



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE 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**

Joshua Lindsay (District 1)  
Paul Clark-Chairman (District 3)  
Charles Edmonds (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)

**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**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE 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**

Joshua Lindsay (District 1)  
Paul Clark-Chairman (District 3)  
Charles Edmonds (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)

**II. PLEDGE OF ALLEGIANCE**

**III. SWEAR IN CHARLES EDMONDS TO THE BUILDING STANDARDS COMMISSION**

**IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM SEPTEMBER 25, 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-24-01 (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.
- 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.
- c. **HS-24-04 (CD 5)** 2000 Augustus Drive (Primary Structure) aka LOT 22, IN BLOCK A, OF MEADOWBROOK PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. D21803608, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Darshan Shroff and Kanta Shroff. Lienholder: Priority Home Mortgage, LP.

**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.
- 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.

**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.
- 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.
- c. **ACP-24-12 (CD 2)** 3220 NW Loraine Street aka TAX ACCOUNT #: 000002557819 LOT 14, BLOCK 193, OF THE ROSEN HEIGHTS SUBDIVISION AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. PROPERTY ADDRESS: 3220 NW Loraine St., Fort Worth, TX 76106. Owner: Aberdeen Financing Series LLC. Lienholder(s): None.
- d. **ACP-24-13 (CD 11)** 415 East Fogg Street aka LOT 13, BLOCK 3, J.S. SMITH ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, otherwise known as 415 E. Fogg Street, Fort Worth 76110, Tarrant County, Texas, according to the Plat filed in the Deed Records of Tarrant County, Texas. Owner: Emilia Ann Flores. Lienholder(s): None.

- e. **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.
- f. **ACP-24-15 (CD 11)** 1021 Minden Street aka Lot 7, Block 20, BRENTMOOR ADDITION, TO THE City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 204, Page 105, Deed Records, Tarrant County, Texas. Owner: Josephine Perez. Lienholder: Texas Huguley Hospital.
- g. **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.

### **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.

### **XIV. AMENDMENT CASE HISTORIC RESIDENTIAL**

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

### **XV. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-23-166 (CD 9)** 320 West Gambrell Street aka SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS per Tarrant Appraisal District-02896532: SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 16. Owner(s): Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia. Lienholder(s): None.
- b. **ACP-23-167 (CD 9)** 320 West Gambrell Street aka SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS per Tarrant Appraisal District-02896540: SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 17. Owner(s): Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia. Lienholder(s): None.

### **XVI. 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.

### **XVII. 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.

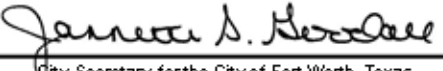
### **XVIII. ADJOURNMENT**

**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](mailto: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](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Tuesday, October 10, 2023 at 10:20 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, SEPTEMBER 25, 2023  
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. Call to Order: Pre-Meeting started at 9:01 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. Paul Clark, Chairman (District 3), Paul Kerpoe (District 5), Ms. Jennifer Ferguson (District 7), Mr. James Walker (District 8), Mr. Pedro Juarez (District 9), Mr. Al Alu (District 10), and Ms. Lorie Kinler (District 11).
- District 2 is vacant.
- Mr. Joshua Lindsay (District 1), Mr. Brian Black (District 4), and Mr. Michael Unell (District 6) 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), Oscar Reyes (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), 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. Swear in Lorie Kinler to the Building Standards Commission**

**III. Review of previous month's minutes**

- a. Discussion or questions pertaining to the August 28, 2023 meeting
- b. Changes submitted by Commissioners

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

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

**V. Review and accept Amendments for new District Additions**

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

**VI. Request for future agenda items**

- a. Any requests by Commissioners

**VII. Adjournment**

- Ms. Lorie Kinler was sworn in as a member of the Building Standards Commission.
- No discussion or corrections for the August 28, 2023 Building Standards Commission Minutes.
- There were no questions regarding the current agenda.
- Mr. Juarez nominated Mr. Kerpoe for Acting Vice-Chairman for today's meeting in Mr. Black's absence, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.

- Mr. Kerpoe moved to accept the amended Building Standards Commission General Information, second by Ms. Ferguson. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- Mr. Kerpoe moved to accept the amended Building Standards Commission Rules of Procedure, second by Ms. Ferguson. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- There were no requests for future agenda items.
- Mr. Alu moved to adjourn the Pre-Meeting, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- **Pre-Meeting adjourned at 9:11 A.M.**

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

**I. CALL TO ORDER: REGULAR MEETING STARTED AT 9:31 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. Paul Clark, Chairman (District 3), Paul Kerpoe (District 5), Ms. Jennifer Ferguson (District 7), Mr. James Walker (District 8), Mr. Pedro Juarez (District 9), Mr. Al Alu (District 10), and Ms. Lorie Kinler (District 11).
- District 2 is vacant.
- Mr. Joshua Lindsay (District 1), Mr. Brian Black (District 4), and Mr. Michael Unell (District 6) 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), Oscar Reyes (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Manny Ramirez (Senior Officer), Andrea Alexander (Officer), Estevan Castillo (Officer), Alfonso Hurtado (Officer), William Lowry (Officer), Max Morris (Officer), Ian Sheadel (Officer), Roger Soto (Officer), Marilyn Turner-Mims (Officer), Annette Stubenbordt (Executive Secretary), Belinda Burns (Title Investigator), 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**

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

**III. SWEAR IN LORIE KINLER TO THE BUILDING STANDARDS COMMISSION**

- Lorie Kinler was sworn in as a member of the Building Standards Commission.

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

- Ms. Ferguson to accept the August 28, 2023 Building Standards Commission Minutes, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell 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. Juarez moved to accept the Evidence Packet presented, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.

#### VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)

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

#### VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

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

#### VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA

- **Withdraw**-Administrative Civil Penalty Case Residential: ACP-23-183---2822 NW 29<sup>th</sup> Street, ACP-23-185---8136 Waterside Trail.
- Mr. Kerpoe moved to grant the City's request to Withdraw the 2 cases read into record by Executive Secretary Annette Stubenbordt, second by Mr. Alu. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell 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-23-174 (CD 11)** 512 Forby Avenue (Primary Structure) aka LOT 14, BLOCK 1, TURNERS SUBDIVISION, OF BEACON HILL, ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388, PAGE 49, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Terry W. Gibbons and wife, Elsie L. Gibbons. Lienholder: City of Fort Worth c/o Linbarger Goggan Blair & Sampson LLP. **No one appeared for this case.**
  - Mr. Juarez moved to declare the structure substandard and hazardous, second by Mr. Alu. MOTION CARRIED 6-0 with Mr. Lindsay, Mr. Black, Mr. Unell, and Mr. Walker absent, and District 2 vacant.
  - Mr. Juarez moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Alu. MOTION CARRIED 6-0 with Mr. Lindsay, Mr. Black, Mr. Unell, and Mr. Walker absent, and District 2 vacant.
- b. **HS-23-175 (CD 8)** 3213 New York Avenue (Primary Structure) aka Block 8, Lot 4, MORNINGSIDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas and more commonly known as 3213 New York Avenue, Fort Worth, Texas 76110. Owner: HESTIA Properties, LLC. Lienholder(s): None. **Ronald Day (HESTIA Properties, LLC), the owner, appeared for this case.**
  - Ms. Ferguson moved to declare the structure substandard and hazardous, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
  - Ms. Ferguson moved that the owner be ordered to repair or demolish the structure within forty five (45) days, second by Mr. Walker. MOTION CARRIED 6-1 with Mr. Clark voting no, Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- c. **HS-23-176 (CD 11)** 508 North Riverside Drive (Primary Structure and Accessory Structure) aka Lots 5 and 7, Block 163, McADAMS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded

in Volume 204, page 97, Deed Records of Tarrant County, Texas; SAVE AND EXCEPT the West 10 feet of Lots 5 and 7 conveyed to the City of Fort Worth by deed dated August 31, 1962, recorded in Volume 3740, page 37, Deed Records of Tarrant County, Texas. Owner(s): Maria Esperanza Robledo, Eduardo Tomas Salas, and Roberto Salazar. Lienholder(s): None. **Rafael Salas, an Agent for an owner with Power of Attorney, appeared for this case.**

- Mr. Walker moved to declare the structures substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
  - Mr. Walker moved that the owner be ordered to repair or demolish the structures within sixty (60) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- d. **HS-23-177 (CD 8)** 1243 Elmwood Avenue (Primary Structure and Accessory Structure) aka Lot 17, Block 45, Highland Park Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Audrey Opal Goodrich. Lienholder(s): None. **Sharon Connally, an heir, and Steve DeLeon and Rodney Williams, interested parties, appeared for this case. Mr. Williams did not give testimony.**
- Mr. Kerpoe moved to declare the structures substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
  - Mr. Kerpoe moved that the owner be ordered to repair or demolish the **accessory structure within thirty (30) days**, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
  - Mr. Kerpoe moved that the owner be ordered to repair or demolish the **primary structure within sixty (60) days**, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- e. **HS-23-178 (CD 2)** 1315 North Commerce Street (Primary Structure) aka Lot Number Seventeen (17), Block Number Fifty-One (51), NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas, known as 1315 North Commerce Street. Owner: Leticia Rivera Gomez. Lienholder(s): None. **Leticia Rivera, the owner, and Geneva Barrera and Joe Perales, interested parties, appeared for this case. Mr. Perales did not give testimony.**
- Mr. Juarez moved to declare the structure substandard and hazardous, second by Mr. Alu. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
  - Mr. Juarez moved that the owner be ordered to repair or demolish the structure within forty five (45) days, second by Mr. Alu. MOTION CARRIED 5-2 with Ms. Ferguson, Mr. Walker, Mr. Juarez, Mr. Alu, and Ms. Kinler voting yes, Mr. Clark and Mr. Kerpoe voting no, Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- f. **HS-23-179 (CD 5)** 6316 Vel Drive (Primary Structure) aka Being Lot TWENTY-THREE (23), in Block SEVENTEEN (17) of CARVER HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 388-Six, pg. 96. Deed Records of Tarrant County, Texas; and more commonly addressed at 6316 Vel Dr. Fort Worth, TX 76112. Owner: Vincent Dears. Lienholder(s): Yucca Assets LLC, Manzanita Assets LLC and the City of Fort Worth c/o Linebarger Goggan Blair & Sampson LLP. **Vincent Dears, the owner, appeared for this case.**
- Mr. Alu moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
  - Mr. Alu moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.

## **XI. NEW CASE COMMERCIAL**

- a. **HS-23-180 (CD 5)** 3314 Crenshaw Avenue (Accessory Structure Only) aka LOT 4, BLOCK 14, ENGLEWOOD HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 310, PAGE 67, PLAT RECORDS OF TARRANT COUNTY, TEXAS, ALSO KNOWN AS 3314

CRENSHAW AVENUE, FORT WORTH, TX 76105. Owner: Friendly Fellowship Ministries. Lienholder(s): None. **Beverly Campbell (Friendly Fellowship Ministries), the owner, appeared for this case.**

- Ms. Ferguson moved to declare the structure substandard and hazardous, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- Ms. Ferguson moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Walker.
- Mr. Kerpoe moved for a substitute motion that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Alu. MOTION FAILED 4-3 with Mr. Clark, Mr. Kerpoe, and Mr. Alu voting yes, Ms. Ferguson, Mr. Walker, Mr. Juarez, and Ms. Kinler voting no, Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- Voting returns to the original motion from Ms. Ferguson that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Walker. MOTION FAILED 4-3 with Mr. Clark, Mr. Kerpoe, Mr. Alu and Ms. Kinler voting no, Ms. Ferguson, Mr. Walker, and Mr. Juarez voting yes, Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- Chairman Clark called for a new motion as both thirty (30) and sixty (60) motions failed.
- Mr. Juarez moved that the owner be ordered to repair or demolish the structure within forty five (45) days, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.

## **XII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

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

- Mr. Walker moved to assess an Administrative Civil Penalty of \$50.00 per day for forty five (45) days for a total of \$2,250.00, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- Mr. Walker moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.

- b. **ACP-23-181 (CD 11)** 800 Flint Street aka All of Grantor's right, title and interest in and to Block 2, Lot 10, Board of Trade Addition, more commonly known as 800 Flint Street, Fort Worth, Tarrant County, Texas. Owner: Teodosia Payan. Lienholder(s): None. **Teodosia Payan, the owner, and Raymondo Duran, an interested party, appeared for this case. Ms. Payan participated in today's meeting with the assistance of the Interpreter.**

- Mr. Kerpoe moved to assess an Administrative Civil Penalty of \$25.00 per day for forty five (45) days for a total of \$1,125.00, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.

- c. **ACP-23-182 (CD 11)** 2206 Robinwood Drive aka Lot 9, Block F, NORTH RIVERSIDE APARTMENTS, INC., an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-R, page 18, Deed Records of Tarrant County, Texas. Owner: Douglas Ray Hays Jr. Lienholder(s): None. **No one appeared for this case.**

- Mr. Kerpoe moved to assess an Administrative Civil Penalty of \$200.00 per day for forty five (45) days for a total of \$9,000.00, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.

### **XIII. CONTINUED ADMINSTRATIVE CIVIL PENALTY CASE RESIDENTIAL**

- a. **ACP-23-171 (CD 11)** 408 Fairview Street aka Lot 20, DIXIE PLACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 831, Page 297, Deed Records of Tarrant County, Texas. Owner: Gregory Bryan Fincher Lienholder(s): None. **Gregory Fincher, the owner, appeared for this case.**
- Ms. Ferguson moved to assess an Administrative Civil Penalty of \$400.00 per day for forty five (45) days for a total of \$18,000.00, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Mr. Lindsay, Mr. Black, Mr. Unell, and Mr. Walker absent, and District 2 vacant.
  - Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 6-0 with Mr. Lindsay, Mr. Black, Mr. Unell, and Mr. Walker absent, and District 2 vacant.

### **XIV. AMENDMENT CASES RESIDENTIAL**

- a. **HS-23-137 (CD 9)** 1213 Cameron Street (Primary Structure and Accessory Structure) aka Lot 22, Block 8, GREENBRIER ADDITION to the city of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-N, Page 1, Plat Records, Tarrant County, Texas. Owner(s): Joe M. Waters and wife, Ann Waters. Lienholder(s): None. **Kenneth Waters and Jimmy Waters, heirs, appeared for this case.**
- Mr. Juarez moved not deny the request for an Amendment, second by Mr. Alu. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.
- b. **HS-23-140 (CD 2)** 2111 Ellis Avenue (Primary Structure) aka Lot 6, Block 147, NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas aka Tad Account 01918788 NORTH FORT WORTH Block 147 Lot 6 16% UNDIVIDED INTEREST aka TAD Account 41416236 NORTH FORT WORTH Block 147 Lot 6 84% UNDIVIDED INTEREST. Owner(s): Angelina Maldonado, Beatrice Perez, Louis Arteaga, Alice Trujillo, Irene Trujillo, Margarit Mercado, Mario Arteaga, Sally De La Cruz, and Jimmy Arteaga. Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson LLP. **Clemete De La Cruz, Lisa De La Cruz-Martinez, and Angelica Diehert, heirs, appeared for this case.**
- Mr. Alu moved not deny the request for an Amendment, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Lindsay, Mr. Black, and Mr. Unell absent, and District 2 vacant.

### **XV. EXECUTIVE SESSION**

- No session(s) were conducted.

