No. 33, SOUTHLAND, a Subdivision of a part of HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas

SKEY No. 02856913 **Reference No(s).** 23-656336

Owner(s) per Deed: Johnnie Bivins and wife, Lizzie Bivins---D16608029

Owner(s) per TAD: Lizzie Bivins Estate

Mailing Address: 1025 East Ramsey Avenue, Fort Worth, TX 76104-6533

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **July 31, 2023.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **July 30, 2023.**
- Notices: **10/19/2023 and 11/4/2023.**
- No active permits on file.
- Structure is **vacant and was secured by the owner on August 15, 2023.**
- Inspection was conducted on **November 13, 2023 with heirs Brenda Ester and Ruby Styles present.**
- Current owner's deed was recorded **November 28, 1966.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 13, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Exterior walls are charred with breaches
 - Foundation cracking wall with breaches
 - Fire damaged and charred roof with breaches and damaged shingles
 - Fire damaged framing on interior walls and ceiling
 - Fire damaged electrical and mechanical systems
 - Broken glass and damaged flooring 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: DECEMBER 4, 2023**

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

Johnnie Bivins and wife, Lizzie Bivins, 1025 East Ramsey Avenue, Fort Worth, TX 76104-6533 (Cert. # 9489009000276459008693);
Johnnie Bivins Estate, 1025 East Ramsey Avenue, Fort Worth, TX 76104-6533 (Cert. # 9489009000276459008709);
Lizzie N. Bivins Estate, 1025 East Ramsey Avenue, Fort Worth, TX 76104-6533 (Cert. # 9489009000276459008716);
Johnnie and Lizzie Bivins Estates for Mark Anthony Bivins, 1025 East Ramsey Avenue, Fort Worth, TX 76104-6533 (Cert. # 9489009000276459008723);
Johnnie and Lizzie Bivins Estates for Mark Anthony Bivins, 1016 East Ramsey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276459008730);
Johnnie and Lizzie Bivins Estates for Ruby Nell Bivins Styles aka Davis, 1016 East Ramsey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276459008747);
Johnnie and Lizzie Bivins Estates for Barbara Ann Bivins aka Moore, 2700 Avenue H, Fort Worth, TX 76105 (Cert. # 9489009000276459008754);
Johnnie and Lizzie Bivins Estates for Brenda Fay Bivins aka Ester, 2217 Eastover Avenue, Fort Worth, TX 76105 (Cert. # 9489009000276459008761);
Johnnie and Lizzie Bivins Estates for Johnnie Lee Bivins Estate, 1025 East Ramsey Avenue, Fort Worth, TX 76104-6533 (Cert. # 9489009000276459008778);
Johnnie and Lizzie Bivins Estates for Richard Bivins Estate, 1025 East Ramsey Avenue, Fort Worth, TX 76104-6533 (Cert. # 9489009000276459008785);
Johnnie and Lizzie Bivins Estates for Reginald Bivins Estate, 1025 East Ramsey Avenue, Fort Worth, TX 76104-6533 (Cert. # 9489009000276459008792);
Johnnie and Lizzie Bivins Estates for Jerrissie Bivins aka Jerrissie Dianne Lee aka Jerrissie Taylor Estate, 724 East Ramsey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276459008808);
Johnnie and Lizzie Bivins Estates for Jerrissie Bivins aka Jerrissie Dianne Lee aka Jerrissie Taylor Estate, 6900 Maryhill Road, Forest Hill, TX 76140 (Cert. # 9489009000276459008815);
Johnnie and Lizzie Bivins Estates for Jerrissie Bivins aka Jerrissie Dianne Lee aka Jerrissie Taylor Estate c/o Lizzie Denise Taylor aka Matlock, 14200 The Lakes Blvd, Apt 12210, Plugerville, TX 78660 (Cert. # 9489009000276459008822);
Johnnie and Lizzie Bivins Estates for Jerrissie Bivins aka Jerrissie Dianne Lee aka Jerrissie Taylor Estate c/o Lizzie Denise Taylor aka Matlock, 14200 The Lakes Blvd. #12, Plugerville, TX 78660 (Cert. # 9489009000276459008839);
Johnnie and Lizzie Bivins Estates for Jerrissie Bivins aka Jerrissie Dianne Lee aka Jerrissie Taylor Estate c/o Rashanda Dushan Taylor, 301 S. Heatherwilde Blvd, Apt 326, Plugerville, TX 78660 (Cert. # 9489009000276459008846);
Johnnie and Lizzie Bivins Estates for Jerrissie Bivins aka Jerrissie Dianne Lee aka Jerrissie Taylor Estate c/o Rashanda Dushan Taylor, 301 S. Heatherwilde Blvd. #3262, Plugerville, TX 78660 (Cert. # 9489009000276459008853);
Johnnie and Lizzie Bivins Estates for Jerrissie Bivins aka Jerrissie Dianne Lee aka Jerrissie Taylor Estate c/o Gary Don Lee Jr., 3401 Carverly Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276459008860);
Johnnie and Lizzie Bivins Estates for Jerrissie Bivins aka Jerrissie Dianne Lee aka Jerrissie Taylor Estate c/o Gary Don Lee Jr., 724 East Ramsey Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276459008877);
Daniel Wayne Davis, 1025 East Ramsey Avenue, Fort Worth, TX 76104-6533 (Cert. # 9489009000276459008884)

Motion: _____ **Made by:** _____

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

Building Standards Division – Structure Inspections Report

[Clear Form](#)

City of Fort Worth – Code Compliance Department

Inspecting Officer **Castillo, Estevan**

Telephone **817-944-3184**

Date/Time **11/15/23 08:00**

Inspection Information

Address 1025 E Ramsey

Number of Stories 1

Legal Description Block 33 Lot 30 Case# 23-656336 **Tax Account#** 02856913

☐ 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"/>	Fire damage to the interior and exterior
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred with breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred with breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches, exposed and charred rafters
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Breaches with exposed and charred ceiling joist
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unsecured access to the foundation/ cracked skirting
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floor is spongy and uneven
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken glass with charred trim
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damage to electrical system
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input 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
☐ N/A

Additional Observations

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

Permits Required*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

*Contact Planning and 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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

HS-24-18 **Property Address:** 625 Atlanta Street (Primary Structure)

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

Legal Description: 625 Atlanta Street (Primary Structure) aka 625 ATLANTA AVENUE HYDE PARK ADDITION BLK 8, LOT 215 215 W12 ½ 214 CITY OF FORT WORTH; COUNTY OF TARRANT; TEXAS 76104 AKA Lot 215, and 12 feet of the west side of Lot 214, Block 8, Hyde Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Book 63, page 9, Deed Records, Tarrant County, Texas

SKEY No. 01408844 **Reference No(s).** 23-651362

Owner(s) per Deed: Clifford Williams and Lola Faye Smith---D201058803

Owner(s) per TAD: Lola Faye Smith Estate

Mailing Address: 625 Atlanta Street, Fort Worth, TX 76104

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **May 25, 2023.**
- This case was initiated by: **Officer Sheadel.**
- Notices: **5/25/2023 and 10/4/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **November 6, 2023 with heir Lola Johnson present.**
- Current owner's deed was recorded **March 20, 2001.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 13, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severe sinkage, damage and separation of the foundation with the structure leaning out of plumb
 - Decay and rot of siding and trim with breaches and faulty weather protection
 - Water damaged ceilings and flooring with uneven surfaces, breaches, and biological growth
 - Damaged windows and doorways with breaches
 - Interior accumulation of flammable debris and stagnant water with a blocked doorway
- 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: DECEMBER 4, 2023**

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

Clifford Williams and Lola Faye Smith, 625 Atlanta Street, Fort Worth, TX 76104
(Cert. # 9489009000276524646867);
Lola Faye Williams Smith Estate, 625 Atlanta Street, Fort Worth, TX 76104 (Cert. # 9489009000276524646874);
Clifford Williams Estate, 625 Atlanta Street, Fort Worth, TX 76104 (Cert. # 9489009000276524646881);
Clifford Williams Estate, 705 East Jessamine Street, Fort Worth, TX 76104 (Cert. # 9489009000276524646898);
Reginald Banard Smith, 530 Reunion CT SW, Atlanta, GA 30331 (Cert. # 9489009000276524646904);
Reginald Banard Smith, 261 Walnut St NW, Apt 8, Atlanta, GA 30314 (Cert. # 9489009000276524646911);
Reginald Banard Smith, 450 Stonewall St SW, Apt 311, Atlanta, GA 30313 (Cert. # 9489009000276524646928);
Lee Smith aka Lee David Smith, 625 Atlanta Street, Fort Worth, TX 76104 (Cert. # 9489009000276524646935);
Lola Smith Johnson aka Lola Pearl Smith, 2942 S Riverside Dr, Apt 1473, Fort Worth, TX 76119
(Cert. # 9489009000276524646942);
Lola Smith Johnson aka Lola Pearl Smith, 721 E Robert Street, Fort Worth, TX 76104
(Cert. # 9489009000276524646959);
David Earl Smith, 523 Clark Street, Marlin, TX 76661, TX 76119 (Cert. # 9489009000276524646966);
Freddie Edward Smith, 2800 W Fuller Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276524646973);
Freddie Edward Smith, 625 Atlanta Street, Fort Worth, TX 76104 (Cert. # 9489009000276524646980);
James Earl Smith Estate, 625 Atlanta Street, Fort Worth, TX 76104 (Cert. # 9489009000276524646997);
James Earl Smith Estate c/o Jarrad Joiner, 1805 Melba Court, River Oaks, TX 76114
(Cert. # 9489009000276524647000);
James Earl Smith Estate c/o Virginia Joiner, 8748 Las Vegas Court, Apt 1914, Fort Worth, TX 76116
(Cert. # 9489009000276524732515);
Uriah Smith Jr. Estate, 312 Harris Street, Marlin, TX 76661 (Cert. # 9489009000276524732522);
Uriah Smith Jr. Estate, 5628 Cando Dr, Fort Worth, TX 76134 (Cert. # 9489009000276524732539);
Beau Smith, 625 Atlanta Street, Fort Worth, TX 76104 (Cert. # 9489009000276524732546)