### **XVI. ADJOURNMENT**

- **Mr. James Walker left the meeting early at 2:30 P.M.**
- Mr. Kerpoe moved to adjourn the Regular Meeting, second by Mr. Alu. MOTION CARRIED 6-0 with Mr. Lindsay, Mr. Black, Mr. Unell, and Mr. James absent, and District 2 vacant.
- **Regular meeting adjourned at 2:56 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

**HS-24-01**                      **Property Address:** 2904 Lee Avenue (Primary Structure and Accessory Structure)

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

**Legal Description:**        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

**SKEY No.** 00837075    **Reference No(s).** 23-646248

**Owner(s) per Deed:**        Lillie E. Woods---D212066421

**Owner(s) per TAD:**        Jo Anne Woods, Duane Arthur Woods, Anthony Ray Woods

**Mailing Address:**            2904 Lee Avenue, Fort Worth, TX 76106-5721

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

**Council District No.**        2

**CASE BACKGROUND:**

- Case Originated: **March 30, 2023.**
- This case was initiated by: **Officer S. Castillo.**
- Fire Date: **March 30, 2023.**
- Notices: **5/18/2023 and 8/10/2023.**
- No active permits on file.
- The Primary Structure is **vacant and secure.**
- The Accessory Structure is **vacant and open.**
- Inspection was conducted on **October 12, 2023 with heir Timothy Woods present.**
- Current owner's deed was recorded **March 19, 2012.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 2, 2023.**
- **The Primary Structure** is currently in a substandard and hazardous condition due to:
  - Severe fire damage throughout the structure.
  - The interior walls and wall studs are charred and missing
  - Charred and deteriorated decking and shingles
- **The Accessory Structure** is currently in a substandard and hazardous condition due to:
  - The interior and exterior walls have missing and broken concrete with separations
  - The roof, ceiling, and door are all missing
  - There are other conditions that contribute to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

Lillie E. Woods, 2904 Lee Avenue, Fort Worth, TX 76106-5721 (Cert. # 9489009000276457575517);  
Lillie E. Woods aka Lillie Lane Woods aka Lillie Ester Lane aka Lillie E. Woods Estate, 2904 Lee Avenue, Fort Worth, TX 76106-5721 (Cert. # 9489009000276457575524);  
Timothy Lawrence Woods, 2904 Lee Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276457575531);  
Jo Anne Woods, 2904 Lee Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276457575548);  
Thelma Yvonne Woods, 2904 Lee Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276457575555);  
Thelma Yvonne Woods, 6941 Brookglen Lane, Fort Worth, TX 76179 (Cert. # 9489009000276457575562);  
Thelma Yvonne Woods, 2828 Clinton Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276457575579);  
Anthony Ray Woods, 2904 Lee Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276457575586);  
Anthony Ray Woods, 3316 Hanna Ranch Blvd, Fort Worth, TX 76140 (Cert. # 9489009000276457575593);  
Annie Rochelle Woods aka Rochelle Woods, 2904 Lee Avenue, Fort Worth, TX 76106  
(Cert. # 9489009000276457575609);  
Annie Rochelle Woods aka Rochelle Woods, 3611 Hulen Park Circle, Fort Worth, TX 76123  
(Cert. # 9489009000276457575616);  
Duane Arthur Woods Estate, 2904 Lee Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276457575623);  
Duane Arthur Woods Estate c/o Monica Hobbs Woods, 2904 Lee Avenue, Fort Worth, TX 76106  
(Cert. # 9489009000276457575630);  
Duane Arthur Woods Estate c/o Monica Hobbs Woods, 5401 Wellesley Ave, Fort Worth, TX 76107  
(Cert. # 9489009000276457575647);  
Duane Arthur Woods Estate c/o Monica Hobbs Woods, 5804 Goodman Avenue, Fort Worth, TX 76107  
(Cert. # 9489009000276457575654)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_



# Building Standards Division – Structure Inspections Report

[Clear Form](#)

City of Fort Worth – Code Compliance Department

Inspecting Officer MARILYNN TURNER-MIMS Telephone 817-392-2763

Date/Time 10/12/23 14:22

## Inspection Information

Address 2904 LEE AVE

Number of Stories 1

Legal Description Block 71 Lot 22 Case# 23-646248 Tax Account# 00837075

☐ Exterior Only

☒ Exterior & Interior

## Category

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

## Observed Deficiencies

|                | Minor                    | Moderate                 | Severe                              | Comments   |
|----------------|--------------------------|--------------------------|-------------------------------------|--|
| Fire Damage    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Severely fire damaged structure  |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Burned and missing bricks with breaches and cracks in the perimeter walls            |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and charred walls and wall studs   |
| Roof           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Charred and deteriorated decking and shingles  |
| Ceilings       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and charred with broken ceiling joists and rafters                           |
| Foundation     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Appears to be inadequate support due to broken and charred ceiling joist and rafters |
| Floor          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Burned sub floors with breaches with accumulation of debris                          |
| Doors/Windows  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Broken glass and charred window framing  |
| Electrical     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Burned electrical outlets and hanging wirings  |
| Plumbing       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Burned plumbing  |
| 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

## 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

# Building Standards Division – Structure Inspections Report

[Clear Form](#)

City of Fort Worth – Code Compliance Department

Inspecting Officer MARILYNN TURNER-MIMS Telephone 817-392-2763

Date/Time 10/12/23 14:22

## Inspection Information

Address 2904 LEE AVE

Number of Stories 1

Legal Description Block 71 Lot 22 Case# 23-646248 Tax Account# 00837075

☐ 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"/> | Missing and broken concrete walls with wall separation                    |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and broken concrete walls with wall separation                    |
| Roof           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing   |
| Ceilings       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing   |
| Foundation     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to missing roof and severe separation in the walls |
| Floor          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Doors/Windows  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing   |
| Electrical     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Plumbing       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Gas            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |

## Status

- ☒ 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: OCTOBER 23, 2023**

---

**HS-24-02**                      **Property Address:** 804 Cross Timbers Drive (Primary Structure)

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

**Legal Description:**        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

**SKEY No.** 03484750    **Reference No(s).** 23-657309

**Owner(s) per Deed:**        Sandy Horne---D216251153

**Owner(s) per TAD:**        Sandy Horne

**Mailing Address:**            10726 Tall Oak Drive, Fort Worth, TX 76108

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

**Council District No.**        7

**CASE BACKGROUND:**

- Case Originated: **August 12, 2023.**
- This case was initiated by: **Officer Lowry.**
- Fire Date: **August 11, 2023.**
- Notices: **8/15/2023 and 9/14/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- The current owner and potential buyer **gave permission to enter the structure.**
- Inspection was conducted on **October 13, 2023 without the owner present.**
- Current owner's deed was recorded **October 26, 2016.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 2, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
  - Severe fire damage to roof, with breaches, potentially allowing for further water intrusion
  - Roof rafter and rafter tails have been significantly charred
  - Fascia and soffit boards have been extensively charred
  - Large amount of fire and water damaged accumulation, throughout the interior of structure
  - Significant portions of the ceiling have collapsed, due to the effects of fire and water damage
  - Electrical wiring throughout the structure is exposed, damaged and charred
  - Garage door has been dislodged from track and collapsing
- 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:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

Sandy Horne, 10726 Tall Oak Drive, Fort Worth, TX 76109 (Cert. # 9489009000276458996977);  
Sandy Horne aka Sandra Kay Horne aka Sandra Kay Dennis, 10726 Tall Oak Drive, Fort Worth, TX 76108  
(Cert. # 9489009000276458996984);  
Sandy Horne aka Sandra Kay Horne aka Sandra Kay Dennis, 804 Cross Timbers Drive, Fort Worth, TX 76108  
(Cert. # 94890090002764589969991);  
Sandy Horne aka Sandra Kay Horne aka Sandra Kay Dennis, 3424 Alemeda Street, Fort Worth, TX 76126  
(Cert. # 9489009000276458997004)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> 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 10/13/23 09:30

## Inspection Information

**Address** 804 Cross Timbers Dr

**Number of Stories** 1

**Legal Description** Block 15 Lot 15 **Case#** 23-657309 **Tax Account#** 03484750

☐ 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 roof                                     |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Roof           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | fire damage causing breaches and charring               |
| Ceilings       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | fire and water damage, partial collapsed ceilings       |
| Foundation     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Floor          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Doors/Windows  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | garage door off track/ collapsed                        |
| Electrical     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | exposed and charred wiring                              |
| Plumbing       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Gas            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | accumulation of household items and insulation build up |

## 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



A. Settlement Statement (HUD-1)

B. Type of Loan

|                                 |                                       |  |                               |             |                                |
|---------------------------------|---------------------------------------|--|-------------------------------|-------------|--------------------------------|
| 1. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> RHS       | 3. <input type="checkbox"/> Conv. Unins. | 6. File No.<br><b>23-5606</b> | 7. Loan No. | 8. Mortgage Insurance Case No. |
| 4. <input type="checkbox"/> VA  | 5. <input type="checkbox"/> Conv Ins. |  |                               |             |                                |

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

|  |  |  |
|--|--|--|
| D. Name & Address of Borrower:<br><b>Bernee Santos Garcia, Trustee of JGS Irrevocable Trust<br/>dated September 2, 2019<br/>1505 Elizabeth Blvd<br/>Fort Worth, TX 76110</b> | E. Name & Address of Seller:<br><b>SKA Properties, LLC<br/>1001 South Main Street<br/>Suite 251<br/>Fort Worth, TX 76104</b> | F. Name & Address of Lender:<br><b>Jose Antonio Camarena<br/>and Maria Erika Lopez<br/>Moreno<br/>4141 Burke Road<br/>Fort Worth, TX 76119</b> |
| G. Property Location:<br><b>804 Cross Timbers Drive<br/>Fort Worth, TX 76108</b>   | H. Settlement Agent:<br><b>Spartan Title LLC</b>   | I. Settlement Date:<br><b>10/10/2023</b>   |
|  | Place of Settlement:<br><b>5000 Riverside Drive Building 5, Suite<br/>100W Irving, TX 75039</b>                              | Funding Date:<br><b>10/10/2023</b>   |
|  |  | Disbursement Date:<br><b>10/10/2023</b>  |

J. Summary of Borrower's Transaction

|   |              |
|---|--------------|
| 100. Gross Amount Due from Borrower   |              |
| 101. Contract sales price   | \$126,000.00 |
| 102. Personal property  |              |
| 103. Settlement charges to borrower (line 1400)   | \$12,015.09  |
| 104.  |              |
| 105.  |              |
| Adjustment for items paid by seller in advance  |              |
| 106. City/Town Taxes  |              |
| 107. County Taxes 10/10/2023 to 01/01/2024  | \$1,229.55   |
| 108. Assessments  |              |
| 109.  |              |
| 110. Closing Costs Reimbursement  | \$2,670.15   |
| 111.  |              |
| 112.  |              |
| 120. Gross Amount Due from Borrower   | \$141,914.79 |
| 200. Amount Paid by or in Behalf of Borrower  |              |
| 201. Deposit  |              |
| 202. Principal amount of new loan(s)  | \$190,000.00 |
| 203. Existing loan(s) taken subject to  |              |
| 204.  |              |
| 205.  |              |
| 206.  |              |
| 207.  |              |
| 208.  |              |
| 209. Down Payment   | \$7,500.00   |
| Adjustments for items unpaid by seller  |              |
| 210. City/Town Taxes  |              |
| 211. County Taxes   |              |
| 212. Assessments  |              |
| 213.  |              |
| 214.  |              |
| 215.  |              |
| 216.  |              |
| 217.  |              |
| 218.  |              |
| 219.  |              |
| 220. Total Paid by/for Borrower   | \$197,500.00 |
| 300. Cash at Settlement from/to Borrower  |              |
| 301. Gross amount due from borrower (line 120)  | \$141,914.79 |
| 302. Less amounts paid by/for borrower (line 220)                                       | \$197,500.00 |
| 303. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower | \$55,585.21  |

K. Summary of Seller's Transaction

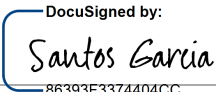
|  |  |
|--|--|
| 400. Gross Amount Due to Seller  |  |
| 401. Contract sales price  |  |
| 402. Personal property   |  |
| 403.   |  |
| 404.   |  |
| 405.   |  |
| Adjustment for items paid by seller in advance                             |  |
| 406. City/Town Taxes   |  |
| 407. County Taxes  |  |
| 408. Assessments   |  |
| 409.   |  |
| 410.   |  |
| 411.   |  |
| 412.   |  |
| 420. Gross Amount Due to Seller  |  |
| 500. Reductions in Amount Due to Seller                                    |  |
| 501. Excess deposit (see instructions)                                     |  |
| 502. Settlement charges to seller (line 1400)                              |  |
| 503. Existing loan(s) taken subject to                                     |  |
| 504.   |  |
| 505.   |  |
| 506.   |  |
| 507.   |  |
| 508.   |  |
| 509. Down Payment  |  |
| Adjustments for items unpaid by seller                                     |  |
| 510. City/Town Taxes   |  |
| 511. County Taxes  |  |
| 512. Assessments   |  |
| 513.   |  |
| 514.   |  |
| 515.   |  |
| 516.   |  |
| 517.   |  |
| 518.   |  |
| 519.   |  |
| 520. Total Reduction Amount Due Seller                                     |  |
| 600. Cash at Settlement to/from Seller                                     |  |
| 601. Gross amount due to seller (line 420)                                 |  |
| 602. Less reductions in amounts due seller (line 520)                      |  |
| 603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller |  |

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

| L. Settlement Charges   |                |  |  |
|---|----------------|--|--|
| 700. Total Real Estate Broker Fees  |                | Paid From<br>Borrower's Funds<br>at Settlement | Paid From Seller's<br>Funds at<br>Settlement |
| Division of commission (line 700) as follows :  |                |  |  |
| 701. \$ to New Western - South DFW  |                |  |  |
| 702. \$   |                |  |  |
| 703. Commission paid at settlement  |                |  |  |
| 704.  |                |  |  |
| 800. Items Payable in Connection with Loan  |                |  |  |
| 801. Our origination charge   | (from GFE #1)  |  |  |
| 802. Your credit or charge (points) for the specific interest rate chosen   | (from GFE #2)  |  |  |
| 803. Your adjusted origination charges  | (from GFE #A)  |  |  |
| 804. Appraisal fee  | (from GFE #3)  |  |  |
| 805. Credit report  | (from GFE #3)  |  |  |
| 806. Tax service  | (from GFE #3)  |  |  |
| 807. Flood certification  | (from GFE #3)  |  |  |
| 808.  |                |  |  |
| 809.  |                |  |  |
| 810.  |                |  |  |
| 811.  |                |  |  |
| 900. Items Required by Lender to be Paid in Advance   |                |  |  |
| 901. Daily interest charges   | (from GFE #10) |  |  |
| 902. Mortgage insurance premium   | (from GFE #3)  |  |  |
| 903. Homeowner's insurance to Burdick Insurance   | (from GFE #11) | \$1,110.11                                     |  |
| 904.  |                |  |  |
| 1000. Reserves Deposited with Lender  |                |  |  |
| 1001. Initial deposit for your escrow account   | (from GFE #9)  |  |  |
| 1002. Homeowner's insurance   |                |  |  |
| 1003. Mortgage insurance  |                |  |  |
| 1004. Property taxes  |                |  |  |
| 1005.   |                |  |  |
| 1006.   |                |  |  |
| 1007. Aggregate Adjustment \$0.00   |                |  |  |
| 1100. Title Charges   |                |  |  |
| 1101. Title services and lender's title insurance   | (from GFE #4)  | \$1,960.98                                     |  |
| 1102. Settlement or closing fee to Spartan Title LLC \$900.00   |                |  |  |
| 1103. Owner's title insurance to Fidelity National Title Insurance Company  | (from GFE #5)  | \$969.00                                       |  |
| 1104. Lender's title insurance  |                |  |  |
| 1105. Lender's title policy limit \$190,000.00  |                |  |  |
| 1106. Owner's title policy limit \$126,000.00   |                |  |  |
| 1107. Agent's portion of the total title insurance premium to Spartan Title LLC \$1,195.10                              |                |  |  |
| 1108. Underwriter's portion of the total title insurance premium to Fidelity National Title Insurance Company \$210.90  |                |  |  |
| 1109. Doc Prep Fee to Invicta Legal PLLC \$350.00   |                |  |  |
| 1110. FedEx to Spartan Title LLC \$65.28  |                |  |  |
| 1111. Tax Cert Fee to National Tax Net \$45.50  |                |  |  |
| 1112. E-recording Fee to Spartan Title LLC \$11.20  |                |  |  |
| 1113. Doc Storage Fee to Spartan Title LLC \$58.00  |                |  |  |
| 1114. Abstract Review to Spartan Title LLC \$42.00  |                |  |  |
| 1115. Title - State of Texas Policy Guaranty Fee (Owner's Policy) to Texas Title Insurance Guaranty Association         |                | \$2.00   |  |
| 1116. Title - State of Texas Policy Guaranty Fee (Lender's Policy) to Texas Title Insurance Guaranty Association \$2.00 |                |  |  |
| 1117. Lender's T-30 Endorsement to Fidelity National Title Insurance Company \$20.00                                    |                |  |  |
| 1118. Lender's T-36 Endorsement to Fidelity National Title Insurance Company \$25.00                                    |                |  |  |
| 1119. Lender's T-3 Endorsement to Fidelity National Title Insurance Company \$5.00                                      |                |  |  |
| 1120.   |                |  |  |
| 1200. Government Recording and Transfer Charges   |                |  |  |
| 1201. Government recording charges  | (from GFE #7)  | \$78.00  |  |
| 1202. Deed \$31.00 Mortgage \$47.00 Release \$ to Spartan Title LLC   |                |  |  |
| 1203. Transfer taxes  | (from GFE #8)  |  |  |
| 1204. City/County tax/stamps Deed \$ Mortgage \$  |                |  |  |
| 1205. State tax/stamps Deed \$ Mortgage \$  |                |  |  |
| 1206.   |                |  |  |
| 1300. Additional Settlement Charges   |                |  |  |
| 1301. Required services that you can shop for   | (from GFE #6)  |  |  |
| 1302.   |                |  |  |
| 1303. Admin Fee to New Western - South DFW  |                | \$395.00                                       |  |
| 1304. Down Payment Charge- Sent by Lender to JGS Irrevocable Trust  |                | \$7,500.00                                     |  |
| 1305.   |                |  |  |
| 1306.   |                |  |  |
| 1307.   |                |  |  |
| 1308.   |                |  |  |
| 1309.   |                |  |  |
| 1310.   |                |  |  |
| 1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)                                       |                | \$12,015.09                                    |  |

JGS Irrevocable Trust dated September 2, 2019

DocuSigned by:



By: 

86393F3374404CC...

Berneé Santos García, Trustee

10/10/2023

Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent

Date

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## **SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

STATE OF TEXAS  
TARRANT COUNTY

Grantor: SKA Properties, LLC, a Texas Limited Liability Company  
Grantor's Mailing Address: 1001 South Main Street, Suite 251, Fort Worth, TX 76104  
Grantee: Bernee Santos Garcia, Trustee of JGS Irrevocable Trust dated September 2, 2019  
Grantee's Mailing Address: 1505 Elizabeth Blvd, Fort Worth, TX 76110

### **Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of Jose Antonio Camarena and Maria Erika Lopez Moreno in the principal amount of \$190,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Jose Antonio Camarena and Maria Erika Lopez Moreno and by a first-lien deed of trust of even date from Grantee to Paul J. Hess, trustee.

### **Property (including any improvements):**

the real property in Tarrant County, Texas, fully described in Exhibit A

### **Reservations from Conveyance:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.



**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

Jose Antonio Camarena and Maria Erika Lopez Moreno, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Jose Antonio Camarena and Maria Erika Lopez Moreno and are transferred to Jose Antonio Camarena and Maria Erika Lopez Moreno without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED as of October 10, 2023.

SKA Properties, LLC, a Texas Limited  
Liability Company

*Sam Hays*

Signed by: Sam Hays  
Date & Time: October 10, 2023 10:56:42 CDT  
By: \_\_\_\_\_  
Sam Hays, General Manager

STATE OF TEXAS  
COUNTY OF KAUFMAN

This instrument was acknowledged before me on this 10th day of October, 2023 by Sam Hays, General Manager of SKA Properties, LLC, a Texas Limited Liability Company, on behalf of said Limited Liability Company. The acknowledging person personally appeared by:

- ☐ physically appearing before me.  
☒ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

*Kristen Gardner*

Signed by: Kristen Gardner  
Date & Time: October 10, 2023 10:57:03 CDT

Notary Public—State of Texas



**After Recording Return To:**

Berneer Santos Garcia, Trustee of JGS Irrevocable Trust dated September 2, 2019  
1505 Elizabeth Blvd  
Fort Worth, TX 76110

**EXHIBIT “A”**  
**Property Description**

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.

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

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**HS-24-04**                      **Property Address:** 2000 Augustus Drive (Primary Structure)

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

**Legal Description:**        LOT 22, IN BLOCK A, OF MEADOWBROOK PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. D21803608, MAP/PLAT RECORDS, TARRANT COUNTY, TEXAS

**SKEY No.** 42372583    **Reference No(s).** 23-652742

**Owner(s) per Deed:**        Darshan Shroff and Kanta Shroff---D219231362

**Owner(s) per TAD:**        Darshan Shroff and Kanta Shroff

**Mailing Address:**            2000 Augustus Drive, Fort Worth, TX 76120

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

**Council District No.**        5

**CASE BACKGROUND:**

**WITHDRAW---ACTIVELY REPAIRING WITH PERMITS**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

**HS-24-06**                      **Property Address:** 1428 South Riverside Drive (Accessory Structure Only)

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

**Legal Description:**              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

**SKEY No.** 04609344    **Reference No(s).** 23-644614

**Owner(s) per Deed:**              1428 S. Riverside LLC---D221150971

**Owner(s) per TAD:**              1428 S. Riverside LLC

**Mailing Address:**              1901 N. Akard Street, Dallas, TX 75201

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

**Council District No.**              11

**CASE BACKGROUND:**

- Case Originated: **March 6, 2023.**
- This case was initiated by: **Officer Webster.**
- Notices: **3/6/2023 and 5/2/2023.**
- Commercial Razing Permit **PV23-00338 on October 16, 2023** is under review by Planning and Development.
- Structure is **vacant and secure.**
- Inspection was conducted **on October 16, 2023 with Property Manager Jake McGlaun present.**
- Current owner's deed was recorded **May 26, 2021.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 2, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
  - Damaged and partially collapsed roofing
  - Roofing material hanging to the ground
  - Damaged aluminum siding
  - Damaged framework is bent out of plumb
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

1428 S. Riverside LLC, 1901 N. Akard Street, Dallas, TX 75201 (Cert. # 9489009000276459008921);  
1428 S. Riverside LLC c/o Reg. Agent-Christopher M. Landers, 1901 North Akard Street, Dallas, TX 75201  
(Cert. # 9489009000276459008938);  
1428 S. Riverside LLC c/o Reg. Agent-Christopher M. Landers, 9633 Fieldcrest Drive, Dallas, TX 75238  
(Cert. # 9489009000276459008945);  
1428 S. Riverside LLC c/o Manager-Nathan Nash, 1901 North Akard Street, Dallas, TX 75201  
(Cert. # 9489009000276459008952);  
1428 S. Riverside LLC c/o Manager-Nathan Nash, 3021 Milton Avenue, Dallas, TX 75205  
(Cert. # 9489009000276459008969);  
1428 S. Riverside LLC, 1428 South Riverside Drive, Fort Worth, TX 76104 (Cert. # 9489009000276459008976)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

# Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer Sheadel, Ian M Telephone # 817-392-6026 Date/Time 10/16/2023 12:06 PM

## Inspection Information

**Address** 1428 S Riverside Dr **Number of Stories** 1  
**Legal Description** **Block** **Lot** **Case #:** 23-644614 **Tax Account #:** 04609336, 04609344  
☐ 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"/> | Walls are damaged and partially collapsed   |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Walls are damaged and partially collapsed   |
| Roof           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Roof is damaged and partially collapsed with roofing material hanging to the ground |
| Ceilings       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ceilings are damaged or collapsed with structural joists exposed to weather         |
| Foundation     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Floor          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Doors/Windows  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Electrical     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Plumbing       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Gas            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |

## Status

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

## Structure Use

- ☐ Single Family  
☐ Two Family  
☒ Commercial  
☐ Accessory

## Foundation

- ☒ Poured Concrete  
☐ Stem Wall  
☐ Pier & Beam

## Additional Observations

## Permits Required\*

☒ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

## Exterior

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

Code Compliance Department

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

**HS-24-07**                      **Property Address:** 1424 Mitchell Blvd. (Primary Structure)

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

**Legal Description:**        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

**SKEY No.** 03580156    **Reference No(s).** 23-6459954

**Owner(s) per Deed:**       Bert Williams and wife, Brenda Williams---D201060211

**Owner(s) per TAD:**       Bert Williams and Brenda Williams

**Mailing Address:**           2904 Lee Avenue, Fort Worth, TX 76106-5721

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

**Council District No.**       8

**CASE BACKGROUND:**

- Case Originated: **May 10, 2023.**
- This case was initiated by: **Officer Morris.**
- Notices: **5/10/2023 and 8/23/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **October 12, 2023 without the owner present.**
- Current owner's deed was recorded **March 21, 2001.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 2, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
  - Exterior walls have cracks in the perimeter walls
  - Hanging and deteriorated fascia and overhang
  - The ceiling has collapsed with breaches and exposed ceiling joist
  - Windows have broken glass with shards and deteriorated window framing
- 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:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

Bert Williams and wife, Brenda Williams, 5636 Conroy Street, Fort Worth, TX 76134  
(Cert. # 9489009000276457575777);  
Bert Williams aka William Bert Williams Sr. Estate, 5636 Conroy Street, Fort Worth, TX 76134  
(Cert. # 9489009000276457575784);  
Brenda Williams aka Brenda Kaye Minor Williams, 5636 Conroy Street, Fort Worth, TX 76134  
(Cert. # 9489009000276457575791);  
Brenda Williams aka Brenda Kaye Minor Williams, 4320 Ashberry Street, Apt 721, Fort Worth,  
TX 76106 (Cert. # 9489009000276457575807);  
Erica Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276457575814);  
Erica Williams, 3520 Wayland Drive, Fort Worth, TX 76133 (Cert. # 9489009000276457575821);  
William Bert Williams Jr, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276457575838);  
Harry Oneal Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276457575845);  
Harry Oneal Williams, 1804 Rockmoor Drive, Fort Worth, TX 76134 (Cert. # 9489009000276457575852);  
Terrell Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 948900900027457575869);  
Jarvis Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276457575876);  
Fallon Sanders, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276457575883)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

# Building Standards Division - Structure Inspections Report

City of Fort Worth - Code Compliance Department

Inspecting Officer

Sheadel, Ian M

Telephone #

817-392-6026

Date/Time

10/7/2023 2:58 PM

## Inspection Information

**Address** 1424 Mitchell Blvd **Number of Stories** 1  
**Legal Description** **Block** 4 **Lot** 10 **Case #:** 23-649954 **Tax Account #:** 03580156  
☐ 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Some deterioration of exterior wood and brick  |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| Roof           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Damaged and breached roof with hanging wood, missing tar, upturned nails and exposed rafters |
| Ceilings       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Damaged and exposed ceiling and insulation at multiple interior points                       |
| Foundation     | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| Floor          | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| Doors/Windows  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Broken windows and damaged or deteriorated trim  |
| Electrical     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Exposed wiring; signs of damage or tampering in ceiling wiring                               |
| Plumbing       | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| Gas            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |  |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Glass, nails and debris discarded outside; glass shards left in windows; exposed insulation  |

## Status

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

## Structure Use

- ☐ Single Family  
☐ Two Family  
☒ Commercial  
☐ Accessory

## Foundation

- ☒ Poured Concrete  
☐ Stem Wall  
☐ Pier & Beam

## Additional Observations

## Permits Required\*

☒ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

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

## Exterior

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

Code Compliance Department

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

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**ACP-24-09**                      **Property Address:** 120 Blevins Street

**Legal Description:**       Situated in Tarrant County, Texas and being: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL  
   ADDITION to the City of Fort Worth, Tarrant County, Texas

**SKEY No.** 02476630    **Reference No(s).** 22-615820

**Owner(s) per Deed:**       Aurelio Napo Escalante and wife, Joann Votion Escalante---D187347568-May 14, 1987

**Owner(s) per TAD:**       Joan Votion Escalante

**Mailing Address:**        120 Blevins Street, Fort Worth, TX 76111

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

**Council District No.**      11

**EVIDENTIARY REPORT:**

This violation was identified on **May 1, 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 **Twelve (12)** 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 **six (6)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **August 29, 2023** and expired on **September 8, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **October 2, 2023**. The last inspection was performed on **October 19, 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 owners are deceased. This is the second time this property, with the same owners, has been before the Building Standards Commission. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 29, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since February 1, 2022.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **September 8, 2023**  
Number of days since NAO expired: **44**

Date of BSC Meeting: **October 23, 2023**

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

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

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

Aurelio Napo Escalante and wife, Joann Votion Escalante, 120 Blevins Street, Fort Worth, TX 76111  
(Cert. # 9489009000276524347108);  
Aurelio Napo Escalante and Joann Votion Escalante aka Joan Votion Escalante Estates, 120 Blevins Street,  
Fort Worth, TX 76111 (Cert. # 9489009000276524347115);  
Joan Votion Escalante, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276524347122);  
Maria Christina Escalante aka Johnson aka Crawford, 120 Blevins Street, Fort Worth, TX 76111  
(Cert. # 9489009000276524347139);  
Eric Daniel Escalante Estate, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276524347146)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_



ORDER OF THE BUILDING STANDARDS COMMISSION

September 26, 2022

*Certified/Return Receipt Requested*

Aurelio Napo Escalante and wife, Joann Votion Escalante  
(Cert. # 9489009000276350357876)  
120 Blevins Street  
Fort Worth, TX 76111

RE: 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, ACP-22-184, Reference #22-615820, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 26, 2022** for the property referenced herein. The Commission ordered that you:

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

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

CC: Joan Votion Escalante, 120 Blevins Street, Fort Worth, TX 76111-3902 (Cert. # 9489009000276350357883); Aurelio Napo Escalante and Joann Votion Escalante Estates, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276350357890); Maria Christina Escalante aka Johnson aka Crawford, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276350357906); Eric Daniel Escalante Estate, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276350357913)

**CODE COMPLIANCE DEPARTMENT**

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

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
ADMINISTRATIVE CIVIL PENALTY  
CAUSE NO. ACP-22-184**

On **September 26, 2022** 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: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **120 Blevins Street, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Aurelio Napo Escalante and wife, Joann Votion Escalante** 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, are hereby not assessed an Administrative Civil Penalty at this time.

**THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS** that the Owner/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 **Situated in Tarrant County, Texas and being: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **120 Blevins Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until October 26, 2022 to comply with this Order.**

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

**YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT** to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **October 26, 2022**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

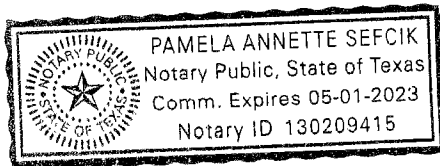
SIGNED this the 4th day of October, 2022.