Motion: _____ **Made by:** _____

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

Building Standards Division – Structure Inspections Report

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City of Fort Worth – Code Compliance Department

Inspecting Officer Ian Sheadel

Telephone (817) 475-3431

Date/Time 11/6/23 10:15

Inspection Information

Address 625 Atlanta St; HYDE PARK ADDITION Number of Stories 1

Legal Description Block 8 Lot 215 Case# 23-651362 Tax Account# 01408844

☐ 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 type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Decayed and deteriorated siding with breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken and damaged walls exposing frame; Breaches to exterior and foundation
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe warping or rafters and decking
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed framing due to missing and damaged ceiling material
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe deformations and sinkage; Structure is out of plumb
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe warping of flooring with breaches into foundation; Uneven surfaces
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged and decaying windows and doors out of plumb with breaches to interior
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"/>	Cockroaches, stagnant water, accumulations of debris

Status

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

Structure Use

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

Foundation

- ☐ Poured Concrete
☐ Stem Wall
☒ Pier & Beam
☐ N/A

Additional Observations

Permits Required*

☒ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

*Contact Planning and 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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

HS-24-19 **Property Address:** 1306 Smilax Avenue (Primary Structure)

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

Legal Description: Part of Lots 15 and 16, Block 28, OAKHURST, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-A, Page 122, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds

SKEY No. 02020505 **Reference No(s).** 21-592023

Owner(s) per Deed: Rolan D. Phillips and wife, Ginger A. Phillips---D197186771

Owner(s) per TAD: Rolan D. Phillips Estate and Ginger Phillips

Mailing Address: 1306 Smilax Avenue, Fort Worth, TX 76111

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

Council District No. 11

CASE BACKGROUND:

WITHDRAW---PENDING FORECLOSURE/LEGAL ACTION

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

HS-24-20 **Property Address:** 718 Binkley Street (Primary Structure)

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

Legal Description: ACCT NO. 00088218; LOT 5 ARMENDARIS PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY A DEED OF RECORD IN VOLUME 388-1, PAGE 423 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS C/K/A 718 Binkley St

SKEY No. 00088218 **Reference No(s).** 23-659623

Owner(s) per Deed: RNA Financial, LLC---D222035069

Owner(s) per TAD: RNA Financial, LLC

Mailing Address: 1025 East Ramsey Avenue, Fort Worth, TX 76104-6533

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **September 19, 2023.**
- This case was initiated by: **Officer Sheadel.**
- Fire Date: **September 18, 2023.**
- Notices: **9/19/2023, 10/4/2023, and 10/12/2023.**
- No active permits on file.
- Structure is **vacant and secured by the owner on October 18, 2023.**
- Inspection was conducted on **November 6, 2023 with permission from the owner Richard Abrams.**
- Current owner's deed was recorded **February 8, 2022.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 13, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Fire damaged and partially collapsed roof with charred joists, beams, and decking
 - Fire damaged and breached walls with exposed and charred studs
 - Fire damaged interior walls, ceilings, and flooring
 - Fire damaged electrical, mechanical, and plumbing systems
 - Insulation, glass, damaged material and debris 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: DECEMBER 4, 2023**

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

RNA Financial, LLC, PO Box 123550, Fort Worth, TX 76121 (Cert. # 9489009000276524732744);
RNA Financial, LLC c/o Registered Agent-Richard Abrams, PO Box 123550, Fort Worth, TX 76121
(Cert. # 9489009000276524732751);
RNA Financial, LLC c/o Registered Agent-Richard Abrams, 6145 Wedgwood Drive, Fort Worth, TX 76133
(Cert. # 9489009000276524732768);
RNA Financial, LLC c/o Registered Agent-Richard Abrams, 6145 Wedgwood Drive, Suite 101, Fort Worth,
TX 76133 (Cert. # 9489009000276524732775);
RNA Financial, LLC c/o Registered Agent-Richard Abrams, 4301 Briarhaven Road, Fort Worth, TX 76109
(Cert. # 9489009000276524732782)

Motion: _____ **Made by:** _____

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

Building Standards Division – Structure Inspections Report

[Clear Form](#)

City of Fort Worth – Code Compliance Department

Inspecting Officer Ian Sheadel

Telephone (817) 475-3431

Date/Time 11/6/23 09:30

Inspection Information

Address 718 Binkley St; ARMENDARIS PLACE Number of Stories 1

Legal Description Block Lot 5 Case# 23-659623 Tax Account# 00088218

☐ 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"/>	Severe fire damage throughout structure
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke damage and deterioration
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged walls; exposed framing and damaged studs
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred rafters; Missing roofing due to collapse and fire damage
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged, charred and missing ceiling material
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks in concrete skirting; Attached garage leaning out of plumb
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire damaged flooring and decking
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken and missing windows have been boarded over
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed and fire damaged electrical systems
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged restroom and plumbing systems
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fallen/exposed insulation; glass shards; evidence of vagrant activity

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
☐ N/A

Additional Observations

Permits Required*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

*Contact Planning and 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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

HS-24-21 **Property Address:** 416 NW 29th Street (Primary Structure)

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

Legal Description: Lot, tract or parcel of land situated in Tarrant County, Texas and being described as follows:
Known as number 416 N. W. 29th Street in Fort Worth, Texas and being the approximate
East 46-2/3 feet of Lots number Twenty-three (23) and Twenty-four (24) in Block Number
Seventy (70) of the M.G. Ellis addition to the city of Fort Worth, Tarrant County, Texas

SKEY No. 00836826 **Reference No(s).** 18-472494

Owner(s) per Deed: Alice M. Cross---D178515787

Owner(s) per TAD: Alice M. Cross Estate

Mailing Address: 416 NW 29th Street, Fort Worth, TX 76106

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **February 5, 2018.**
- This case was initiated by: **Officer Campos.**
- Notices: **2/5/2018, 3/15/2018, 2/3/2022, 8/30/2023, and 10/17/2023.**
- No active permits on file.
- Structure is **occupied.**
- Administrative Search Warrant was served on **November 17, 2023 with heir Alwyn Cross present.**
- Current owner's deed was recorded **March 14, 2019.**
- Notice to appear at today's hearing was mailed and posted on the property on **November 13, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - The roof is in a state of collapse, posing severe risk to the entire structure
 - Severe water damage has significantly compromised the integrity of roof framing
 - Moisture has led to rotting of wooden members, weakening the overall structural support
 - Severe water damage is evident throughout structure, affecting walls and foundation
 - Accumulation of belongings and debris poses a potential hazard and impedes safe access
 - Electrical system is exposed to the weather, increasing the risk of electrical malfunctions and safety hazards
 - Floors are in state of rot, with areas at risk of collapse
- 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: DECEMBER 4, 2023**

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

Alice M. Cross, 416 NW 29th Street, Fort Worth, TX 76106 (Cert. # 9489009000276524732799);
Alice Mae Hammond Cross Estate, 416 NW 29th Street, Fort Worth, TX 76106-5704
(Cert. # 9489009000276524732805);
Alice Mae Hammond Cross Estate, PO Box 4332, Fort Worth, TX 76164 (Cert. # 9489009000276524732812);
Melvarene Cross Hayes, PO Box 882246, Los Angeles, CA 90009 (Cert. # 9489009000276524732829);
Melvarene Cross Hayes, 8821 Aviation Blvd, Unit 88224, Los Angeles, CA 90009
(Cert. # 9489009000276524732836);
Melvarene Cross Hayes, 3026 Field Avenue, Los Angeles, CA 90016-4035 (Cert. # 9489009000276524732843);
Alwyn Cross, 5740 Carb Drive, Fort Worth, TX 76114 (Cert. # 9489009000276524732850);
Alwyn Cross, 416 NW 29th Street, Fort Worth, TX 76106 (Cert. # 9489009000276524732867);
Alwyn Cross, 2117 Wilma Road NW, Albuquerque, NM 87104-3229 (Cert. # 9489009000276524732874);
Cartaylia Cross Estate, 3112 Roosevelt Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276524732881);
Cartaylia Cross Estate, 416 NW 29th Street, Fort Worth, TX 76106 (Cert. # 9489009000276524732898);
Cartaylia Cross Estate c/o Lucille Childress Cross, 3112 Roosevelt Avenue, Fort Worth, TX 76106
(Cert. # 9489009000276524732904);
Cartaylia Cross Estate c/o Lucille Childress Cross, 416 NW 29th Street, Fort Worth, TX 76106
(Cert. # 9489009000276524732911);
Cartaylia Cross Estate c/o Lucille Childress Cross, 3211 Prairie Avenue, Fort Worth, TX 76106
(Cert. # 9489009000276524732928);
Cartaylia Cross Estate c/o Cherie Hawthorne, 725 Dalrock Road, Fort Worth, TX 76131
(Cert. # 9489009000276524732935);
Cartaylia Cross Estate c/o Billy Andre Cross, 3112 Roosevelt Avenue, Fort Worth, TX 76106
(Cert. # 9489009000276524732942);
Cartaylia Cross Estate c/o Elicia Cross, 3112 Roosevelt Avenue, Fort Worth, TX 76106
(Cert. # 9489009000276524732959)

Motion: _____ **Made by:** _____

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

Building Standards Division – Structure Inspections Report

[Clear Form](#)