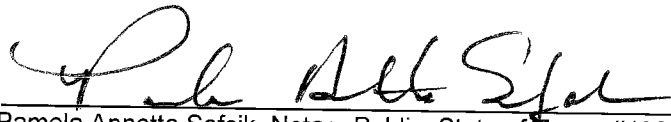
  
Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

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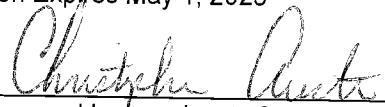
This instrument was acknowledged before me on this the 4th day of October, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

**AFTER RECORDING RETURN TO:**

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

  
Approved by Legal as to form and legality

  
Approved by Code



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

Date: October 26, 2022

BSC Case No. ACP-22-184

Date of Order: September 26, 2022

Final Day to Comply with Order: October 24, 2022

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

Address of Property: 120 Blevins Street, Ft. Worth, TX 76111

Owner / Lienholder / Mortgagee Name: JoAnn Escalante

Owner / Lienholder / Mortgagee Phone Number: (\_\_\_\_\_) 817-715-3467

Owner / Lienholder / Mortgagee Mailing Address: 120 Blevins Street, Ft. Worth, TX 76111

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

Justification for Request: mother just passed away and I am disabled and unable to complete on my own. Please grant time because it is just me cleaning

Maria Escalante

Signature

10/26/2022

Date

Maria C Escalante

Printed Name

120 Blevins Street, Ft. Worth, TX 76111

Address (including City/State/Zip)

817-715-93467

Telephone Number

hunnybear2011@gmail.com

E-Mail Address

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

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

ID VERIFIED

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

**FOR OFFICE USE ONLY**

RECEIVED BY: P. Annette Sefcik

RECEIVED DATE: 10/26/2022



  
MARY LOUISE NICHOLSON  
COUNTY CLERK



ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

January 23, 2023

Aurelio Napo Escalante and wife, Joann Votion Escalante  
(Cert. # 9489009000276447534538)  
120 Blevins Street  
Fort Worth, TX 76111

RE: 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, ACP-22-184, Reference #22-615820, AMENDMENT  
ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **January 23, 2023** for the property referenced herein. The Commission ordered that the **request for an amendment be denied**. You have the right to appeal this order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal to Tarrant County District Court within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: Joann Votion Escalante, 120 Blevins Street, Fort Worth, TX 76111-3902 (Cert. # 9489009000276447534545); Aurelio Napo Escalante and Joann Votion Escalante Estates, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276447534552); Maria Christina Escalante aka Johnson aka Crawford, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276447534569); Eric Daniel Escalante Estate, 120 Blevins Street, Fort Worth, TX 76111 (Cert. # 9489009000276447534576)

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
AMENDMENT DENIED  
CAUSE NO. ACP-22-184**

**WHEREAS** the City of Fort Worth ("City") held a public hearing on **January 23, 2023**, before the City of Fort Worth Building Standards Commission ("Commission") regarding the property described as **Situated in Tarrant County, Texas and being: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas** and more commonly known as **120 Blevins Street ("Affected Property")**, in Fort Worth, Texas; and

**WHEREAS** the Commission found that **Aurelio Napo Escalante and wife, Joann Votion Edscalante** are the recorded Owners of the Affected Property; and

**WHEREAS** the City mailed proper notice of the public hearing to the Affected Property Owners **twelve (12) days** prior to the date of the hearing; and

**WHEREAS** on **September 26, 2022**, the Commission found from evidence presented at the public hearing that the Affected Property had an unlawful accumulation of items in violation of the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas local Government Code"; and

**WHEREAS** on **September 26, 2022**, the Commission Ordered that the Owners of the Affected Property not be assessed an Administrative Civil Penalty; and further ordered the Owners to remove the unlawful accumulations from the Affected Property within **thirty (30) days**; and

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

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

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

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

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

SIGNED this the 30th day of January, 2023.

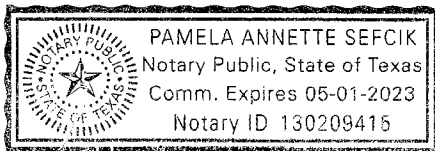



Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

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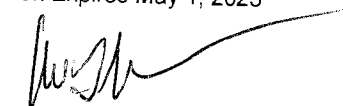
This instrument was acknowledged before me on this the 30th day of January, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

**AFTER RECORDING RETURN TO:**

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

  
Approved by Legal as to form and legality

  
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

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**ACP-24-11**                      **Property Address:** 2705 Crenshaw Avenue

**Legal Description:**      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

**SKEY No.** 03388824      **Reference No(s).** 22-631770

**Owner(s) per Deed:**      Alejandro Garcia---D218085468-April 23, 2018

**Owner(s) per TAD:**      Alejandro Garcia

**Mailing Address:**        3801 Childress Street, Fort Worth, TX 76119

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

**Council District No.**      8

**EVIDENTIARY REPORT:**

This violation was identified on **December 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 **eighteen (18)** inspections by multiple officers since the inception of this case. **One (1) citation was** issued prior to the case being sent to Nuisance Abatement. An Administrative Search Warrant **was** needed to enter the property. There have been **no** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **August 29, 2023** and expired on **September 8, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **October 2, 2023**. The last inspection was performed on **October 19, 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 **\$4,400.00**. 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 August 29, 2023. The property contains a health hazard of items that can harbor vectors. This address has never had active trash service as it is a vacant lot.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **September 8, 2023**  
Number of days since NAO expired: **44**

Date of BSC Meeting: **October 23, 2023**

**\$100.00 per day x 44 days = \$4,400.00**

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

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

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

Alejandro Garcia, 3801 Childress Street, Fort Worth, TX 76119  
(Cert. # 948900900027459008983);  
Alejandro Garcia, 1105 Jo Carol Street, Colleyville, TX 76034-4226  
(Cert. # 9489009000276459008990);  
Juan David Aguirre, 2705 Crenshaw Avenue, Fort Worth, TX 76105  
(Cert. # 9489009000276459009003)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

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**ACP-24-12**                      **Property Address:** 3220 NW Loraine Street

**Legal Description:**      TAX ACCOUNT #: 000002557819 LOT 14, BLOCK 193, OF THE ROSEN HEIGHTS  
SUBDIVISION AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN THE  
PLAT RECORDS OF TARRANT COUNTY, TEXAS. PROPERTY ADDRESS: 3220 NW  
Loraine St., Fort Worth, TX 76106

**SKEY No.** 02557819      **Reference No(s).** 22-636019

**Owner(s) per Deed:**      Aberdeen Financing Series LLC---D220302544-November 18, 2020

**Owner(s) per TAD:**      Aberdeen Financing Series LLC

**Mailing Address:**          3405 Dowland, Flower Mound, TX 75022

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

**Council District No.**      2

**EVIDENTIARY REPORT:**

**WITHDRAW---NUISANCE ABATED**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

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**ACP-24-13**                      **Property Address:** 415 East Fogg Street

**Legal Description:**      LOT 13, BLOCK 3, J.S. SMITH ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, otherwise known as 415 E. Fogg Street, Fort Worth 76110, Tarrant County, Texas, according to the Plat filed in the Deed Records of Tarrant County, Texas

**SKEY No.** 02777592      **Reference No(s).** 23-648841

**Owner(s) per Deed:**      Emilia Ann Flores---D204084754-March 19, 2004

**Owner(s) per TAD:**      Emilian Ann Flores Estate

**Mailing Address:**        9 Collins Road, Jacksonville, AR 72076-5303

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

**Council District No.**      11

**EVIDENTIARY REPORT:**

**WITHDRAW---NUISANCE ABATED**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

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**ACP-24-14**                      **Property Address:** 726 Heights Drive

**Legal Description:**      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

**SKEY No.** 04714253      **Reference No(s).** 22-620854

**Owner(s) per Deed:**      David M. Hanson and wife, Charlene P. Hanson---Volume 6229, Page 12-May 7, 1977

**Owner(s) per TAD:**      Charlene P. Hanson

**Mailing Address:**        726 Heights 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 **May 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 one (21)** 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 **sixteen (16)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **August 29, 2023** and expired on **September 8, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **October 2, 2023**. The last inspection was performed on **October 19, 2023**.

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

Staff recommendation: Assess a civil penalty of **\$3,520.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that some progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 29, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since October 29, 1984.**

**Administrative Civil Penalty Calculation:**

**Nuisance Abatement Notice Expiration:** **September 8, 2023**  
**Number of days since NAO expired:** **44**

**Date of BSC Meeting:** **October 23, 2023**

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

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

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

David M. Hanson and wife, Charlene P. Hanson, 726 Heights Drive, Fort Worth, TX 76112  
(Cert. # 9489009000276459008587);

David M. Hanson Estate, 726 Heights Drive, Fort Worth, TX 76112 (Cert. # 9489009000276459008594);

Charlene P. Hanson, 726 Heights Drive, Fort Worth, TX 76112 (Cert. # 9489009000276459008600)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

**ACP-24-15**                      **Property Address:** 1021 Minden Street

**Legal Description:**      Lot 7, Block 20, BRENTMOOR ADDITION, TO THE City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 204, Page 105, Deed Records, Tarrant County, Texas

**SKEY No.** 00262013      **Reference No(s).** 22-631198

**Owner(s) per Deed:**      Josephine Perez---D215109916-May 26, 2015

**Owner(s) per TAD:**      Josephine Perez

**Mailing Address:**        1021 Minden Street, Fort Worth, TX 76110

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

**Council District No.**      11

**EVIDENTIARY REPORT:**

**WITHDRAW---NUISANCE ABATED**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

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**ACP-24-16**                      **Property Address:** 4944 Vega Court W

**Legal Description:**      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

**SKEY No.** 02827344      **Reference No(s).** 23-644596

**Owner(s) per Deed:**      Lodge Properties I LP---D208012726-January 14, 2008

**Owner(s) per TAD:**      Lodge Properties I LP

**Mailing Address:**        3459 McCart Avenue, Fort Worth, TX 76110

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

**Council District No.**      8

**EVIDENTIARY REPORT:**

This violation was identified on **March 6, 2023**. This violation was **Citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **fourteen (14)** 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 **seven (7)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. Nuisance abatement vouchers were issued in this case for use at City drop-off stations. These vouchers allow citizens to dispose of items at no additional cost. The Nuisance Abatement Order was posted at the property on **August 29, 2023** and expired on **September 8, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **October 2, 2023**. The last inspection was performed on **October 19, 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 **\$4,400.00**. 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 August 29, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since May 13, 2019.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **September 8, 2023**  
Number of days since NAO expired: **44**

Date of BSC Meeting: **October 23, 2023**

**\$100.00 per day x 44 days = \$4,400.00**

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

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

David M. Hanson and wife, Charlene P. Hanson, 726 Heights Drive, Fort Worth, TX 76112  
(Cert. # 9489009000276459008587);

David M. Hanson Estate, 726 Heights Drive, Fort Worth, TX 76112 (Cert. # 9489009000276459008594);

Charlene P. Hanson, 726 Heights Drive, Fort Worth, TX 76112 (Cert. # 9489009000276459008600)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**T. MAXWELL SMITH, PLLC**  
ATTORNEY AT LAW

Thomas Maxwell Smith  
max@texaslawsmith.com

October 17, 2023

**VIA FAX: (817) 392-2249**

**VIA EMAIL: ANNETTE.STUBENBORDT@FORTWORTHTEXAS.GOV**

Fort Worth Code Compliance Department  
Building and Standards Commission  
818 Missouri Avenue  
Fort Worth, TX 76104

**RE:** Letter to Building and Standards Commission related to Administrative Civil Penalty Hearing on the property located at 4494 Vega Court W, Fort Worth, Texas 76133 and owned by Lodge Properties, I, LP

Dear Commissioners:

The purpose of this letter is to provide information and evidence to the Fort Worth Building and Standards Commission in advance of the above-referenced Administrative Civil Penalty Hearing which is scheduled for October 23, 2023 at 9:30 a.m.

**I.**  
**REQUEST FOR CONTINUANCE OF HEARING**

Lodge Properties, I, LP respectfully requests a 60-day continuance of the Administrative Civil Penalty Hearing regarding the property located at 4944 Vega Court W., Fort Worth, Texas 76133, currently scheduled for October 23, 2023 at 9:30 a.m.

As evidenced by the detailed case history provided, Lodge Properties, I, LP has made diligent efforts over an extended timeframe to resolve code violations at this property through proper legal procedures. This has included multiple cleanup attempts, notices sent to the tenant, two separate eviction filings, and an ongoing legal appeal.

Unfortunately, the uncooperative tenant has deliberately stalled and obstructed the process at every turn through her repeated bad faith appeals and failure to appear at hearings. As a result, Lodge Properties, I, LP has been prevented from fully remediating the situation.

Now that the legal appeal is nearing conclusion, we are confident that regaining possession of the property will finally enable us to address all outstanding code violations cited by the City of Fort Worth.

Therefore, we respectfully ask that the Commission continue this hearing by 60 days to allow the eviction appeal to conclude and for Lodge Properties, I, LP to assume full responsibility for the

property. This brief postponement will prevent the need for further administrative action while achieving compliance.

## **II. CASE BACKGROUND**

This property located at 4944 Vega Court W. in Fort Worth, Texas is owned by Lodge Properties, I, LP, I, LP, LLC. The tenant, Catherine Flores, has resided at the property since May 13, 2019.

Over the past two years, Lodge Properties, I, LP has made several attempts to bring this property into compliance with city ordinances and ensure a safe and sanitary living environment for Ms. Flores. However, despite multiple notices, citations, cleanups, and two eviction attempts, the tenant has continued to violate city codes related to trash, grass nuisance, failure to maintain the property, and past due balance for cleanup services provided by Lodge Properties, I, LP.

A detailed timeline of the case history is as follows:

|                  |   |
|------------------|---|
| <b>5/13/2019</b> | Lease Began   |
| <b>8/25/2022</b> | Code Compliance Letter; Trash Violation   |
| <b>2/6/2023</b>  | Code Compliance Letter; Trash Violation   |
| <b>2/16/2023</b> | Lodge Properties, I, LP Cleaned up Property after agreement with the property owner   |
| <b>2/27/2023</b> | Code Compliance Letter; Grass Nuisance  |
| <b>5/19/2023</b> | Notice of Eviction Sent to Tenant due to Multiple Code Violations, Failure to Maintain Property, Past Due Balance from 2/16/23. Delivered via (1) Hand Delivery, (2) Regular USPS, and (3) Certified Mail RRR |
| <b>5/19/2023</b> | Delivery of Certified Mail (Signed Copy of Certified by Catherine Flores)   |
| <b>5/24/2023</b> | Eviction Filed JP Court 5 (Scheduled for 6/9/23)  |
| <b>6/9/2023</b>  | <b>HEARING:</b> Case Dismissed due to insufficient; notice to vacate (30 days for anything other than money owed)   |
| <b>6/9/2023</b>  | Building & Standards Commission (Received Letter of Intent)   |
| <b>6/9/2023</b>  | Notice to Clean Sent to Tenant  |
| <b>6/15/2023</b> | Eviction Filed JP Court 5 (Scheduled for 7/6/23)  |
| <b>7/6/2023</b>  | <b>HEARING:</b> JP 5 Court (Lodge Properties, I, LP is Awarded Possession)  |
| <b>7/12/2023</b> | Tenant Appealed claiming inability to pay appeal bond   |
| <b>7/12/2023</b> | Lodge Properties, I, LP Contested Appeal  |
| <b>7/17/2023</b> | Received Notice for Contest of Appeal (JP Hearing Scheduled for 7/18/23)  |
| <b>7/18/2023</b> | <b>HEARING:</b> Special Contest Awarded by Default - Tenant Failure to Appear   |
| <b>7/25/2023</b> | Received Appeal of Denial of Statement of Inability (Tarrant County Court at Law # 1 Judge Pierson Scheduled for 8/2/23 1:15 p.m.)  |
| <b>8/2/2023</b>  | <b>HEARING:</b> Pre-Trial / Judge Pierson County Court at Law # 1 Judge Pierson   |
| <b>8/2/2023</b>  | Attempt made verbally to agree to clean up the property   |
| <b>8/14/2023</b> | Rec'd Request for Written Answer from Defendant on Eviction Appeal  |
| <b>8/18/2023</b> | <b>HEARING:</b> State of Texas vs Snell (Code Compliance Class C - Dismissed by Prosecutor)   |
| <b>8/29/2023</b> | Received Nuisance Abatement Order from City of Fort Worth Code Compliance   |

10/4/2023 Received Notice to Appear from City of Fort Worth Building Standards Commission

10/12/2023 **HEARING:** Trial Date County Court at Law # 1 Judge Pierson - tenant did not appear

10/12/2023 Agreement drafted to be made to tenant to attempt to agree to clean up the property but tenant did not appear

10/23/2023 **HEARING:** Hearing Date Building Standards Commission

As evidenced by this timeline, Lodge Properties, I, LP has made significant efforts to resolve the code violations at this property through normal legal procedures. However, the tenant was unresponsive and uncooperative in the early stages when Lodge Properties, I, LP attempted to work with her to avoid eviction.