City of Fort Worth – Code Compliance Department

Inspecting Officer Morris, Max M

Telephone 682-213-0342

Date/Time 11/17/23 09:30

Inspection Information

Address 416 NW 29TH ST

Number of Stories 1

Legal Description Block 70 Lot 24 Case# 18-472494 **Tax Account#** 00836826

☐ 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 type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	deteriorated/ breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	deteriorated and water damage
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	breaches/ partial collapse/ water damage
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	partial collapse/ water damage
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	partial collapse/ water damage/ rot
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	interior electrical exposed to weather
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	plumming system damaged/ leaks
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no water service/ accumulation of belongings and debris

Status

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

Structure Use

- ☒ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

Foundation

- ☐ Poured Concrete
☐ Stem Wall
☒ Pier & Beam
☐ N/A

Additional Observations

Permits Required*

- ☒ Building ☒ Mechanical ☒ Plumbing ☒ Electrical

*Contact Planning and 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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

HS-24-22 **Property Address:** 312 Missouri Avenue (Primary Structure)

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

Legal Description: Tract 1: Lots 1-R and 7-R, Block 3 and Lot 6-R, Block 4, BOAZ SUMMIT ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-171, Page 89, of the Plat Records of Tarrant County, Texas, Tract 2: Lot 4, Block 4, BOAZ SUMMIT ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 426, Page 599, of the Plat Records of Tarrant County, Texas, TOGETHER WITH the east one-half of the alley lying west of and adjacent to said Lot 4, as closed and abandoned by Fort Worth City Ordinance No. 1165, recorded in Volume 1537, Page 143 and Volume 5963, Page 416, Deed Records, Tarrant County, Texas, Tract 3: The South 53 feet of Lot 5, Block 4, of BOAZ SUMMIT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 426, Page 599, of the Deed Records of Tarrant County, Texas, according to the Plat thereof recorded in Volume 426, Page 599, of the Deed Records of Tarrant County, Texas, Together with the East one-half of the alley lying West of and adjacent to said Lot 5, as closed and abandoned by Fort Worth City Ordinance No. 1165, recorded in Volume 1537, Page 143 and Volume 5963, Page 416, Deed Records, Tarrant County, Texas

SKEY No. 41424662 **Reference No(s).** 22-638715

Owner(s) per Deed: 301 South Freeway LLC---D220212909

Owner(s) per TAD: 301 South Freeway LLC

Mailing Address: 4464 W. Plano Parkway, Plano, TX 75093

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

Council District No. 8

CASE BACKGROUND:

WITHDRAW---DEMOLISHED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

ACP-24-23 **Property Address:** 810 East Mulkey Street

Legal Description: 810 East Mulkey Street, Fort Worth, TX 76104 duplex home converted into a single living residence home. Lot 11 Block 14 Ryan Southeast Addition to the City of Fort Worth, Tarrant County Texas

SKEY No. 02610361 **Reference No(s).** 22-629226

Owner(s) per Deed: Keorric Holiday and Jon Christopher Tate---D216289432---December 12, 2016

Owner(s) per TAD: Keorric Holiday and Jon C. Tate

Mailing Address: 4215 Green Acres Circle, Arlington, TX 76017

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

Council District No. 8

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

ACP-24-24 **Property Address:** 1015 Elmwood Avenue

Legal Description: ACCT. NO. 1412434: LOT 1160, 1160-E16.85'-1161, BLOCK 42, HYDE PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT AS BEING FURTHER DESCRIBED IN VOLUME 15667, PAGE 456 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 01412434 **Reference No(s).** 23-653848

Owner(s) per Deed: Joseph D. Chambers---D2092257422---August 21, 2009

Owner(s) per TAD: Joseph D. Chambers Estate

Mailing Address: 1015 Elmwood Avenue, TX 76104

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **June 24, 2023**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **ten (10)** 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 has been **no** contact, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **October 9, 2023** and expired on **October 19, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **November 13, 2023**. The last inspection was performed on **November 30, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$0.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the owner is deceased. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on October 9, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 9/23/2022.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **October 19, 2023**

Date of BSC Meeting: **December 4, 2023**

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

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

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

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

Joseph D. Chambers, 1015 Elmwood Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276525428127);
Joseph D. Chambers Estate, 1015 Elmwood Avenue, Fort Worth, TX 76104-7550
(Cert. # 9489009000276525428134);
Joseph D. Chambers Estate c/o Genie Chambers, 5817 S. Hampshire Blvd., Fort Worth, TX 76112
(Cert. # 9489009000276525428141);
Joseph D. Chambers Estate c/o Freeman Chambers Jr., 6017 Park Lane, Flower Mound, TX 75028
(Cert. # 9489009000276525428158);
Joseph D. Chambers Estate c/o James Chambers, 1900 Leech Road, Poolville, TX 76487, Fort Worth,
TX 76112 (Cert. # 9489009000276525428165);
Joseph D. Chambers Estate c/o James Chambers, 5817 S. Hampshire Blvd., Fort Worth, TX 76112
(Cert. # 9489009000276525428172);
Joseph D. Chambers Estate c/o Sandra Chambers Byerly, 1409 Beichler Road, Garner, NC 27529
(Cert. # 9489009000276525428189)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

ACP-24-25 **Property Address:** 1327 Illinois Avenue

Legal Description: Being Lot Number Twenty Seven (27), T.H. and J.E. Eggleston Subdivision, City of Fort Worth, Tarrant County, Texas, as shown on plat of said subdivision of record in Volume 63, Page 32, Plat Records of Tarrant County, Texas

SKEY No. 00822574 **Reference No(s).** 22629649

Owner(s) per Deed: Virginia L. Washington---D213287185---November 6, 2013

Owner(s) per TAD: Virginia L. Washington

Mailing Address: 1327 Illinois Avenue, Fort Worth, TX 76104

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

Council District No. 8

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

ACP-24-26 **Property Address:** 2105 Castleberry Cut Off Road

Legal Description: LOT 19, BLOCK 20, CASTLEBERRY GARDENS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, (NOW A PART OF RIVER OAKS) TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-B, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 00452823 **Reference No(s).** 22-636432

Owner(s) per Deed: Penny Ann Crist---D20128377—November 16, 2001

Owner(s) per TAD: Penny Ann Crist

Mailing Address: 2105 Castleberry Cut Off Road

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

Council District No. 2

EVIDENTIARY REPORT:

This violation was identified on **October 26, 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 **eleven (11)** inspections by multiple officers since the inception of this case. **One (1)** citation **was** issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **eight (8)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of items at no additional cost. The Nuisance Abatement Order was posted at the property on **October 9, 2023** and expired on **October 19, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **November 13, 2023**. The last inspection was performed on **November 30, 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 October 9, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since 12/7/2001.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **October 19, 2023**

Date of BSC Meeting: **December 4, 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: DECEMBER 4, 2023**

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

Penny Ann Crist, 2105 Castleberry Cut Off Road, Fort Worth, TX 76114-1808 (Cert. # 9489009000276525428349);
Anna B. Crist, 2105 Castleberry Cut Off Road, Fort Worth, TX 76114 (Cert. # 9489009000276525428356);
Lienholders: OCWEN Federal Bank FSB, 1665 Palm Beach Lakes Blvd. #105, West Palm Beach, FL 33401
(Cert. # 9489009000276525428363);
Bank One, N.A., 100 East Broad Street, Columbus, OH 43271 (Cert. # 9489009000276525428370);
Bank One, N.A., PO Box 901008, Fort Worth, TX 76101 (Cert. # 9489009000276525428387);
Bank One, N.A., PO Box 11606, Lexington, KY 40576 (Cert. # 9489009000276525428394);
Accredited Home Lenders, Inc., 4501 Circle 75 Parkway, Suite F-6350, Atlanta, GA 30339
(Cert. # 9489009000276525428400);
Accredited Home Lenders, Inc., 15030 Ave of Science 100, San Diego, CA 92127
(Cert. # 9489009000276525428417);
Accredited Home Lenders, Inc. c/o Trustee-Thomas E. Black Jr., 132 West Main Street, Lewisville,
TX 75057 (Cert. # 9489009000276525428424)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

ACP-24-27 **Property Address:** 2812 Avenue H

Legal Description: Lot 8, Block 59, Polytechnic Heights Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas, together with all improvements situated thereon

SKEY No. 02240254 **Reference No(s).** 23-642620

Owner(s) per Deed: Nancy Chavez---D223139175---August 4, 2023

Owner(s) per TAD: Nancy Chavez

Mailing Address: 1328 5th Avenue, Fort Worth, TX 76104

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

Council District No. 5

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

ACP-24-28 **Property Address:** 904 Bradley Avenue

Legal Description: SITUATED IN TARRANT COUNTY, TEXAS, BEING LOT TWO (2) IN BLOCK TWO (2) OF MURRAY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGE 117, DEED RECORDS, TARRANT COUNTY, TEXAS. Per Tarrant Appraisal District: 01831399 MURRAY HILL ADDITION Block 2 Lot 2

SKEY No. 01831399 **Reference No(s).** 23-660868

Owner(s) per Deed: Mike Barrett---Warranty Deed Volume 13191, Page 432---April 29, 1998

Owner(s) per TAD: Mike Barrett

Mailing Address: 1646 Dick Bay Drive, Galveston, TX 77539

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

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **October 9, 2023**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **six (6)** inspections by multiple officers since the inception of this case. **No** citations **were** issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **three (3)** 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 **October 10, 2023** and expired on **October 20, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **November 13, 2023**. The last inspection was performed on **November 30, 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 **\$8,800.00**. 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, was presented to the Building Standards Commission on July 26, 2021. Little measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on October 10, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since 7/6/2021.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **October 20, 2023**

Date of BSC Meeting: **December 4, 2023**

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

\$200.00 per day x 44 days = \$8,800.00

(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: DECEMBER 4, 2023**

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

Mike Barrett, 1646 Dick Bay Drive, Galveston, Fort Worth, TX 77539 (Cert. # 948900900027652428431);
Mike Barrett, 2328 Avenue H, Galveston, TX 77539 (Cert. # 9489009000276525428448);
Mike Barrett 1505 Pine Grove Lane, Pearland, TX 77581 (Cert. # 9489009000276525428455);
Mike Barrett, 100 W. Texas Avenue, Apt. 1436, Webster, TX 77598 (Cert. # 9489009000276525428462);
Mike Barrett, 904 Bradley Street, Fort Worth, TX 76105-1802 (Cert. # 9489009000276525428479);
Harley Scoggins, Tenant, 904 Bradley Street, Fort Worth, TX 76105 (Cert. # 9489009000276525428486);
Stephanie Steward aka Stephanie Scoggins, Tenant, 904 Bradley Street, Fort Worth, TX 76105
(Cert. # 9489009000276525428493);
Stephanie Steward aka Stephanie Scoggins, Tenant, 4232 East Rosedale Street, Fort Worth, TX 76105
(Cert. # 9489009000276458994003)

Motion: _____ **Made by:** _____

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



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

July 26, 2021

Mike Barrett
(Cert. # 9489009000276150588623)
904 Bradley Avenue
Fort Worth, TX 76105

RE: 904 Bradley Avenue aka Situated in Tarrant County, Texas, being Lot Two (2) in Block Two (2) of Murray Hill Addition, an Addition to the City of Fort Worth, according to Plat recorded in Volume 63, Page 117, Deed Records, Tarrant County, Texas, (TAD NUMBER 01831399), ACP-21-166, Reference #20-543837, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **July 26, 2021** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for Forty Three (43) days for a total of \$2,150.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is August 25, 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 August 25, 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) 944-2613 to schedule a final inspection.

CC: Harley M. Scoggins, 904 Bradley Avenue, Fort Worth, TX 76105 (Cert. #9489009000276150588630)

Enclosures: BSC Order

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-21-166**

On **July 26, 2021** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Situated in Tarrant County, Texas, being Lot Two (2) in Block Two (2) of Murray Hill Addition, an Addition to the City of Fort Worth, according to Plat recorded in Volume 63, Page 117, Deed Records, Tarrant County, Texas, (TAD NUMBER 01831399)**, and located on property more commonly known as **904 Bradley Avenue, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Fifty Dollars (\$50.00) per day for a total of Two Thousand One Hundred Fifty Dollars (\$2,150.00)** for failure to remove the accumulation in the **Forty Three (43) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Situated in Tarrant County, Texas, being Lot Two (2) in Block Two (2) of Murray Hill Addition, an Addition to the City of Fort Worth, according to Plat recorded in Volume 63, Page 117, Deed Records, Tarrant County, Texas, (TAD NUMBER 01831399)**, and located on property more commonly known as **904 Bradley Avenue, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until August 25, 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.

Notary Public, State of Texas

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 **October 24, 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.

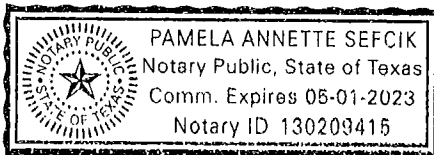
SIGNED this the 2nd day of August, 2021.



Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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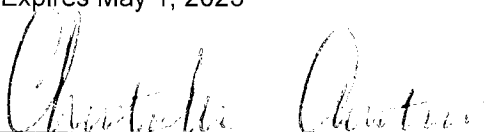
This instrument was acknowledged before me on this the 2nd day of August, 2021 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.




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

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

ACP-24-29 **Property Address:** 904 Bradley Avenue

Legal Description: SITUATED IN TARRANT COUNTY, TEXAS AND BEING PART OF THE J.L. PURVIS SURVEY, A-1228 AND BEING A STRIP OF LAND CONTIGUOUS TO AND IMMEDIATELY WEST OF SAID LOT TWO (2) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS. Per Tarrant Appraisal District: 04096533 PURVIS, J L SURVEY Abstract 1228 Tract 3a

SKEY No. 04096533 **Reference No(s).** 20-543837

Owner(s) per Deed: Mike Barrett---Warranty Deed Volume 13191, Page 432---April 29, 1998

Owner(s) per TAD: Mike Barrett

Mailing Address: 1646 Dick Bay Drive, Galveston, TX 77539

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

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **June 8, 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 **nineteen (19)** inspections by multiple officers since the inception of this case. **Two (2)** citations **were** issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **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 **October 10, 2023** and expired on **October 20, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **November 13, 2023**. The last inspection was performed on **November 30, 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 **\$8,800.00**. 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, was presented to the Building Standards Commission on July 26, 2021. Little measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on October 10, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since 7/6/2021.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **October 20, 2023**

Date of BSC Meeting: **December 4, 2023**

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

\$200.00 per day x 44 days = \$8,800.00

(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: DECEMBER 4, 2023**

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

Mike Barrett, 1646 Dick Bay Drive, Galveston, Fort Worth, TX 77539 (Cert. # 9489009000276458993525);
Mike Barrett, 2328 Avenue H, Galveston, TX 77539 (Cert. # 9489009000276458993532);
Mike Barrett 1505 Pine Grove Lane, Pearland, TX 77581 (Cert. # 9489009000276458993549);
Mike Barrett, 100 W. Texas Avenue, Apt. 1436, Webster, TX 77598 (Cert. # 9489009000276458993556);
Mike Barrett, 904 Bradley Street, Fort Worth, TX 76105-1802 (Cert. # 9489009000276458993563);
Harley Scoggins, Tenant, 904 Bradley Street, Fort Worth, TX 76105 (Cert. # 948900900027645899370);
Stephanie Steward aka Stephanie Scoggins, Tenant, 904 Bradley Street, Fort Worth, TX 76105
(Cert. # 9489009000276458993587);
Stephanie Steward aka Stephanie Scoggins, Tenant, 4232 East Rosedale Street, Fort Worth, TX 76105
(Cert. # 9489009000276458993594)

Motion: _____ **Made by:** _____

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



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

July 26, 2021

Mike Barrett
(Cert. # 9489009000276150588647)
904 Bradley Avenue
Fort Worth, TX 76105

RE: 904 Bradley Avenue aka Situated in Tarrant County, Texas, and being part of the J.L Purvis Survey, A-1228 and being a strip of land contiguous to and immediately West of said Lot Two (2), such strip being described by metes and bounds, (TAD NUMBER 04096533), ACP-21-167, Reference #20-543837, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **July 26, 2021** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for Forty Three (43) days for a total of \$2,150.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is August 25, 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 August 25, 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) 944-2613 to schedule a final inspection.

CC: Harley M. Scoggins, 904 Bradley Avenue, Fort Worth, TX 76105 (Cert. #9489009000276150588654)

Enclosures: BSC Order

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-21-167**

On **July 26, 2021** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Situated in Tarrant County, Texas, and being part of the J.L Purvis Survey, A-1228 and being a strip of land contiguous to and immediately West of said Lot Two (2), such strip being described by metes and bounds, (TAD NUMBER 04096533)**, and located on property more commonly known as **904 Bradley Avenue, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Fifty Dollars (\$50.00) per day for a total of Two Thousand One Hundred Fifty Dollars (\$2,150.00)** for failure to remove the accumulation in the **Forty Three (43) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Situated in Tarrant County, Texas, being Lot Two (2) in Block Two (2) of Murray Hill Addition, an Addition to the City of Fort Worth, according to Plat recorded in Volume 63, Page 117, Deed Records, Tarrant County, Texas, (TAD NUMBER 01831399)**, and located on property more commonly known as **904 Bradley Avenue, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until August 25, 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.

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 **October 24, 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.

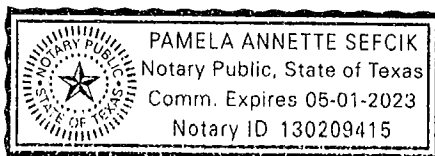
SIGNED this the 2nd day of August, 2021.



Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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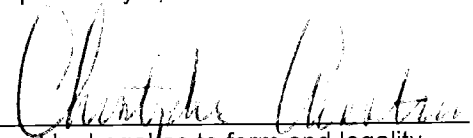
This instrument was acknowledged before me on this the 2nd day of August, 2021 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.