Later on, once eviction proceedings began, the tenant made numerous appeal attempts in bad faith to hold up the process. Unfortunately, that resulted in the upcoming hearing.

**Lodge Properties, I, LP has been owned and operated for the last 20 years by Fort Worth natives who are alumni of Southwest High School (Russell Smith), Western Hills High School (Ross Snell), Paschal High School (Rene Sanders), and Arlington Heights High School (Max Smith).** Lodge Properties, I, LP owns numerous properties in the city and rarely has this sort of issue. Lodge Properties, I, LP has conducted numerous evictions without issue in the past. The delay in cleaning this property has been caused solely by the bad faith of the tenant in littering on the property, refusing to maintain it, refuse to allow the landlords to maintain it, and repeated bad faith efforts to tie the eviction suit up in the courts.

I have attached the following exhibits to this letter for the commission's review (I apologize for the extensiveness of the exhibits but I feel the need to clearly show how long this has been held up by the tenant's actions):

| EXHIBIT | DESCRIPTION  |
|---------|--|
| Ex. 1.  | Court Register of Actions - First Eviction Attempt                 |
| Ex. 2.  | Court Register of Actions - Second Eviction Attempt                |
| Ex. 3.  | Court Register of Actions - Appeal of Inability to Pay Bond Appeal |
| Ex. 4.  | Court Register of Actions - Appeal of Second Eviction              |
| Ex. 5.  | 4944 Vega Certified Notice of Eviction 5.19.23                     |
| Ex. 6.  | 4944 Vega CF Signed Certified Receipt                              |
| Ex. 7.  | 4944 Vega Code Violation Trash Case 23-642881                      |
| Ex. 8.  | 4944 Vega Hearing Order for County Court for 8.2.23                |
| Ex. 9.  | 4944 Vega Judgment 7.6.23  |
| Ex. 10. | 4944 Vega Judgment order for 8.2.23                                |
| Ex. 11. | 4944 Vega Letter of Request for Trial From County Court 8.14.23    |
| Ex. 12. | 4944 Vega Notice for Special Contest Hearing JP5 7.18.23           |
| Ex. 13. | 4944 Vega Notice of Eviction 5.19.23                               |
| Ex. 14. | 4944 Vega Receipt for Eviction Filing JP5 6.15.23                  |
| Ex. 15. | 4944 Vega Receipt for Eviction Filing JP5 5.24.23                  |
| Ex. 16. | 4944 Vega Request to Clean 10.15.23                                |
| Ex. 17. | 4944 Vega Tenant Appeal for Inability to Pay                       |

- Ex. 18. 4944 Vega Violation Grass Case CO-0000644596
- Ex. 19. 4944 VegaCourt Order Denied by JP5 7.18.23
- Ex. 20. 4944 VegaOrder on Contest for Count Court Appeal Granted (Paupers)
- Ex. 21. 4944 VegaTenants Documents to Appeal Judgment 7.18.23
- Ex. 22. LPM Contested Appeal
- Ex. 23. 4944 Vega Bill for Mowing 9.29.22
- Ex. 24. 4944 Vega Code Violation Trash Case 22-630867
- Ex. 25. 4944 Vega 3 Day Notice to Clean Property 6.9.23
- Ex. 26. 4944 Vega Appeal from JP Court to County Court
- Ex. 27. 4944 Vega Bill for Clean Up 2.16.23
- Ex. 28. 4944 Vega BSC Letter

### III. EXPECTED DATE FOR RESOLUTION OF ISSUES

Lodge Properties, I, LP expects to gain legal possession of the property on or around November 15, 2023 based on the pending county court appeal. **Judgment was granted in favor of Lodge Properties, I, LP for possession of the property on October 12, 2023, but unfortunately the Order generated by the Court contained a clerical error that must be remedied before a Writ of Possession can be enforced.** Once the tenant is removed from the premises, Lodge Properties, I, LP will immediately address any outstanding code violations and bring the property back into full compliance with city ordinances. Based on typical time frames, we expect the property to be fully compliant within 30 days of regaining possession.

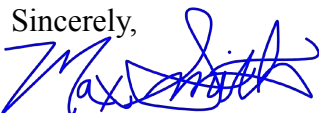
Therefore, we respectfully request a 60-day continuance of the Administrative Civil Penalty Hearing to allow this legal process to conclude. We believe this additional time will allow for full resolution of all code violations without further legal action.

### IV. CONCLUSION AND PRAYER

In conclusion, Lodge Properties, I, LP is diligently pursuing all legal avenues available to resolve the continuing code violations caused by the tenant at 4944 Vega Court W. We are confident that regaining possession of the property will allow us to fully rectify the situation within a reasonable timeframe.

Therefore, we respectfully request that the Building and Standards Commission grant a 60-day continuance of the Administrative Civil Penalty Hearing scheduled for October 23, 2023 to allow us to gain possession of the property and bring it into compliance.

Thank you for your consideration. Please do not hesitate to contact me directly at (817) 475-5522 or [max@texaslawsmith.com](mailto:max@texaslawsmith.com) if you require any additional information. I look forward to a favorable resolution of this matter.

Sincerely,  
  
Thomas Maxwell Smith  
T. MAXWELL SMITH, PLLC

# **EXHIBIT 1**



**REGISTER OF ACTIONS**  
**[CASE No. JP05-23-E00036348](#)**

LODGE PROPERTIES MANAGEMENT vs. CATHERINE FLORES AND ALL OCCUPANTS §  
§  
§  
§  
§

Case Type: **Evictions**  
Date Filed: **05/24/2023**  
Location: **JP No. 5**

**PARTY INFORMATION**

|                  |  | Attorneys       |
|------------------|--|-----------------|
| <b>Defendant</b> | <b>FLORES, CATHERINE</b><br>FORT WORTH, TX 76133<br>DL: TX00000619 | DOB: 08/24/1981 |
| <b>Plaintiff</b> | <b>LODGE PROPERTIES MANAGEMENT</b><br>FORT WORTH, TX 76110         |                 |

**EVENTS & ORDERS OF THE COURT**

|            |   |                   |
|------------|---|-------------------|
|            | <b>DISPOSITIONS</b>   |                   |
| 06/09/2023 | <a href="#">Dismissed at Trial (Other than DWOP, Plaintiff, Nons)</a> (Judicial Officer: DE LEON, SERGIO L) |                   |
|            | <b>OTHER EVENTS AND HEARINGS</b>  |                   |
| 05/24/2023 | <a href="#">Original Petition Filed (OCA Opening)</a>   |                   |
| 05/24/2023 | <b>EVICTIO</b>  |                   |
|            | FLORES, CATHERINE   | Served 06/02/2023 |
| 05/30/2023 | <a href="#">Request For Alternate Service Filed and Approved</a>  |                   |
| 06/09/2023 | <b>Eviction Hearing</b> (11:00 AM) ()   |                   |
|            | Result: Dismissed   |                   |
| 06/09/2023 | <b>Order of Dismissal at Trial Without Prejudice Entered</b>  |                   |

**FINANCIAL INFORMATION**

|            |  |                          |                                      |
|------------|--|--------------------------|--------------------------------------|
|            | <b>Plaintiff</b> LODGE PROPERTIES MANAGEMENT |                          |                                      |
|            | Total Financial Assessment                   |                          | 129.00                               |
|            | Total Payments and Credits                   |                          | 129.00                               |
|            | <b>Balance Due as of 10/16/2023</b>          |                          | <b>0.00</b>                          |
| 05/24/2023 | Transaction Assessment                       |                          | 129.00                               |
| 05/24/2023 | Counter Payment                              | Receipt # JP5-2023-03733 | LODGE PROPERTIES MANAGEMENT (129.00) |

# **EXHIBIT 2**

REGISTER OF ACTIONS

CASE No. [JP05-23-E00036531](#)

LODGE PROPERTIES MANAGEMENT LLC vs. CATHERINE FLORES AND ALL  
 OCCUPANTS

§  
§  
§  
§  
§

Case Type: **Evictions**  
 Date Filed: **06/15/2023**  
 Location: **JP No. 5**

RELATED CASE INFORMATION

Related Cases

2023-004867-1 (JP Case)  
 2023-005579-1 (JP Case)

PARTY INFORMATION

|           |   | Attorneys       |
|-----------|---|-----------------|
| Defendant | FLORES, CATHERINE<br>FORT WORTH, TX 76133<br>DL: TX00000619 | DOB: 08/24/1981 |
| Plaintiff | LODGE PROPERTIES MANAGEMENT LLC<br>FORT WORTH, TX 76110     |                 |

EVENTS & ORDERS OF THE COURT

|            |   |        |            |
|------------|---|--------|------------|
| 07/06/2023 | <div>DISPOSITIONS</div> <div> <a href="#">Judgment for Plaintiff</a> (Judicial Officer: DE LEON, SERGIO L)<br/>                         Judgment<br/>                         Awarded To: LODGE PROPERTIES MANAGEMENT LLC<br/>                         Awarded Against: CATHERINE FLORES                     </div> |        |            |
| 06/15/2023 | <div>OTHER EVENTS AND HEARINGS</div> <div> <a href="#">Original Petition Filed (OCA Opening)</a> </div>   |        |            |
| 06/16/2023 | <div>                         EVICTION<br/>                         FLORES, CATHERINE                     </div>  | Served | 06/24/2023 |
| 06/22/2023 | <a href="#">Request For Alternate Service Filed and Approved</a>  |        |            |
| 07/06/2023 | <div> <a href="#">Eviction Hearing</a> (10:00 AM) ()<br/>                         Result: Judgment                     </div>   |        |            |
| 07/06/2023 | <a href="#">Bond for Appeal Set</a>   |        |            |
| 07/12/2023 | <a href="#">Eviction - Statement of Inability to Pay for Appeal Filed</a>   |        |            |
| 07/12/2023 | <a href="#">Mailed/Emailed PLTF Notice of SIP on Appeal Filed</a>   |        |            |
| 07/17/2023 | <a href="#">Statement of Inability to Pay for Appeal Contested</a>  |        |            |
| 07/18/2023 | <a href="#">Special Hearing</a> (10:00 AM) ()   |        |            |
| 07/18/2023 | <a href="#">Statement of Inability to Pay for Appeal Denied</a>   |        |            |
| 07/19/2023 | <a href="#">Notice of Appeal on Statement of Inability Denial Filed</a>   |        |            |
| 07/19/2023 | <a href="#">Transcript of Judgment Signed</a>   |        |            |
| 07/19/2023 | <a href="#">Case Summary Sheet</a>  |        |            |
| 07/19/2023 | <a href="#">Contest of Inability to Pay Denial Docs Sent to CCL</a>   |        |            |
| 08/02/2023 | <a href="#">CCL Granted Statement of Inability Appeal &amp; Requested File</a>  |        |            |
| 08/13/2023 | <a href="#">Docket Entry</a>  |        |            |
| 08/14/2023 | <a href="#">Transcript of Judgment Signed</a>   |        |            |
| 08/14/2023 | <a href="#">Case Summary Sheet</a>  |        |            |

FINANCIAL INFORMATION

|            |  |                          |   |
|------------|--|--------------------------|---|
|            | <div> <div>Defendant</div> <div>FLORES, CATHERINE</div> <div>Total Financial Assessment</div> <div>Total Payments and Credits</div> <div>Balance Due as of 10/16/2023</div> </div>               |                          | <div>0.00</div> <div>0.00</div> <div>0.00</div>     |
| 07/12/2023 | Transaction Assessment   |                          | 64.00   |
| 07/12/2023 | Inability to Pay Court Cost  |                          | 64.00   |
|            | <div> <div>Plaintiff</div> <div>LODGE PROPERTIES MANAGEMENT LLC</div> <div>Total Financial Assessment</div> <div>Total Payments and Credits</div> <div>Balance Due as of 10/16/2023</div> </div> |                          | <div>129.00</div> <div>129.00</div> <div>0.00</div> |
| 06/15/2023 | Transaction Assessment   |                          | 129.00  |
| 06/15/2023 | Counter Payment  | Receipt # JP5-2023-04317 | LODGE PROPERTIES MANAGEMENT LLC<br>(129.00)         |

# **EXHIBIT 3**

## REGISTER OF ACTIONS

[CASE NO. 2023-004867-1](#)

Lodge Properties Management LLC vs Catherine Flores

§  
§  
§  
§  
§  
§

Case Type: **Other Civil - Administrative Appeal**  
Date Filed: **07/19/2023**  
Location: **County Court at Law No. 1**

### RELATED CASE INFORMATION

#### Related Cases

JP05-23-E00036531 (JP Case)

### PARTY INFORMATION

|           |  |                 |                                   |
|-----------|--|-----------------|-----------------------------------|
| Defendant | <b>Flores, Catherine</b> <i>Also Known As</i> <b>Flores, Catherine Jayne</b><br>Fort Worth, TX 76133 | DOB: 08/24/1981 | <b>Attorneys</b><br><b>Pro Se</b> |
| Plaintiff | <b>Lodge Properties Management LLC</b><br>Fort Worth, TX 76110                                       |                 | <b>Pro Se</b>                     |

### EVENTS & ORDERS OF THE COURT

08/02/2023 | **DISPOSITIONS**  
**Final Judgment** (Judicial Officer: Pierson, Don)

07/19/2023 | **OTHER EVENTS AND HEARINGS**  
07/19/2023 | [Original Petition](#) Index # 1  
07/19/2023 | [JP Notice of Appeal](#) Index # 2  
07/19/2023 | [JP Motions & Orders](#) Index # 3  
07/19/2023 | [JP Transcript of Judgment](#) Index # 4  
07/25/2023 | [Order Setting Hearing](#) Index # 5  
08/02/2023 | **Hearing** (1:15 PM) (Judicial Officer Pierson, Don)  
Result: Held  
08/02/2023 | **Judge Docket Entry**  
08/02/2023 | [Order](#) Index # 6  
08/02/2023 | [Notice of Judgment or Order Signed](#) Index # 7

### FINANCIAL INFORMATION

|            |  |               |
|------------|--|---------------|
| 08/02/2023 | <b>Defendant</b> Flores, Catherine               |               |
|            | Total Financial Assessment                       | 350.00        |
|            | Total Payments and Credits                       | 0.00          |
|            | <b>Balance Due as of 10/16/2023</b>              | <b>350.00</b> |
| 07/21/2023 | Transaction Assessment                           | 350.00        |
|            | <b>Plaintiff</b> Lodge Properties Management LLC |               |
|            | Total Financial Assessment                       | 0.00          |
|            | Total Payments and Credits                       | 0.00          |
|            | <b>Balance Due as of 10/16/2023</b>              | <b>0.00</b>   |

# **EXHIBIT 4**

## REGISTER OF ACTIONS

[CASE No. 2023-005579-1](#)