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

AFTER RECORDING RETURN TO:

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


Approved by Legal as to form and legality


Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

ACP-24-31 **Property Address:** 5604 Lester Granger Street

Legal Description: Situated in the City of Ft. Worth, Tarrant County, Texas, and being Lot 2, in Block 22, of the Rose Dale Park No. 2, an addition to the City of Fort Worth, Tarrant County, according to the revised plat recorded in Volume 388-W, Page 1, Deed Records of Tarrant County, Texas

SKEY No. 02517116 **Reference No(s).** 22-611329

Owner(s) per Deed: Raquel Dixon Moten---D218251806---December 13, 2018

Owner(s) per TAD: Raquel Dixon

Mailing Address: 5604 Lester Granger Drive, Fort Worth, TX 76112

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

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **January 5, 2022**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **twenty-nine (29)** inspections by multiple officers since the inception of this case. **Four (4)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **seventeen (17)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **October 9, 2023** and expired on **October 19, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **November 13, 2023**. The last inspection was performed on **December 1, 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 that no progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on October 9, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since 2/28/2022.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **October 19, 2023**
Number of days since NAO expired: **45**

Date of BSC Meeting: **December 4, 2023**

\$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: DECEMBER 4, 2023**

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

Raquel Dixon Moten, 5604 Lester Granger Drive, Fort Worth, TX 76112 (Cert. # 9489009000276458993655);
Raquel Dixon Moten, 204 Cotillion Road, Fort Worth, TX 76134 (Cert. # 9489009000276458993662);
Raquel Dixon Moten, 5617 Rickenbacker Pl, Fort Worth, TX 76112 (Cert. # 9489009000276458993679);
Kadell Brooks, 5604 Lester Granger Drive, Fort Worth, TX 76112 (Cert. # 9489009000276458993686);
Craig Dixon, 7401 Beckwood Drive, Apt 7401, Fort Worth, TX 76112 (Cert. # 9489009000276458993693)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

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

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

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

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

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

Owner(s) per TAD: Atilana Mercado

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

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

Council District No. 2

CASE BACKGROUND:

WITHDRAW BY OWNER---STRUCTURE DEMOLISHED

Motion: _____ **Made by:** _____

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



OWNER WITHDRAW---
SEE ATTACHED

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

Date: Sept. 27, 2023 BSC Case No. HS-23-157

Date of Order: Aug. 28, 2023 Final Day to Comply with Order: Sept. 27, 2023

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

Address of Property: 2100 Clinton Ave. Ft. Worth, TX 76164

Owner / Lienholder / Mortgagee Name: Atilana Mercado

Owner / Lienholder / Mortgagee Phone Number: (817) 903-6655

Owner / Lienholder / Mortgagee Mailing Address: 2204 Clinton Ave. Ft. Worth, TX 76164

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

Justification for Request: I did not attend the hearing on Aug. 28, 2023. My mother-in-law passed away; I was attending the funeral. My plan is to demolish the property, I inherited this property from my father who passed away Aug. 20, 2022. I just need more time to gather the funds.

Atilana Mercado
Signature

Sept. 27, 2023
Date

Atilana Mercado
Printed Name

2204 Clinton Ave. Ft. Worth, TX 76164
Address (including City/State/Zip)

817-903-6655
Telephone Number

Atilanam@yahoo.com
E-Mail Address

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

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 9/27/2023

From: [Atilana Mercado](#)
To: [Stubenbordt, Annette](#)
Cc: [Alexander, Andrea](#); [Pittman, Jason](#); [Young, Kenneth C.](#); [Ramirez, Manuel](#)
Subject: Re: 2100 Clinton Avenue
Date: Monday, November 27, 2023 11:23:21 AM

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

Good morning,

I would like to withdraw the amendment request as the structure has been demolished.

Thank you,
Atilana Mercado
817-903-65555

On Monday, November 27, 2023 at 09:22:56 AM CST, Stubenbordt, Annette
<annette.stubenbordt@fortworthtexas.gov> wrote:

Ms. Mercado,

It has been confirmed that the demolition of the structure in violation on this property has been completed. You have filed an amendment to request additional time and that is currently on the December 4, 2023 agenda. Per our conversation this morning, please reply confirming that you would like to withdraw the amendment request as the structure was demolished.

Thank You,

Annette Stubenbordt

Executive Secretary, Building Standards Commission
Code Compliance Department, Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104
Phone: 817-392-6391
Fax: 817-392-2249
Annette.stubenbordt@fortworthtexas.gov

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 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: Amendment Case **Code Compliance Officer:** Ian Sheadel
Residential

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 secured by the City on August 1, 2023.**
- An agent for the owners was present at the **September 25, 2023** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owners had until **October 25, 2023** to comply with the Order.
- An agent for the owners (POA attached) requested an amendment on **October 23, 2023.**
- An agent for the owners requested in writing an additional **ninety (90) days** to complete the potential sale of the property.
- A notice to appear at today's hearing was posted and mailed on **November 13, 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: DECEMBER 4, 2023**

NOTICES 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. # 9489009000276524509735);
Terry W. Gibbons and wife, Elsie L. Gibbons, 3836 Collinwood Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276524509742);
Terry W. Gibbons and wife, Elsie L. Gibbons, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276524509759);
Terry W. Gibbons and wife, Elsie L. Gibbons, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276524509766);
Elsie L. Gibbons Estate, 3508 Ashland Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276524509773);
Elsie L. Gibbons Estate, 3836 Collinwood Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276524509780);
Elsie L. Gibbons Estate, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276524509797);
Elsie L. Gibbons Estate, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276524509803);
Terry W. Gibbons, 3508 Ashland Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276524509810);
Terry W. Gibbons, 3836 Collinwood Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276524509827);
Terry W. Gibbons, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276524509834);
Terry W. Gibbons, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276524509841);
Julie Ann Rosenthal, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276524509858);
Julie Ann Rosenthal, 4200 S Hulen Street, Suite 515, Fort Worth, TX 76109 (Cert. # 9489009000276524509865);
Kevin Gibbons, 31226 Eona Cir, Temecula, CA 92592 (Cert. # 9489009000276524509872);
Kevin Gibbons, 18761 W Willow Point Dr, Grayslake, IL 60030 (Cert. # 9489009000276524509889);
Gary Hogg, 616 Grove, Longview, TX 75601 (Cert. # 9489009000276524509896);
Gary Hogg, 420 N Travis Street, Granbury, TX 76048 (Cert. # 948900900027524509902);
Gary Hogg, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276524509919);
Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276524509926)

Motion: _____ **Made by:** _____

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

FORT WORTH®



FORT WORTH BUILDING STANDARDS COMMISSION REQUEST FOR AMENDMENT

Date: 10/23/2023 BSC Case No. HS-23-174 (C011)
Date of Order: 9/25/2022 Final Day to Comply with Order: 10/25/2023
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 512 Fomy Ave
Owner Lienholder / Mortgagee Name: Terry Gibbons
Owner / Lienholder / Mortgagee Phone Number: (817) 239-6500
Owner / Lienholder / Mortgagee Mailing Address: 4200 S. Hulen STESIS
Ft Worth TX 76109

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

90 days
Justification for Request: I have an executed contract for sale

Jerry Gibbons by Julie Rosenthal 10/23/23 58
Signature Date
Terry Gibbons via Julie Rosenthal 4200 S Hulen St STE
Printed Name Address (including City/State/Zip)
817-239-6500 TGibbons@charter.net
Telephone Number E-Mail Address

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

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

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 10/23/2023

Revised October 2018

**Power of Attorney
for
Terry W. Gibbons – Principal
Dated January 16, 1996**

The first appointed agent is Elsie Gibbons. She passed away on March 31, 2019, and therefore the agent power ascends to the successor agent. See the attached Death Certificate for Elsie Gibbons.

The first successor agent is Julie Rosenthal, the Principal's daughter. See her Driver's License attached.

The Driver's License for the Principal, Terry Gibbons, is also attached.

STATUTORY DURABLE POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, CHAPTER XII, TEXAS PROBATE CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, Terry W. Gibbons, of 2008 Arthur Drive, Fort Worth, Tarrant County, Texas, my social security number being 452-64-5999, appoint Sisie L. Gibbons of 2008 Arthur Drive, Fort Worth, Tarrant County, Texas, as my agent to act for me in any lawful way with respect to the following initialed subjects:

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

INITIAL

- ☐ (A) real property transactions;
- ☐ (B) tangible personal property transactions;
- ☐ (C) stock and bond transactions;
- ☐ (D) commodity and option transactions;
- ☐ (E) banking and other financial institution transactions;
- ☐ (F) business operating transactions;
- ☐ (G) insurance and annuity transactions;
- ☐ (H) estate, trust, and other beneficiary transactions;
- ☐ (I) claims and litigation;
- ☐ (J) personal and family maintenance;
- ☐ (K) benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;
- ☐ (L) retirement plan transactions;
- ☐ (M) tax matters;
- ☒ (N) ALL OF THE POWERS LISTED IN (A) THROUGH (M). YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).

TS

SPECIAL INSTRUCTIONS:

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

None.

This power of attorney is effective immediately and is not affected by my subsequent disability or incapacity.

I agree that any third party who receives a copy of this document may act under it. Revocation of the durable power of attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

If any agent named by me dies, becomes legally disabled, resigns, or refuses to act, I name the following (each to act alone and successively, in the order named) as successors to that agent: Jessie A. Rosenthal and then Kevin F. Gibbons.

Signed on January 16, 1996.

Terry W. Gibbons
Terry W. Gibbons

Nancy Berger
Witness

James L. Narowitz
Witness

SUBSCRIBED AND ACKNOWLEDGED BEFORE ME by the said Declarant, Terry W. Gibbons, and by the said Witnesses, Nancy Berger and Joyce Hallister on this the 16 day of January, 1996.



Michele L. Narowitz
Notary Public, State of Texas

Notary's Printed Name:

Michele L. Narowitz

My Commission Expires: 10/3/97

THE ATTORNEY IN FACT OR AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

R

DEPARTMENT OF STATE HEALTH SERVICES
VITAL STATISTICS

TEXAS DEPARTMENT OF STATE HEALTH SERVICES - VITAL STATISTICS

May 02 2019

STATE OF TEXAS

CERTIFICATE OF DEATH

STATE FILE NUMBER

142-19-065153

1. LEGAL NAME OF DECEASED (Include AKA's, if any) (First, Middle, Last)

ELISE LENORA GIBBONS

HALE

2. DATE OF DEATH - ACTUAL OR PRESUMED

(mm-dd-yyyy) MARCH 31, 2019

3. SEX

FEMALE

4. DATE OF BIRTH (mm-dd-yyyy)

JULY 1, 1936

5. AGE - Last Birthday

(Years) 82

6. IF UNDER 1 YR

Mo Days

7. IF UNDER 1 DAY

Hours Min

8. BIRTHPLACE (City & State or Foreign Country)

SAN ANGELO, TX

9. SOCIAL SECURITY NUMBER

450-54-7304

10. MARITAL STATUS AT TIME OF DEATH

☒ Married☐ Divorced (but not remarried)☐ Widowed (but not remarried)☐ Never Married☐ Unknown

11. SURVIVING SPOUSE'S NAME (If spouse, give name prior to first marriage)

TERRY WRIGHT GIBBONS

12a. RESIDENCE STREET ADDRESS

3836 COLLINWOOD AVE

12b. APT. NO.

12c. CITY OR TOWN

FORT WORTH

12d. COUNTY

TARRANT

12e. STATE

TEXAS

12f. ZIP CODE

76107

12g. INSIDE CITY LIMITS?

☒ Yes ☐ No

13. FATHER/PARENT 2 NAME PRIOR TO FIRST MARRIAGE

AUSTIN HALE

13. MOTHER/PARENT 1 NAME PRIOR TO FIRST MARRIAGE

NORA ELIZABETH WIST

14. COUNTY OF DEATH

TARRANT

15. CITY/TOWN, ZIP (If outside city limits, give precinct and)

FORT WORTH, 76104

16. FACILITY (If not institution, give street address)

HARRIS METHODIST FORT WORTH

17. INFORMANT'S NAME & RELATIONSHIP TO DECEASED

TERRY WRIGHT GIBBONS - SPOUSE

18. ADDRESS OF INFORMANT (Street and Number, City, State, Zip Code)

3836 COLLINWOOD AVE, FORT WORTH, TX 76107

19. METHOD OF DEPOSITION

☒ Death☐ Cremation☐ Burial☐ Other (Specify)

20. SIGNATURE AND LICENSE NUMBER OF FUNERAL DIRECTOR OR PERSON ACTING

JERI LOFTUS HARPER JR. BY ELECTRONIC SIGNATURE -

9245

21. Section

Block

Lot

Space

22. PLACE OF DISPOSITION (Name of cemetery, crematory, other place)

ANNETTA CEMETERY

23. LOCATION (City/Town, and State)

ANNETTA, TX

24. NAME OF FUNERAL FACILITY

CLAYTON KAY-VAUGHAN FUNERAL HOME - ALVARADO

25. COMPLETE ADDRESS OF FUNERAL FACILITY (Street and Number, City, State, Zip Code)

200 E. PATTON AVE., ALVARADO, TX 76009

26. CERTIFIER (Check only one)

☒ Coroner☐ Medical Examiner☐ Other (Specify)

27. SIGNATURE OF CERTIFIER

VALERIE AGENA, BY ELECTRONIC SIGNATURE

28. DATE CERTIFIED (mm-dd-yyyy)

APRIL 8, 2019

29. LICENSE NUMBER

M2538

30. TIME OF DEATH (Actual or presumed)

05:02 PM

31. PRINTED NAME, ADDRESS OF CERTIFIER (Street and Number, City, State, Zip Code)

VALERIE AGENA 321 WESTPARK WAY, BULLEYS, TX 76040

32. TITLE OF CERTIFIER

MD

33. PART I. ENTER THE CHAIN OF EVENTS - DISEASE, INJURY OR COMPLICATIONS - THAT DIRECTLY LEADS TO THE DEATH. DO NOT ABBREVIATE. ENTER ONLY ONE CAUSE ON EACH

IMMEDIATE CAUSE (Final disease or condition resulting in death)

a. SEPTIC SHOCK

Due to (or as a consequence of):

4 DAYS

b. URINARY TRACT INFECTION

Due to (or as a consequence of):

5 DAYS

c. ACUTE RENAL FAILURE

Due to (or as a consequence of):

9 DAYS

34. PART 2. ENTER OTHER CAUSE GIVEN IN PART I

SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING

35. WAS AN AUTOPSY PERFORMED?

☐ Yes ☒ No

36. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

☐ Yes ☒ No

37. CHRONIC OBSTRUCTIVE PULMONARY DISEASE

38. MANNER OF DEATH

☒ Natural☐ Accident☐ Suicide☐ Homicide☐ Pending Investigation☐ Could not be determined

39. DID TOBACCO USE CONTRIBUTE TO DEATH?

☐ Yes☐ No☐ Probably☐ Unknown

40. IF FEMALE

☐ Not pregnant within past year☐ Pregnant at time of death☐ Not pregnant, but pregnant within 42 days of death☐ Not pregnant, but pregnant 43 days to one year before death☐ Unknown if pregnant within the past year

41. IF TRANSPORTATION INJURY, SPECIFY:

☐ Driver/Operator☐ Passenger☐ Pedestrian☐ Other (Specify)

42a. DATE OF INJURY (mm-dd-yyyy)

42b. TIME OF INJURY

43. INJURY AT WORK?

☐ Yes ☒ No

44. PLACE OF INJURY (e.g., Decedent's home, construction site, restaurant, wooded area)

45. LOCATION (Street and Number, City, State, Zip Code)

46. COUNTY OF INJURY

47. DESCRIBE HOW INJURY OCCURRED

TOTAL DEPARTMENT OF STATE HEALTH SERVICES - VITAL STATISTICS UNIT

The integrity for handling and sealing a vital record can be 3-5 years in advance and a fee up to \$1,000. (Health and Safety Code, Sec. 155.001)

12 REV 1/2006

0A14546508



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

September 25, 2023

Terry W. Gibbons and wife, Elsie L. Gibbons
(Cert. # 9489009000276457577016)
3508 Ashland Avenue
Fort Worth, TX 76107-6207

RE: 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, HS-23-174, Reference #23-645630, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 25, 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 October 25, 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 October 25, 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: Terry W. Gibbons and wife, Elsie L. Gibbons, 3836 Collinwood Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276457577023); Terry W. Gibbons and wife, Elsie L. Gibbons, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276457577030); Terry W. Gibbons and wife, Elsie L. Gibbons, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276457577047); Elsie L. Gibbons Estate, 3508 Ashland Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276457577054); Elsie L. Gibbons Estate, 3836 Collinwood Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276457577061); Elsie L. Gibbons Estate, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276457577078); Elsie L. Gibbons Estate, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276457577085); Terry W. Gobbons, 3508 Ashland Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276457577092); Terry W. Gibbons, 3836 Collinwood Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276457577108); Terry W. Gibbons, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276457577115); Terry W. Gibbons, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276457577122); Julie Ann Rosenthal, 408 W. Lake Drive, Weatherford, TX 76087 (Cert. # 9489009000276457577139); Julie Ann Rosenthal, 4200 S Hulen Street, Suite 515, Fort Worth, TX 76109 (Cert. # 9489009000276457577146); Kevin Gibbons, 31226 Eona Cir, Temecula, CA 92592 (Cert. # 9489009000276457577153); Kevin Gibbons, 18761 W Willow Point Dr, Grayslake, IL 60030 (Cert. # 9489009000276457577160); Gary Hogg, 616 Grove, Longview, TX 75601 (Cert. # 9489009000276457577177); Gary Hogg, 420 N Travis Street, Granbury, TX 76048 (Cert. # 9489009000276457577184); Gary Hogg, 512 Forby Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276457577191); Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP, 100 Throckmorton, Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276457577207)

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-23-174**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **September 25, 2023** regarding the structure present on **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**, and more commonly known as **512 Forby Avenue (Primary Structure) ("Affected Property")** in Fort Worth, Texas; and

WHEREAS the Tarrant County Deed Records indicate that **Terry W. Gibbons and wife, Elsie L. Gibbons** are the recorded owners ("Owners") of the Affected Property; and

WHEREAS notice of the public hearing was mailed to the Owners **twenty four (24)** 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 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**, and more commonly known as **512 Forby Avenue (Primary Structure) ("Affected Property")** in Fort Worth, Texas in conformance to the codes of the City within **thirty (30) days** of the effective date of this Order. Owners must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owners have until October 25, 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.

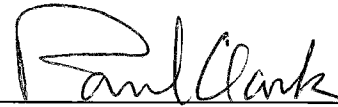
YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the time to comply with this Order.

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 **October 25, 2023**. After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

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

SIGNED this the 3rd day of October, 2023.

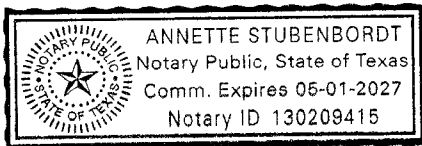


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

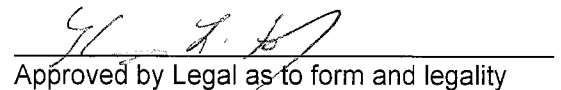
This instrument was acknowledged before me on this the 3rd day of October, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



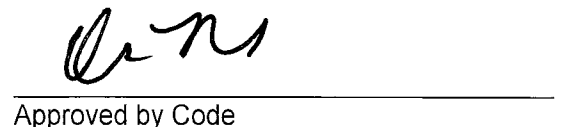

Annette Stubenbordt, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2027

AFTER RECORDING RETURN TO:

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



Approved by Legal as to form and legality



Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 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: Amendment Case **Code Compliance Officer:** Marilyn Turner-Mims
 Residential

Council District No. 8

CASE BACKGROUND:

WITHDRAW BY OWNER---BOTH STRUCTURES DEMOLISHED

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Amen-Res
Accessory

OWNER WITHDRAW---
SEE ATTACHED

Date: 10-12-23 BSC Case No. 22-624929
Date of Order: 9-25-2023 Final Day to Comply with Order: 10-25-23
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 1243 ELMWOOD
Owner / Lienholder / Mortgagee Name: Audrey Goodrich
Owner / Lienholder / Mortgagee Phone Number: (817) 320-9200
Owner / Lienholder / Mortgagee Mailing Address: 8549 Delta Way
Fort Worth TX 76123
Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days

Justification for Request: I AM Trying to sell the property
or, Demolish without the assistance of the City.