LODGE PROPERTIES MANAGEMENT LLC vs CATHERINE FLORES AND ALL  
OCCUPANTS

§  
§  
§  
§  
§

Case Type: **JP Appeal - Forcible Detainer**  
Date Filed: **08/14/2023**  
Location: **County Court at Law No. 1**

### RELATED CASE INFORMATION

#### Related Cases

JP05-23-E00036531 (JP Case)

### PARTY INFORMATION

|           |  |                 |   |
|-----------|--|-----------------|---|
| Defendant | <b>FLORES, CATHERINE</b> <i>Also Known As</i> Flores, Catherine Jayne<br>And All Occupants<br>FORT WORTH, TX 76133<br>DL: TX00000619 | DOB: 08/24/1981 | Attorneys<br>Pro Se   |
| Plaintiff | <b>LODGE PROPERTIES MANAGEMENT LLC</b><br><br>FORT WORTH, TX 76110   |                 | <b>Thomas Maxwell Smith</b><br><i>Retained</i><br>817-348-8325(W)<br><br>Pro Se |

### EVENTS & ORDERS OF THE COURT

10/12/2023 **DISPOSITIONS**  
**Final Judgment After non Jury Trial** (Judicial Officer: Pierson, Don)

**OTHER EVENTS AND HEARINGS**  
08/14/2023 **OCA Appeal** Index # 1  
08/14/2023 **JP Sworn Complaint for Eviction** Index # 2  
08/14/2023 **JP Judgment** Index # 3  
08/14/2023 **Affidavit of Inability to Pay** Index # 4  
08/14/2023 **JP Motions & Orders** Index # 5  
08/14/2023 **JP Transcript of Judgment** Index # 6  
08/14/2023 **Letter to Pauper Pro Bono Option** Index # 7  
08/14/2023 **Letter Notifying Parties of Case Filing** Index # 8  
08/24/2023 **Motion for Default Judgment** Index # 9  
08/24/2023 **Defendant's Original Answer** Index # 10  
09/15/2023 **Letter Requesting Setting for Trial** Index # 11  
09/20/2023 **Order Setting Trial** Index # 12  
10/09/2023 **Plaintiff Witness List** Index # 13  
10/09/2023 **Plaintiff's Exhibit List** Index # 14  
10/12/2023 **Non-Jury Trial** (1:15 PM) (Judicial Officer Pierson, Don)  
Result: Held  
10/12/2023 **Plaintiff's Exhibit List** Index # 15  
10/12/2023 **Judge Docket Entry**  
10/12/2023 **Judgment - Final After Non Jury** Index # 16

### FINANCIAL INFORMATION

|            |  |             |
|------------|--|-------------|
|            | <b>Defendant</b> FLORES, CATHERINE               |             |
|            | Total Financial Assessment                       | 0.00        |
|            | Total Payments and Credits                       | 0.00        |
|            | <b>Balance Due as of 10/16/2023</b>              | <b>0.00</b> |
| 08/16/2023 | Transaction Assessment                           | 350.00      |
| 08/16/2023 | Inability to Pay Court Cost                      | 350.00      |
|            | <b>Plaintiff</b> LODGE PROPERTIES MANAGEMENT LLC |             |
|            | Total Financial Assessment                       | 0.00        |
|            | Total Payments and Credits                       | 0.00        |
|            | <b>Balance Due as of 10/16/2023</b>              | <b>0.00</b> |

# **EXHIBIT 5**



# POSTAL SERVICE

EIGHTH AVENUE  
2600 3TH AVE  
FORT WORTH, TX 76110-3051  
(800)275-8777

05/19/2023 12:49 PM

| Product | Qty | Unit Price | Price |
|---------|-----|------------|-------|
|---------|-----|------------|-------|

|                          |   |  |        |
|--------------------------|---|--|--------|
| First-Class Mail® Letter | 1 |  | \$0.63 |
|--------------------------|---|--|--------|

Fort Worth, TX 76133  
Weight: 0 lb 0.40 oz  
Estimated Delivery Date  
Mon 05/22/2023

|                 |  |  |        |
|-----------------|--|--|--------|
| Certified Mail® |  |  | \$4.15 |
|-----------------|--|--|--------|

Tracking #: 70200090000112851978

|                |  |  |        |
|----------------|--|--|--------|
| Return Receipt |  |  | \$3.35 |
|----------------|--|--|--------|

Tracking #: 9590 9402 4012 8079 8214 04

|       |  |  |        |
|-------|--|--|--------|
| Total |  |  | \$8.13 |
|-------|--|--|--------|

|              |  |  |        |
|--------------|--|--|--------|
| Grand Total: |  |  | \$8.13 |
|--------------|--|--|--------|

|                   |  |  |        |
|-------------------|--|--|--------|
| Credit Card Remit |  |  | \$8.13 |
|-------------------|--|--|--------|

Card Name: VISA  
Account #: XXXXXXXXXXXXX8015  
Approval #: 083000  
Transaction #: 550  
AID: A0000000031010 Chip  
AL: VISA CREDIT  
PIN: Not Required CAPITAL ONE VISA

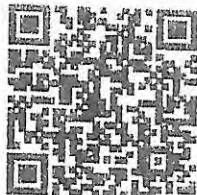
Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail  
Track your Packages  
Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 483229-0110  
Receipt #: 840-57600071-3-5601397-2  
Clerk: 06

## CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Fort Worth, TX 76133

|  |        |
|--|--------|
| Certified Mail Fee   | \$4.15 |
| Extra Services & Fees (check box, add fee as appropriate)    | \$3.35 |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.63

Total Postage and Fees \$8.13

Sent To Catherine Flores

Street and Apt. No., or PO Box No.

4941 Vega Ct W

City, State, ZIP+4® Ft Worth TX 76133

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0110  
06

Postmark  
Here

05/19/2023

*letter dated 5/19/23*

# **EXHIBIT 6**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Catherine Flores  
and all occupants  
1944 Vega Ct. W.  
Ft. Worth TX 76133



9590 9402 4012 8079 8214 04

Article Number (Transfer from service label)

120 0090 0001 1285 1978

S Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Catherine Flores*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 4012 8079 8214 04

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

United States  
Postal Service

\* Sender: Please print your name, address, and ZIP+4® in this box\*

Lodge Property  
Management, LLC  
2520 W. Waggoman  
Fort Worth, Tx 76110



# **EXHIBIT 7**





**Case # 23-642881**

Date: 2/6/2023

To: Lodge Properties I Lp  
2520 W Waggoman St  
Fort Worth, Tx 76110-4633

Subject: 4944 Vega Ct W  
SOUTH HILLS ADDITION  
Lot 4 Block 22

Cell # 817 475 3342

On 2/6/2023, the following violations were observed on the above stated property:

| Violation  | Comment   | Compliance Date |
|--|---|-----------------|
| Appendix B, Article II,<br>Division 3,<br>Subdivision A,<br>Section 11A-26 | Please place all discarded, used or broken items inside or remove them from the property. Also remove all materials which tend to decay, to become putrid or to provide harborage for rodents and other vectors from the property. Items stored on the rooftop or porch should be placed inside or removed from the property. | 2/17/2023       |

As the owner and/or tenant of the property listed above, you are responsible for correcting the above-listed violations before the compliance date/s. While it is the City's preference that you correct the violation/s by the compliance date/s, failure to comply may result in a fine of up to \$2,000 for each day the property remains in violation.

Please remove all toys, clothes, tarps, boxes bags, miscellaneous items from rear yard. Also, please remove all litter, trash and debris from the front yard

If you have any questions, please contact Michelene Cooley at 817-392-1234, or by e-mail at Michelene.Cooley@fortworthtexas.gov. (Si necesita ayuda en la traducción de éste documento al Español, por favor comuníquese a nuestro centro informativo al 817-392-1234.)

Sincerely,

Michelene Cooley

Attachments:

| Violation                              | Ordinance Language   |
|--|--|
| Appendix B, Article II,<br>Division 3, | (a) A person commits an offense if the person accumulates or allows the accumulation on any property of any: |

Subdivision A,  
Section 11A-26

- (1) Broken, inoperable or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items;
- (2) Used or discarded building materials;
- (3) Materials or items stored on rooftops or porches of buildings when visible from the public right-of-way or neighboring property;
- (4) Factory or mill wastes;
- (5) Damaged merchandise;
- (6) Wet, broken or leaking barrels, casks or boxes;
- (7) Used, discarded or broken automotive parts or equipment; or
- (8) Any other materials which tend by decay to become putrid or to provide harborage for rodents and other vectors.

## Chapter 7, Article IV, Division 3, Section 7-94

1. Storage of any articles is prohibited under the exit stairways of any building or structure. This prohibition shall not apply to enclosed storage areas located under stairways which were built and which are maintained in accordance with the Building Code and Fire Code.
2. Storage of appliances, household furnishings, construction materials, automotive parts, junk or similar materials is prohibited within the curtilage of residential used property. This prohibition shall not apply to the storage or display of barbecue grills, patio furniture or recreational equipment designed for exterior use, or to construction materials on the premises for an active, in-progress construction project.

CC:

# **EXHIBIT 8**

2023-005579-1


FILED  
TARRANT COUNTY TEXAS  
July 25, 2023  
MARY LOUISE NICHOLSON  
COUNTY CLERK

NO. 2023-004867-1

LODGE PROPERTIES  
MANAGEMENT LLC  
VS  
CATHERINE FLORES

§ IN THE COUNTY COURT BY: Letbetter, Lisa  
§  
§ AT LAW NUMBER ONE  
§  
§ OF TARRANT COUNTY, TEXAS

FILED  
TARRANT COUNTY TEXAS  
August 14, 2023  
MARY LOUISE NICHOLSON  
COUNTY CLERK

BY: 

**ORDER SETTING HEARING**

**IT IS ORDERED**, that a hearing on the **Appeal of Denial of Statement of Inability to Afford Payment of Court Costs or Appeal Bond** is set for a hearing on **2nd day of August, 2023 at 1:15 p.m. in County Court at Law No. 1** located in the Old Courthouse, 4<sup>th</sup> Floor, 100 W. Weatherford St, Fort Worth, TX 76196-0221.

SIGNED ON THIS THE 25TH DAY OF JULY, 2023.

  
\_\_\_\_\_  
Judge Presiding





# **EXHIBIT 9**

CASE #JP05-23-E00036531  
IN THE JUSTICE COURT  
PRECINCT FIVE  
TARRANT COUNTY, TEXAS

LODGE PROPERTIES MANAGEMENT LLC

VS

CATHERINE FLORES  
AND ALL OCCUPANTS

J U D G M E N T

ON THE 6TH DAY OF JULY, 2023, CAME TO BE HEARD THE ABOVE NUMBERED AND ENTITLED CAUSE, AND THE PLAINTIFF(S) IN PERSON AND THE DEFENDANT(S) IN PERSON, APPEARED AND ANNOUNCED READY FOR TRIAL. THE COURT, AFTER FULLY HEARING THE PLEADINGS, EVIDENCE AND ARGUMENT OF PARTIES, FINDS FOR THE PLAINTIFF(S).

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED BY THE COURT THAT PLAINTIFF(S), LODGE PROPERTIES MANAGEMENT LLC, DO HAVE AND RECOVER OF THE DEFENDANT(S), CATHERINE FLORES AND ALL OCCUPANTS, POSSESSION OF THE FOLLOWING DESCRIBED PREMISES SITUATED IN JUSTICE PRECINCT FIVE, TARRANT COUNTY, TEXAS, TO WIT: 4944 VEGA CT W FORT WORTH, TX 76133.

IT IS FURTHER ORDERED THAT A WRIT OF POSSESSION ISSUE TO THE PROPER OFFICER COMMANDING HIM TO SEIZE POSSESSION OF THE SAID ABOVE DESCRIBED PREMISES AND DELIVER SAME TO PLAINTIFF(S) IF DEFENDANT FAILS TO VACATE BY JULY 12, 2023 AND FURTHER THAT AN EXECUTION ISSUE FOR COLLECTION OF ALL MONIES DUE TO THE PLAINTIFF(S). BOND FOR APPEAL IS \$500.00.

\*\*\*ATTENTION: NOTICE OF JUDGMENT TO DEFENDANTS\*\*\*

IF YOU ARE AN INDIVIDUAL (NOT A COMPANY), YOUR MONEY OR PROPERTY MAY BE PROTECTED FROM BEING TAKEN TO PAY THIS JUDGMENT. FIND OUT MORE BY VISITING [WWW.TEXASLAWHELP.ORG/EXEMPT-PROPERTY](http://WWW.TEXASLAWHELP.ORG/EXEMPT-PROPERTY). SI USTED ES UNAPERSONA FÍSICA (Y NO UNA COMPAÑÍA), SU DINERO O PROPIEDAD PUDIERAN ESTAR PROTEGIDOS DE SER EMBARGADOS COMO PAGO DE ESTA DEUDA DECRETADA EN JUICIO ENCONTRA SUYA. OBTENGA MAYOR INFORMACIÓN VISITANDO EL SITIO [WWW.TEXASLAWHELP.ORG/EXEMPT-PROPERTY](http://WWW.TEXASLAWHELP.ORG/EXEMPT-PROPERTY).

YOU MAY APPEAL THIS JUDGMENT BY FILING A BOND, MAKING A CASH DEPOSIT, OR FILING A STATEMENT OF INABILITY TO AFFORD PAYMENT OF COURT COSTS WITHIN 6 DAYS AFTER THIS JUDGMENT WAS SIGNED. SEE TEXAS RULE OF CIVIL PROCEDURE 510.09(a).

SIGNED THIS 6TH DAY OF JULY, 2023.

\*\*\*ORIGINAL SIGNED\*\*\*

JUSTICE OF THE PEACE  
PRECINCT FIVE  
TARRANT COUNTY, TEXAS

# **EXHIBIT 10**

2023-005579-1



Tarrant County 1895 Courthouse

FILED  
TARRANT COUNTY TEXAS  
August 14, 2023  
MARY LOUISE NICHOLSON  
COUNTY CLERK

BY: *MP*

Mary Louise Nicholson, County Clerk  
*Recording life's events since 2011*

100 W. Weatherford, Rm.250  
Fort Worth Texas 76196-0401

August 02, 2023

**Cause No. 2023-004867-1**

**Lodge Properties Management LLC**  
**Plaintiff(s)**

**Vs.**

**Catherine Flores**

**Defendant(s)**

§  
§  
§  
§  
§  
§  
§

**In The County Court**

**At Law No. 1**

**Tarrant County, Texas**

**NOTICE OF JUDGMENT OR ORDER**

You are hereby given notice that a judgment or order was signed on this case. Please visit the County Clerk's webpage at <https://odyssey.tarrantcounty.com/publicaccess/> to view the Register of Actions on this case. You may view and purchase copies of judgments or orders for County Court at Law and/or Probate cases in room B-30 in the Old Historic Courthouse. The Official Public Records contact number is (817) 884-1069.

If you are an attorney, the Tarrant County Clerk's Office is now offering attorneys remote access to their civil and probate case files. This service will allow attorneys of record to view and print all documents on their cases, with the exception of sealed cases, sealed documents, or images which are non-public. Please note that attorneys of record may only access their own cases via this service, and use of the service requires an attorney email address. Subscription to the service is \$100 annually and also requires a one-time setup fee of \$50. You can subscribe using the Secure Attorney Access Form below. Once the form is submitted, you will be contacted via email within 48 business hours to let you know that your account has been activated.

Please visit our website page at [Secure Access for Attorneys \(tarrantcounty.com\)](https://tarrantcounty.com/secure-access-for-attorneys) for further information and to sign up for service.