Sharon Connally
Signature

Sharon Connally
Printed Name

817-320-9200
Telephone Number

10-12-23
Date
8549 Delta Way
Fort Worth TX 76123
Address (including City/State/Zip)

sdw1149@gmail.com
E-Mail Address

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

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

*ID
Verified

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

FOR OFFICE USE ONLY

RECEIVED BY: A. H. H. H.

RECEIVED DATE: 10/13/23



Amen. Res -
Primary

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 10-12-23 BSC Case No. 22-624929
Date of Order: 9-25-23 Final Day to Comply with Order: 11-24-23
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 1243 EIMWOOD
Owner / Lienholder / Mortgagee Name: Audrey Goodrich
Owner / Lienholder / Mortgagee Phone Number: (817) 320-9200
Owner / Lienholder / Mortgagee Mailing Address: 8549 Delta Way
FORT WORTH TX. 76123
Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days

Justification for Request: I AM Trying to sell the property, or
demolish without the assistance of the city.

Sharon Connally
Signature
Sharon Connally
Printed Name
817-320-9200
Telephone Number

10-12-23
Date
8549 Delta Way
FORT WORTH TX. 76123
Address (including City/State/Zip)
Sdcwill4@gmail.com
E-Mail Address

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

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

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

FOR OFFICE USE ONLY

RECEIVED BY: A. Stehler

RECEIVED DATE: 10/13/23



**LETTERS
TESTAMENTARY**

Cause No. 2022-PR02446-2

The State of Texas

§
§
§

Probate Court No. 2

County of Tarrant

Tarrant County, Texas

I, Mary Louise Nicholson, Clerk of the Probate Court of Tarrant County, Texas do hereby certify that on the 19th day of September, 2022, A.D

SHARON CONNALLY

qualified according to law as INDEPENDENT EXECUTOR without bond of the estate of

AUDREY O. WILLIAMS AKA AUDREY GOODRICH, DECEASED

These are, therefore, given to prove capacity to act as such and that said appointment is still in full force and effect.

Witness my hand and seal of the Probate Court of Tarrant County, at Fort Worth, Texas on September 20, 2022, A.D.



*Mary Louise Nicholson, County Clerk
Probate Court, Tarrant County, Texas*

Dung Truong, Deputy Clerk



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

02-19-2021

NOTICE OF BUYER'S TERMINATION OF CONTRACT



CONCERNING THE CONTRACT FOR THE SALE OF THE PROPERTY AT

1243 Elmwood Ave

(Street Address and City)

Fort Worth

BETWEEN THE UNDERSIGNED BUYER AND Estate of Audrey Goodrich

(SELLER)

Buyer notifies Seller that the contract is terminated pursuant to the following:

- ☐ (1) The unrestricted right of Buyer to terminate the contract under Paragraph 5 of the contract.
- ☐ (2) Buyer cannot obtain Buyer Approval in accordance with the Third Party Financing Addendum to the contract.
- ☐ (3) The Property does not satisfy Property Approval in accordance with the Third Party Financing Addendum to the contract. Buyer has delivered to Seller lender's written statement setting forth the reason(s) for lender's determination.
- ☐ (4) Buyer elects to terminate under Paragraph A of the Addendum for Property Subject to Mandatory Membership in a Property Owners' Association.
- ☐ (5) Buyer elects to terminate under Paragraph 7B(2) of the contract relating to the Seller's Disclosure Notice.
- ☐ (6) Buyer elects to terminate under Paragraph (3) of the Addendum Concerning Right to Terminate Due to Lender's Appraisal. Buyer has delivered a copy of the Appraisal to Seller.
- ☐ (7) Buyer elects to terminate under Paragraph 6.D. of the contract (6.C. for Residential Condominium Contract) because timely objections were not cured by the end of the Cure Period.
- ☒ (8) Other (identify the paragraph number of contract or the addendum): Seller unable to obtain clear title due to the Demolition Order Ilen placed by the City of Fort Worth.

NOTE: This notice is not an election of remedies. Release of the earnest money is governed by the contract.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate license holders from giving legal advice. READ THIS FORM CAREFULLY.

DocuSigned by:

MCM REI, LLC

10/9/2023

Buyer

Date

Buyer

Date

MCM REI, LLC



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC No. 38-7. This form replaces TREC No. 38-6.



RELEASE OF EARNEST MONEY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2002

RELEASE OF EARNEST MONEY BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

1243 Elmwood Ave, Fort Worth, TX 76104

NOTICE: This form provides for the release of the parties, brokers, and title companies from all liability under the contract (not just for disbursement of earnest money). Do not sign this form if it is not your intention to release all the persons signing this form from all liability under the contract. READ THIS RELEASE CAREFULLY. If you do not understand the effect of this release, consult your attorney BEFORE signing.

- A. The undersigned Buyer and Seller release each other, any broker, title company, and escrow agent from any and all liability under the aforementioned contract.
- B. The undersigned direct Shari Adrian (escrow agent)
to disburse the earnest money as follows:

\$ 1,000.00 to MCM REI, LLC
\$ _____ to _____
\$ _____ to _____
\$ _____ to _____

DocuSigned by:
MCM REI, LLC 10/9/2023
Buyer MCM REI, LLC Date

Sharon Connolly dotloop verified
10/12/23 7:34 AM CDT
RELI-23FO-30XIV-142G
Seller Estate of Audrey Goodrich Date

Buyer _____ Date
Address: PO Box 12537
Fort Worth, TX 76110

Seller _____ Date
Address: 1243
Elmwood
Fort Worth
TX 76104

Other/Cooperating Broker _____

Local Realty Agency
Broker Listing/Principal Broker

By _____ Date

By _____ Date

Address: _____

Address: 6860 Dallas Pkwy #200
Plano, TX 75024

(TXR-1904) 2-6-02

Page 1 of 1

From: [Sharon Connally](#)
To: [Stubenbordt, Annette](#)
Subject: Re: 1243 Elmwood Amendment Withdraw
Date: Tuesday, November 28, 2023 3:49:59 PM

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

Yes, I confirm. I
Would like to withdraw my amendment
requests

On Tue, Nov 28, 2023, 2:34 PM Stubenbordt, Annette
<Annette.Stubenbordt@fortworthtexas.gov> wrote:

Ms. Connally,

Per our discussion:

With both structure demolished, please reply and confirm that you would like to withdraw your amendment requests. I will reply that I have received the confirmation, and you will receive a withdraw letter in the mail after the hearing.

Thank You,

Annette Stubenbordt

Executive Secretary, Building Standards Commission

Code Compliance Department, Building Standards Division

818 Missouri Avenue

Fort Worth, Texas 76104

Phone: 817-392-6391

Fax: 817-392-2249

Annette.stubenbordt@fortworthtexas.gov

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 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: Amendment Administrative Civil **Code Compliance Officer:** Merritt Ham
Penalty Case Residential

Council District No. 8

CASE BACKGROUND:

- This case was identified on **October 17, 2022** and was **citizen** initiated.
- The owner was present at the **September 25, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$50.00 per day for forty five (45) days for a total of \$2,250.00** and ordered the owner to abate the nuisance within **thirty (30)** days.
- The owner had until **October 25, 2023** to comply with the Order.
- The owner requested an amendment on **October 25, 2023**.
- The owner requested in writing an additional **sixty (60)** days to abate the nuisance and the removal of the **\$2,250.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **November 13, 2023**.
- **At this time, no progress has been made to abate the nuisance.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

NOTICES 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. # 9489009000276524646553);
Charles Kittrell Estate, 7349 South Ridge Trail, Fort Worth, TX 76133 (Cert. # 9489009000276524646560);
Charles Kittrell Estate, 7349 Southridge Trail, Fort Worth, TX 76133 (Cert. # 9489009000276524646577);
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. # 9489009000276524646584);
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. # 9489009000276524646591);
Belinda Dickard aka Belinda Phillips, 7349 South Ridge Trail, Fort Worth, TX 76133
(Cert. # 9489009000276524646607);
Belinda Dickard aka Belinda Phillips, 1305 Bois D Arc, Weatherford, TX 76086 (Cert. # 9489009000276524646614);
Belinda Dickard aka Belinda Phillips, 331 Jade Lane, Weatherford, TX 76086 (Cert. # 9489009000276524646621);
Lynn Kittrell Montjoy aka Janet Lynn Kittrell, 352 Chickadee Lane, Lugoff, SC 29708
(Cert. # 9489009000276524646638);
Lienholder: Secretary of Housing and Urban Development c/o Single Family Notes Branch, 451 SW 7th Street,
Washington, DC, 20410 (Cert. # 9489009000276524646645)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 10/24/23 BSC Case No. ACP-23-170
Date of Order: September 25 Final Day to Comply with Order: October 25
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 7349 South Ridge
Owner / Lienholder / Mortgagee Name: Sue Kittrell
Owner / Lienholder / Mortgagee Phone Number: (817) 230-4759
Owner / Lienholder / Mortgagee Mailing Address: 7349 South Ridge Trl, Ft Worth, 76133

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

60 Days Removal of Civil Penalty

Justification for Request: Amount of items + only able to work at Night

Sue Kittrell 10-24-2023
Signature Date
SUE KITTRELL 7349 South Ridge
Printed Name Address (including City/State/Zip)
817-404-2891
Telephone Number E-Mail Address

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

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

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 10/24/2023



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

September 25, 2023

Charles Kittrell and Sue Kittrell
(Cert. # 9489009000276458986015)
7349 South Ridge Trail
Fort Worth, TX 76133-7126

RE: 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, ACP-23-170, Reference #22-635602, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 25, 2023** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for forty five (45) days for a total of \$2,250.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is October 25, 2023.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on October 25, 2023.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: Charles Kittrell Estate, 7349 South Ridge Trail, Fort Worth, TX 76133 (Cert. # 9489009000276458986022); Charles Kittrell Estate, 7349 Southridge Trail, Fort Worth, TX 76133 (Cert. # 9489009000276458986039); 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. # 9489009000276458986046); 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. # 9489009000276458986053); Belinda Dickard aka Belinda Phillips, 7349 South Ridge Trail, Fort Worth, TX 76133 (Cert. # 9489009000276458986060); Belinda Dickard aka Belinda Phillips, 1305 Bois D Arc, Weatherford, TX 76086 (Cert. # 9489009000276458986077); Belinda Dickard aka Belinda Phillips, 331 Jade Lane, Weatherford, TX 76086 (Cert. # 9489009000276458986084); Lynn Kittrell Montjoy aka Janet Lynn Kittrell, 352 Chickadee Lane, Lugoff, SC 29708 (Cert. # 9489009000276458986091); Lienholder: Secretary of Housing and Urban Development c/o Single Family Notes Branch, 451 SW 7th Street, Washington, DC, 20410 (Cert. # 9489009000276458986107)

CODE COMPLIANCE DEPARTMENT

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

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-23-170**

On **September 25, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **7349 South Ridge Trail, Fort Worth, Texas ("Affected Property")**.