Sincerely,

Signed: 8/2/2023 4:30:45 PM

*Lisa Letbetter*

Lisa Letbetter, Clerk of the Court

# **EXHIBIT 11**





Tarrant County 1895 Courthouse

sent to max 8/18/23  
re-sent 8/24/23

Mary Louise Nicholson, County Clerk  
*Recording life's events since 2011*

100 W. Weatherford, Rm.250  
Fort Worth Texas 76196-0401

8/14/2023

CATHERINE FLORES And All Occupants  
4944 VEGA CT W  
FORT WORTH TX 76133

RE: JP05-23-E00036531  
A Forcible Detainer

**LODGE PROPERTIES MANAGEMENT LLC vs CATHERINE FLORES AND ALL OCCUPANTS**  
**County Court at Law Case No. 2023-005579-1, Filed 08/14/2023**

Dear Sir or Madam,

The above case has been appealed from the Justice of the Peace Court to the **County Court at Law No. 1**. All pleadings are required by law to be in writing. (Rule 45, TRCP) The style of the case does not change when it is appealed to County Court at Law.

This case is an appeal from an eviction proceeding (Forcible Entry and Detainer). A **WRITTEN ANSWER** (a formal written statement made by the defendant stating his defense) must be filed within eight (8) full days from the date the appeal was filed in this court as indicated above. If the defendant does not file a written answer with this court within eight days, the allegations of the complaint may be taken as admitted and a judgment by default may be entered accordingly. (Rule 510.12, TRCP)

Cases in County Courts at Law are not automatically set for trial by the court. Either party may set the case for trial in writing. Upon requesting a setting, you must forward a copy of your request to the other side. A **ten (10) day notice to the other side is required when you request a trial setting.**

- a.) Individuals can represent themselves but may not be represented by any agent other than a licensed attorney.
- b.) Corporations shall be represented by a licensed attorney.
- c.) A general partnership shall be represented by at least one of the general partners or a licensed attorney.
- d.) A limited partnership shall be represented by a general, not a limited, partner or a licensed attorney.

Please keep the above County Court at Law case number and refer to it when inquiring. For information regarding a court setting contact the Auxiliary Court Coordinator, Priscila Martinez Delval at [pidelval@tarrantcounty.com](mailto:pidelval@tarrantcounty.com) or **(817) 884-2155**. For all other information call the Court clerks at **(817) 884-2418 or (817) 212-7074**.

Mary Louise Nicholson, County Clerk  
County Courts at Law of  
Tarrant County, Texas

Signed: 8/14/2023 4:11:32 PM

Chris Roberson, Deputy Clerk

cc: LODGE PROPERTIES MANAGEMENT LLC  
2520 W WAGGOMAN ST  
FORT WORTH TX 76110

# **EXHIBIT 12**



JUDGE SERGIO L. DE LEON  
JUSTICE OF THE PEACE, PRECINCT FIVE  
350 WEST BELKNAP STREET ROOM 112-C  
FORT WORTH TEXAS 76196  
817-884-1438 OFFICE • 817-884-3323 FAX

JULY 17, 2023

JP05-23-E00036531

LODGE PROPERTIES MANAGEMENT LLC  
2520 W WAGGOMAN ST  
FORT WORTH TX 76110

RE: CAUSE NO. JP05-23-E00036531

LODGE PROPERTIES MANAGEMENT LLC  
VS.  
CATHERINE FLORES  
AND ALL OCCUPANTS

DEAR SIR/MADAM:

PLEASE BE ADVISED THE ABOVE NUMBERED AND STYLED CAUSE HAS BEEN SET FOR SPECIAL HEARING ON JULY 18, 2023 AT 10:00 AM IN THE JUSTICE OF THE PEACE COURT, PRECINCT FIVE, LOCATED AT 350 WEST BELKNAP STREET ROOM 112-C FORT WORTH TEXAS 76196.

THIS WILL BE THE ONLY NOTIFICATION OF THIS SETTING.

IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, PLEASE CALL  
817-884-1438.

THANK YOU FOR YOUR COOPERATION.

RESPECTFULLY,

CLERK OF THE JUSTICE COURT  
JUDGE SERGIO L. DE LEON  
JUSTICE OF THE PEACE, PRECINCT FIVE



# **EXHIBIT 13**



2520 W Waggoman St. Fort Worth TX 76110 817-923-3970

Catherine Flores  
and all occupants  
4944 Vega Ct West  
Fort Worth TX 76133

### NOTICE OF EVICTION

May 19, 2023

Re: Residential Lease Agreement  
4944 Vega Ct West  
Fort Worth TX 76133

Dear Ms. Flores and all occupants,

**YOU ARE HEREBY NOTIFIED THAT** under the terms of the lease agreement dated November 1, 2021 (the "Lease") for the rent and use of the premises listed above and now occupied by you.

You are currently in violation of maintaining the property.  
Multiple Code Compliance Complaints.  
Failure to maintain the property.  
Past due charges in the amount of \$948.25

**The violation is incurable. The tenancy is hereby terminated, and you must vacate the premises on or before May 22, 2023 at 1:00 p.m. You are further notified that unless you vacate the premises, legal action may be initiated against you.** If you have not vacated the property by this May 22, 2023 at 1:00 p.m., further legal action will be taken to recover rent and possession of said premises.

THIS NOTICE IS PROVIDED TO YOU IN ACCORDANCE WITH THE LEASE AND TEXAS STATE PROPERTY CODE 24.005. NOTHING IN THIS NOTICE IS INTENDED OR SHALL BE CONSTRUED AS A WAIVER BY THE LANDLORD OF ANY RIGHTS OR REMEDIES THE LANDLORD MAY HAVE UNDER THE LEASE OR UNDER STATE OR FEDERAL LAW.

If you have any questions, please consult your legal counsel.

Sincerely,

Rene Sanders  
Lodge Properties Management, LLC

Hand Delivery & Regular Mail USPS & *Certified Mail 7020 0090 0001 1285 1978*

# **EXHIBIT 14**

# OFFICIAL RECEIPT

**JUDGE SERGIO L. DE LEON, Justice of the Peace Pct. 5**  
350 W. Belknap, Room 112-C  
Fort Worth, TX 76196  
(817)884-1438

**\*\*PLEASE APPEAR 15 MINUTES PRIOR TO YOUR COURT TIME**  
**\*\*NO SHORTS IN COURTROOM**



Payor  
LODGE PROPERTIES MANAGEMENT LLC

Receipt No.  
**JP5-2023-04317**

Transaction Date  
06/15/2023

| Description  | Amount Paid   |
|--|---------------|
| LODGE PROPERTIES MANAGEMENT LLC  |               |
| JP05-23-E00036531  |               |
| LODGE PROPERTIES MANAGEMENT LLC vs. CATHERINE FLORES AND ALL OCCUPANTS |               |
| Civil Filing Fee   | 54.00         |
| Local Consolidated Civil Fee (\$33)                                    | 33.00         |
| State Consolidated Civil Fee (\$21)                                    | 21.00         |
| Civil Citation Service   | 75.00         |
| Constable 5 Citation Fee   | 75.00         |
| <b>SUBTOTAL</b>  | <b>129.00</b> |
| Remaining Balance Due: \$0.00  |               |

**PAYMENT TOTAL** **129.00**

|                              |        |
|------------------------------|--------|
| Check (Ref #014838) Tendered | 129.00 |
| Total Tendered               | 129.00 |
| Change                       | 0.00   |

THE COURT DATE IS 7/6/23 @ 10:00AM

06/15/2023  
11:36 AM

Cashier N Olvera  
Station NOCS

Audit  
21578036

# OFFICIAL RECEIPT



In the Justice Court, Precinct 5, Tarrant County, Texas

PLAINTIFF: Lodge Properties Management LLC  
(Landlord/Property Name)

VS.

DEFENDANT(S): Catherine Flores  
and all occupants  
☐ AND ALL OCCUPANTS

CASE NO. E00036531  
COURT DATE: 7-16-23 @ 10:00 AM

**SWORN COMPLAINT FOR EVICTION**

☐ With Bond for Possession

☐ With Suit for Rent

1. **COMPLAINT.** Plaintiff (Landlord) hereby complains of the defendant(s) named above for eviction of plaintiff's premises (including storerooms and parking areas) located in the above precinct. Address of the property is:

4944 Vega Ct. W. Ft. Worth TX 76133  
Street Address Unit No. (if any) City State Zip

2. **SERVICE OF CITATION.** Service is requested on defendants by personal service at home or work or by alternative service under Rule 510.4(b). If necessary, alternative service is requested under Rule 510.4(c). Defendant(s) other addresses (if known) are:

3. **UNPAID RENT AS GROUNDS FOR EVICTION:** Plaintiff entered into an agreement with defendant(s) for occupancy of the above described premises, beginning on: May 13, 20 19. Defendant(s) failed to pay rent demanded by plaintiff and due 3/21/2023, 20 23.

\$ 1048.25 TOTAL DELINQUENT RENT AS OF DATE OF FILING  
\$ 60.23 Rate Per Day

**Government Subsidized Property**

\$ 0 Tenant's Portion

\$ 1807- Subsidy

\$ 1807- Total Rent

☐ POSSESSION ONLY

4. **HOLDOVER AS GROUNDS FOR EVICTION:** Defendant(s) are unlawfully holding over since they failed to vacate at the end of the rental term or renewal of extension period, which was the 19 day of May, 20 23.

5. **OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS:** Lease Violations (if other than non-paid rent - list lease violations)

6. **NOTICE TO VACATE:** Plaintiff has given defendant(s) a written notice to vacate (according to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was delivered on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and delivered by this method: ☐ in person ☐ by certified mail, return receipt requested ☐ attached to inside of main door ☐ other: \_\_\_\_\_

7. **ATTORNEY'S FEES:** (Check one) Plaintiff ☐ will be or ☐ will not be seeking applicable attorney's fees.

8. **BOND FOR POSSESSION:** If Plaintiff has filed a bond for possession, plaintiff requests (1) that the amount of plaintiff's bond and defendant's counter bond be set, (2) that plaintiff's bond be approved by the Court, and (3) that proper notices as required by the Texas Justice Court Rules are given to Defendant(s).

9. **REQUEST FOR JUDGMENT:** Plaintiff prays that defendant(s) be served with citation and that plaintiff have judgment against defendant(s) for: possession of premises, including removal of defendants and defendants' possessions from the premises, unpaid rent as set forth above, attorney's fees, court costs, and interest on the above sums at the rate stated in the rental contract, or if not so stated, at the statutory rate for judgments under Article 5069-1.05, Vernon's Ann. Civil Statute.

☐ I give my consent for the answer and any other motions or pleadings to be sent to my email address which is: \_\_\_\_\_

**DEFENDANT(S) INFORMATION:**

DATE OF BIRTH: 08/24/1981  
LAST 3 NUMBERS OF DRIVER LICENSE 819  
LAST 3 NUMBERS OF SOCIAL SECURITY 877  
PHONE NUMBER: (817) 456-2355

Rene Sanders

Signature of Plaintiff (landlord) or Agent

Rene Sanders

Printed Name of Plaintiff (landlord) or Agent

2520 W. Waggoner St.

Address of Plaintiff (landlord) or Agent

Ft. Worth

City

TX

State

76110

Zip

Telephone No. of plaintiff (landlord) or agent

Sworn to and subscribed before me this 15 day of June, 20 23.

CLERK OF THE JUSTICE COURT/NOTARY PUBLIC FOR STATE OF TEXAS

CASE NO. E36531

DEFENDANT: Catherine Flores

AFFIDAVIT  
SERVICEMEMBERS CIVIL RELIEF ACT SEC. 201(b)

PLAINTIFF BEING DULY SWORN ON HIS OATH DEPOSES AND SAYS THAT  
DEFENDANT:

- ☒ IS NOT IN THE MILITARY SERVICE
- ☐ IS NOT ON ACTIVE DUTY IN THE MILITARY AND/OR
- ☐ IS NOT IN A FOREIGN COUNTRY ON MILITARY SERVICE
- ☐ IS ON ACTIVE MILITARY DUTY AND/OR IS SUBJECT TO THE SERVICE  
MEMBERS RELIEF ACT OF 2003.
- ☐ DEFENDANT HAS WAIVED HIS RIGHTS UNDER THE SERVICE MEMBERS  
RELIEF ACT OF 2003.
- ☐ MILITARY STATUS IS UNKNOWN AT THIS TIME.

CLERK OF THE PEACHT  
PCT 5  
TARRANT CO. TX.

23 JUN 15 AM 1:32

FILED

Karen Anderson

PLAINTIFF'S SIGNATURE

SWORN AND SUBSCRIBED TO BEFORE ME, 15 June, 2023.

[Signature]  
CLERK OF THE JUSTICE COURT  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Penalty for making or using a false affidavit – A person who makes or uses an affidavit knowing to be false, shall be fined as provided in title 18 United States Code, or imprisoned for not more than one year or both.

\*Verification may be obtained via website at:

<https://scra.dmdc.osd.mil/scra/#/home>



# Status Report Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-8877  
Birth Date: Aug-XX-1981  
Last Name: FLORES  
First Name: CATHERINE  
Middle Name:  
Status As Of: May-24-2023  
Certificate ID: 7ZT6TCHH7LBTC8N

23 JUN 15 AM 1:32  
OFFICE OF THE PEACER  
PO BOX 15  
TARRANT CO. TX.

| On Active Duty On Active Duty Status Date   |                      |        |                   |
|---|----------------------|--------|-------------------|
| Active Duty Start Date  | Active Duty End Date | Status | Service Component |
| NA  | NA                   | No     | NA                |
| This response reflects the Individuals' active duty status based on the Active Duty Status Date |                      |        |                   |

| Left Active Duty Within 367 Days of Active Duty Status Date   |                      |        |                   |
|---|----------------------|--------|-------------------|
| Active Duty Start Date  | Active Duty End Date | Status | Service Component |
| NA  | NA                   | No     | NA                |
| This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date |                      |        |                   |

| The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date                   |                             |        |                   |
|---|-----------------------------|--------|-------------------|
| Order Notification Start Date   | Order Notification End Date | Status | Service Component |
| NA  | NA                          | No     | NA                |
| This response reflects whether the individual or his/her unit has received early notification to report for active duty |                             |        |                   |

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

*Michael V. Sorrento*

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

# **EXHIBIT 15**



# OFFICIAL RECEIPT

JUDGE SERGIO L. DE LEON, Justice of the Peace Pct. 5  
350 W. Belknap, Room 112-C  
Fort Worth, TX 76196  
(817)884-1438

**\*\*PLEASE APPEAR 15 MINUTES PRIOR TO YOUR COURT TIME**  
**\*\*NO SHORTS IN COURTROOM**



Payor  
LODGE PROPERTIES MANAGEMENT  
2520 W WAGGOMAN ST  
FORT WORTH, TX 76110

Receipt No.  
**JP5-2023-03733**

Transaction Date  
05/24/2023

| Description  | Amount Paid   |
|--|---------------|
| LODGE PROPERTIES MANAGEMENT  |               |
| JP05-23-E00036348  |               |
| LODGE PROPERTIES MANAGEMENT vs. CATHERINE FLORES AND ALL OCCUPANTS |               |
| Civil Filing Fee   | 54.00         |
| Local Consolidated Civil Fee (\$33)                                | 33.00         |
| State Consolidated Civil Fee (\$21)                                | 21.00         |
| Civil Citation Service   | 75.00         |
| Constable 5 Citation Fee   | 75.00         |
| <b>SUBTOTAL</b>  | <b>129.00</b> |
| Remaining Balance Due: \$0.00                                      |               |

**PAYMENT TOTAL** **129.00**

|                              |        |
|------------------------------|--------|
| Check (Ref #014792) Tendered | 129.00 |
| Total Tendered               | 129.00 |
| Change                       | 0.00   |

COURT DATE 06/09/23 @ 11AM

05/24/2023  
10:43 AM

Cashier  
Station mmaya

Audit  
21553842

## OFFICIAL RECEIPT

**SWORN COMPLAINT FOR EVICTION**

CASE NO. E36348

☐ With suit for Rent

COURT DATE: 06/09/23 e/1A

PLAINTIFF Lodge Properties Management In the Justice Court, Precinct 5 Tarrant County, Texas  
(Landlord/Owner Name)

VS.  
DEFENDANT(S): Catherine Flores  
and all occupants

Rental Subsidy (if any) \$ 1430  
Tenant's Portion \$ 0  
TOTAL MONTHLY RENT \$ 1430  
The amt. of the rent per day is \$ \_\_\_\_\_

**COMPLAINT:** Plaintiff (Landlord) hereby complains of the defendant(s) named above for eviction of plaintiff's premises (including storerooms and parking areas) located in the above precinct. Address of the property is:

4944 Vega Ct W Ft Worth TX 76133  
Street Address Unit No. (if any) City State Zip

1. **SERVICE OF CITATION:** Service is requested on defendants by personal service at home or work or by alternative service as allowed by the Texas Justice Court Rules of Court. Other service of papers address/addresses (if known) are:

2. ☐ **UNPAID RENT AS GROUNDS FOR EVICTION:** Defendant(s) failed to pay rent for the following time period(s):  
\_\_\_\_\_ **TOTAL DELINQUENT RENT AS OF DATE OF FILING IS:** \$ \_\_\_\_\_  
Plaintiff reserves the right to orally amend the amount at trial to include rent due from the date of filing through the date of trial.