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

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

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

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **LOT 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**, and located on property more commonly known as **7349 South Ridge Trail, 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. Therefore, the Owners have until October 25, 2023 to comply with this Order.**

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **October 25, 2023**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

SIGNED this the 3rd day of October, 2023.

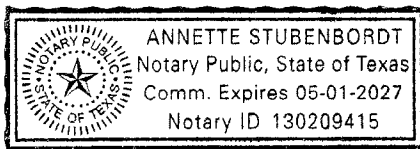


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 3rd day of October, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.




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

AFTER RECORDING RETURN TO:

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



Approved by Legal as to form and legality



Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 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: Amendment Administrative Civil **Code Compliance Officer:** Alfonso Hurtado
Penalty Case Residential

Council District No. 11

CASE BACKGROUND:

- This case was identified on **August 27, 2022** and was **officer** initiated.
- The owner was present at the **September 25, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$400.00 per day for forty five (45) days for a total of \$18,000.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **October 25, 2023** to comply with the Order.
- The owner requested an amendment on **October 25, 2023**.
- The owner requested in writing an additional **thirty (30) days** to abate the nuisance.
- The owner did not make a request in writing regarding the Administrative Civil Penalty of **\$18,000.00** but may do so at today's hearing.
- Notice to appear for today's hearing was mailed and posted on **November 13, 2023**.
- **At this time, no progress has been made to abate the nuisance.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

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

Gregory Bryan Fincher, 408 Fairview Street, Fort Worth, TX 76111 (Cert. # 9489009000276524646652);
Gregory Bryan Fincher aka Gregory Bryan Fincher Sr., 408 Fariview Street, Fort Worth, TX 76111
(Cert. # 9489009000276524646669);
Gregory B. Fincher, 408 Fariview Street, Fort Worth, TX 76111-4365 (Cert. # 9489009000276524646676);
Gregory B. Fincher Jr., 408 Fariview Street, Fort Worth, TX 76111-4365 (Cert. # 9489009000276524646683);
Gregory B. Fincher Jr., 3113 Las Vegas Trail, Apt. A, Fort Worth, TX 76116 (Cert. # 9489009000276524646690);
April Schelar, 5433 Bear Lane, Frederick, CO 80504 (Cert. # 9489009000276524646706);
April Schelar, 3203 Youngs Meadow Lane, Dickinson, TX 77539 (Cert. # 9489009000276524646713)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 10/25/2023 BSC Case No. ACP-23-171
Date of Order: 9-25-2023 Final Day to Comply with Order: 10-25-2023
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 408 Fairview St
Owner / Lienholder / Mortgagee Name: Gregory Bryan Fincher
Owner / Lienholder / Mortgagee Phone Number: ()
Owner / Lienholder / Mortgagee Mailing Address: 408 Fairview St Fort Worth TX, 76111-4635
Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 MORE DAYS
Justification for Request: IT WAS TOO HOT IN THE SUMMER AND I'M GETTING ORDER AND CAN'T DEAL WITH THE HEAT AS WELL AS I USED TO COULD AND CAN'T MOVE THINGS OUT AS GOOD AS I WOULD MY LITTLE CAR.
Signature: [Signature] Date: 10-25-23
Printed Name: GREGORY B. FINCHER SA Address (including City/State/Zip): 408 FAIRVIEW ST FT WORTH TX 76111
817-504-7514 E-Mail Address: gregoryfincher1958@gmail.com
Telephone Number

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

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

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubenbordt

10/25/2023

RECEIVED DATE: _____

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.

4-September 25, 2023-This property with the current owner was presented to the Building Standards Commission. The owner was assessed an Administrative Civil Penalty of \$400.00 per day for 45 days for a total of \$18,000.00 and ordered to abate the nuisance within 30 days. The owner filed an Amendment to this order. The owner was in attendance.

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

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:	Amendment Administrative Civil Code Compliance Officer: Merritt Ham Penalty Case Residential
Council District No.	11

- This case was identified on **May 2, 2023** and was **citizen** initiated.
- The owner was present at the **September 25, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$25.00 per day for forty five (45) days for a total of \$1,125.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **October 25, 2023** to comply with the Order.
- The owner requested an amendment on **October 25, 2023**.
- The owner requested in writing an additional **thirty (30) days** to abate the nuisance and the removal of the **\$1,125.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **November 13, 2023**.
- **At this time, 80% of the nuisance has been abated.**

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: DECEMBER 4, 2023**

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

Teodosia Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276524646720);
Teodosia Payan aka Teodosia Carrillo Payan, 800 Flint Street, Fort Worth, TX 76115
(Cert. # 9489009000276524646737);
Javier Payan aka Javier Carrillo Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276524646744);
Javier Payan aka Javier Carrillo Payan, 2813 Avenue G, Fort Worth, TX 76105 (Cert. # 9489009000276524646751);
Javier Payan aka Javier Carrillo Payan, 6525 Summertime Lane, Watauga, TX 76148
(Cert. # 9489009000276524646768);
Pedro Payan aka Pedro Carrillo Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276524646775);
Pedro Payan aka Pedro Carrillo Payan, 1329 West Gambrell Street, Fort Worth, TX 76115
(Cert. # 9489009000276524646782);
Pedro Payan aka Pedro Carrillo Payan, 821 E Shaw St, Fort Worth, TX 76110 (Cert. # 9489009000276524646799);
Eustaquio Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276524646805);
Eustaquio Payan, 1301 W. Mason Street, Fort Worth, TX 76115 (Cert. # 9489009000276524646812)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 10-24-2023 BSC Case No. ACP-23-181
Date of Order: 9-25-2023 Final Day to Comply with Order: 10-25-2023
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 800 Flint St
Owner / Lienholder / Mortgagee Name: Payan Teodosa
Owner / Lienholder / Mortgagee Phone Number: (817)
Owner / Lienholder / Mortgagee Mailing Address: 800 Flint St, Ft Worth, 76115

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

30 Days additional & Removal of Civil penalties

Justification for Request: No means of pay, fixed income, no immediate family to help, cant afford fees.

Teodosa Payan 10-24-2023
Signature Date

Teodosa Payan _____
Printed Name Address (including City/State/Zip)

Telephone Number E-Mail Address

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

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

ID VERIFIED

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 10/24/2023

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

September 25, 2023

Teodosia Payan
(Cert. # 9489009000276458986114)
800 Flint Street
Fort Worth, TX 76115

RE: 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, ACP-181, Reference #23-649144, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 25, 2023** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$25.00 per day for forty five (45) days for a total of \$1,125.00.**
- 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 October 25, 2023.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on October 25, 2023.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: Teodosia Payan aka Teodosia Carrillo Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276458986121); Javier Payan aka Javier Carrillo Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276458986138); Javier Payan aka Javier Carrillo Payan, 2813 Avenue G, Fort Worth, TX 76105 (Cert. # 9489009000276458986145); Javier Payan aka Javier Carrillo Payan, 6525 Summertime Lane, Watauga, TX 76148 (Cert. # 9489009000276458986152); Pedro Payan aka Pedro Carrillo Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276458986169); Pedro Payan aka Pedro Carrillo Payan, 1329 West Gambrell Street, Fort Worth, TX 76115 (Cert. # 9489009000276458986176); Pedro Payan aka Pedro Carrillo Payan, 821 E Shaw St, Fort Worth, TX 76110 (Cert. # 9489009000276458986183); Eustaquio Payan, 800 Flint Street, Fort Worth, TX 76115 (Cert. # 9489009000276458986190); Eustaquio Payan, 1301 W. Mason Street, Fort Worth, TX 76115 (Cert. # 9489009000276458986206)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-23-181**

On **September 25, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **800 Flint Street, Fort Worth, Texas** ("Affected Property").

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

- (1). **Teodosia Payan** 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 **Twenty Five Dollars (\$25.00) per day for a total of One Thousand One Hundred Twenty Five Dollars (\$1,125.00)** 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 **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**, and located on property more commonly known as **800 Flint Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. Therefore, the Owner has until October 25, 2023 to comply with this Order.**

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **October 25, 2023**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

SIGNED this the 3rd day of October, 2023.

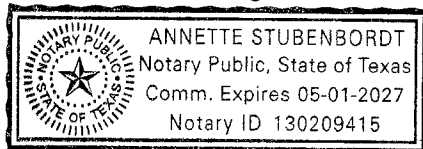
Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 3rd day of October, 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

Legal

Approved by Legal as to form and legality

Code

Approved by Code