3. ☒ **OTHER GROUNDS FOR EVICTION/LEASE VIOLATIONS:** Lease Violations (if other than non-paid rent – list lease violations) \_\_\_\_\_

4. ☐ **HOLDOVER AS GROUNDS FOR EVICTION:** Defendant(s) are unlawfully holding over since they failed to vacate at the end of the rental term or renewal of extension period, which was the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

5. **NOTICE TO VACATE:** Plaintiff has given defendant(s) a written notice to vacate (according to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was delivered on the 19 day of may and 2023 delivered by this method: hand delivery, regular mail, certified mail

6. **ATTORNEY'S FEES:** Plaintiff will be ☐ or will NOT be ☐ seeking applicable attorney's fees. Attorney's name, address phone & fax numbers are \_\_\_\_\_

7. ☐ **BOND FOR POSSESSION:** If Plaintiff has filed a bond for possession, plaintiff requests (1) that the amount of plaintiff's bond and defendant's counter bond be set, (2) that plaintiff's bond be approved by the Court, and (3) that proper notices as required by the Texas Justice Court Rules are given to Defendant(s).

**REQUEST FOR JUDGMENT:** Plaintiff prays that defendant(s) be served with citation and that plaintiff have judgment against defendant(s) for: possession of premises, including removal of defendants and defendants' possessions from the premises, unpaid rent if set forth above, attorney's fees, court costs, and interest on the above sums at the rate stated in the rental contract, or if not so stated, at the statutory rate for judgments under the Texas Finance Code Chapter 304.

☐ I give my consent for the answer and any other motions or pleadings to be sent to my email address which is: \_\_\_\_\_

Rene Sanders  
Petitioner's Printed Name

**DEFENDANT(S) INFORMATION** (if known):  
DATE OF BIRTH: 8/24/1981  
\*LAST 3 NUMBERS OF DRIVER LICENSE: 619  
\*LAST 3 NUMBERS OF SOCIAL SECURITY: 877  
DEFENDANT'S PHONE NUMBER: 817-456-2355

Rene Sanders  
Signature of Plaintiff (Landlord/Property Owner) or Agent  
2520 W. Waggoner St.  
Address of Plaintiff (Landlord/Property Owner) or Agent  
Ft. Worth TX 76110  
City State Zip  
817-923-3970 817-926-4012  
Phone & Fax No. of Plaintiff (Landlord/Property Owner) or agent

Sworn to and subscribed before me this 24 day of May, 2023.

Melissa M  
CLERK OF THE JUSTICE COURT OR NOTARY

DOCKET NO. E36348

DEFENDANT'S NAME: Catherine Flores

**AFFIDAVIT**

SERVICE MEMBERS CIVIL RELIEF ACT SEC. 201 (b)

\*To **VERIFY** Military Status go to website: <https://scra.dmdc.osd.mil/scra/#/single-record>

PLAINTIFF BEING DULY SWORN ON HIS OATH DEPOSES AND SAYS UNDER PENALTY OF PERJURY THAT DEFENDANT: (Please select **ONE** for DEFENDANT)

       IS IN THE MILITARY SERVICE AND ON ACTIVE DUTY IN A FOREIGN COUNTRY

OR

       IS IN THE MILITARY SERVICE AND NOT ON ACTIVE DUTY IN A FOREIGN COUNTRY

OR

7 IS NOT IN THE MILITARY SERVICE

\*(In addition to this affidavit you MUST provide proof of military status before a default judgment can be rendered).

OR

       HAS WAIVED HIS RIGHTS UNDER THE SERVICE MEMBERS RELIEF ACT OF 2003

OR

       PLAINTIFF IS UNABLE TO DETERMINE WHETHER OR NOT DEFENDANT IS IN MILITARY SERVICE AT THIS TIME

\*(In addition to this affidavit you MUST provide proof of military status before a default judgment can be rendered).

       \*I am not providing proof of military status from the governmental website because:

CLERK OF THE JUSTICE COURT  
TARRANT CO. TX.

MAY 24 MID:37

Sign Here

Rever Anderson

SIGNATURE OF PLAINTIFF/AGENT/ATTORNEY FOR PLAINTIFF

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF May, 2023.

Melvin  
CLERK OF THE JUSTICE COURT

NOTARY PUBLIC IN AND FOR STATE OF TEXAS (STRIKE ONE)

Penalty for making or using false affidavit – A person who makes or uses an affidavit knowing to be false, shall be fined as provided in title 18 United States Code, or imprisoned for not more than one year, or both.

**\*\*CERTIFICATE OF LAST KNOWN ADDRESS\*\***

In strict compliance with Rule 503.1(d), Texas Rules of Civil Procedure, it is hereby certified that the last known mailing address of Defendant is as follows:

**\*\*DEFENDANT'S ADDRESS**

CITY, STATE, AND ZIP CODE

Sign Here

SIGNATURE OF PLAINTIFF/AGENT/ATTORNEY FOR PLAINTIFF



**Status Report**  
**Pursuant to Servicemembers Civil Relief Act**

SSN: XXX-XX-8877  
Birth Date: Aug-XX-1981  
Last Name: FLORES  
First Name: CATHERINE  
Middle Name:  
Status As Of: May-24-2023  
Certificate ID: 7ZT6TCHH7LBTC8N

| On Active Duty On Active Duty Status Date   |                      |        |                   |
|---|----------------------|--------|-------------------|
| Active Duty Start Date  | Active Duty End Date | Status | Service Component |
| NA  | NA                   | No     | NA                |
| This response reflects the individuals' active duty status based on the Active Duty Status Date |                      |        |                   |

| Left Active Duty Within 367 Days of Active Duty Status Date   |                      |        |                   |
|---|----------------------|--------|-------------------|
| Active Duty Start Date  | Active Duty End Date | Status | Service Component |
| NA  | NA                   | No     | NA                |
| This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date |                      |        |                   |

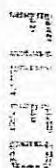
| The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date                   |                             |        |                   |
|---|-----------------------------|--------|-------------------|
| Order Notification Start Date   | Order Notification End Date | Status | Service Component |
| NA  | NA                          | No     | NA                |
| This response reflects whether the individual or his/her unit has received early notification to report for active duty |                             |        |                   |

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955

JUSTICE OF THE PEACE  
PCT 5  
TARRANT CO. TX.

23 MAY 24 AIO:37



# **EXHIBIT 16**

Lodge Properties Management, LLC  
2520 W Waggoman St  
Fort Worth TX 76110

October 12, 2023

Ms. Catherine Flores  
4944 Vega Court West  
Fort Worth, TX 76133

**RE: REQUEST FOR PERMISSION TO CLEAN PREMISES**  
Property: 4944 Vega Ct West, Fort Worth, TX 76133

Dear Ms. Flores,

We are writing to address a matter of significant importance concerning the property you are currently leasing at 4944 Vega Ct West, Fort Worth, TX 76133.

As you are aware, our company, Lodge Properties Management LLC, has a legal responsibility to ensure that all our properties meet the standards and regulations stipulated by the city of Fort Worth and the State of Texas. The accumulation of garbage and debris in the backyard of the above-referenced property has led to multiple Code Compliance Complaints. Additionally, it has come to our attention that the city is pursuing legal action and may impose civil penalties against us, the property owner, due to the current condition of the premises.

We are committed to resolving this issue promptly and avoiding any unnecessary legal implications for all parties involved.

To that end, request your permission to access the property for the purpose of cleaning up the garbage from the backyard and that you agree to not place items in the backyard once the property has been cleaned. The cost incurred for removal will be paid by you.

Please confirm your agreement to this request by signing the enclosed permission form and returning it to our office.

Sincerely,

Rene Sanders  
**Manager, Lodge Properties Management LLC**

Enclosure: Permission form

Regular Mail & Certified Mail 7021 2720 0002 9824 6459

## **PERMISSION TO REMOVE ITEMS**

I, Catherine Flores, grant permission to Lodge Properties Management LLC and their designated representatives to access the property located at 4944 Vega Ct West, Fort Worth, TX 76133, for the sole purpose of cleaning up the accumulated garbage from the backyard.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# **EXHIBIT 17**





**SERGIO L DE LEON**  
**JUSTICE OF THE PEACE, PRECINCT FIVE**  
**350 WEST BELKNAP STREET ROOM 112-C**  
**FORT WORTH TEXAS 76196**  
**817-884-1438 OFFICE • 817-884-3323 FAX**  
**Email: [Jp5court.info@tarrantcounty.com](mailto:Jp5court.info@tarrantcounty.com)**

July 12, 2023

JP05-23-E00036531

LODGE PROPERTIES MANAGEMENT LLC  
2520 W WAGGOMAN ST  
FORT WORTH TX 76110

RE: CASE NO: JP05-23-E00036531

LODGE PROPERTIES MANAGEMENT LLC VS. CATHERINE FLORES AND ALL  
OCCUPANTS

DEAR LODGE PROPERTIES MANAGEMENT LLC:

PLEASE BE ADVISED THAT ON THIS DATE THE DEFENDANT IN THE ABOVE STYLED AND  
NUMBERED CAUSE HAS FILED A SWORN STATEMENT OF INABILITY TO PAY FOR AN  
APPEAL. PLEASE CONTACT THIS COURT NO LATER THAN **6 DAYS** FROM THE DATE OF  
THIS LETTER TO INFORM THE COURT WHETHER OR NOT YOU WILL BE CONTESTING THE  
DEFENDANT'S SWORN STATEMENT OF INABILITY TO PAY FOR AN APPEAL.

IF THE COURT DOES NOT HEAR FROM YOU WITHIN **6 DAYS** FROM THE DATE OF THIS  
LETTER THE DEFENDANT'S SWORN STATEMENT OF INABILITY TO PAY FOR AN APPEAL  
WILL BE AUTOMATICALLY APPROVED AS REQUIRED BY LAW AND THE CASE WILL BE  
TRANSFERRED TO THE COUNTY COURT AT LAW ON APPEAL. SHOULD YOU WISH TO  
CONTEST THE DEFENDANT'S SWORN STATEMENT AND YOU HAVE CONTACTED THE  
COURT TIMELY AS REQUIRED BY LAW, THEN A HEARING WILL BE SCHEDULED NO LATER  
THAN **6 DAYS** FROM THE DATE OF YOUR CONTEST.

SHOULD YOU HAVE ANY QUESTIONS PLEASE DO NOT HESITATE TO CALL THIS OFFICE.

SINCERELY,

A handwritten signature in black ink, appearing to read "S. De Leon", is written over the typed name of the Administrative Court Clerk.

ADMINISTRATIVE COURT CLERK

# **EXHIBIT 18**

Code Compliance Department – Administration  
City of Fort Worth  
818 Missouri Ave  
Fort Worth, Tx 76104

4944  
vega

Certified Mail #: 70200640000054934196

Case # CO-0000644596  
TAD # 0282-73-44  
8 Lodge Properties I Lp  
2520 W Waggoman St  
Fort Worth, TX 76110-4633



**Notice of Violation:** Grass/Weed/Nuisance Code  
4944 Vega Ct W  
SOUTH HILLS ADDITION

Date: 03/27/23

Dear Property Owner:

The City of Fort Worth's Code Compliance has found the property at the address listed above to be in violation of the City of Fort Worth's Code of Ordinances Appendix B, Section 1, Article 2, Division 2, Section 11A-8; High Grass/Weed/Nuisance Ordinance. As the owner of record for this property, you have ten (10) days from the date of this letter to correct the violation.

**If the violation is not corrected within the ten (10) days, the City will abate the violation and you will be billed for the contractor's expense, plus a \$200.00 administrative fee.** If the bill for abating the violation is not paid within 30 days, a lien may then be filed against the property in the County Deed Records.

In accordance with State Law, the City is only required to provide notice to property owners once within any 12 month period. This means, that if the property is found to be in violation again, within 12 consecutive months from the date of this letter, the City can correct and bill for each subsequent violation **without** further notice. If you believe that this notice was issued in error, please contact us immediately at 817-392-1234. Si necesita ayuda en la traducción de éste documento al Español, por favor comuníquese a nuestro centro informativo al 817-392-1234.

#### SUMMARY OF THE GRASS/WEED/NUISANCE CODE

- It is a nuisance to permit weeds or grass to exceed twelve (12) inches in height.
- A person commits an offense by owning, occupying or controlling real property or parkway adjacent to real property where weeds and grass are in excess of twelve (12) inches in height.
- Lots, tracts or parcels of land of two (2) or more acres under one owner are required to be in compliance a minimum of one hundred (100) feet (including any public ROW) from any improvements or buildings on adjacent property belonging to a different owner.
- The owner or the person who has control of the property, is required to cut the grass, weeds, brush and remove the trash and debris as often as necessary to comply with the ordinance.
- Upon the first violation of a twelve (12) month period, the owner will be notified by certified letter, if the owner or the person who has control of the property fails to comply at the end of a ten (10) day period, the City may enter the property and do the necessary work to bring the premises into compliance. Subsequent violations within the next twelve (12) months will be abated without additional notice.
- A bill will be mailed to the owner of abatement service. If the costs are not paid, a lien will be placed on the property and filed in the Deed Records of Tarrant County. In addition ten (10) percent interest will be charged on the delinquent amount.

# **EXHIBIT 19**



2023-005579-1

2023-004867-1

FILED  
TARRANT COUNTY TEXAS  
July 19, 2023  
MARY LOUISE NICHOLSON  
COUNTY CLERK

CASE NO. JP05-23-E00036531

LODGE PROPERTIES MANAGEMENT  
LLC

\*

IN THE JUSTICE COURT

BY: *CR*

VS

\*

PRECINCT FIVE

FILED  
TARRANT COUNTY TEXAS  
August 14, 2023

CATHERINE FLORES  
AND ALL OCCUPANTS

\*

\*

TARRANT COUNTY, TEXAS

MARY LOUISE NICHOLSON  
COUNTY CLERK

BY: *CR*

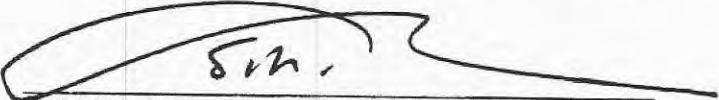
**ORDER**

ON THIS 18TH DAY OF JULY, 2023 CAME TO BE HEARD THE PLAINTIFF'S MOTION TO DENY THE SWORN STATEMENT OF INABILITY TO PAY OR SECURE COSTS FOR APPEAL FILED BY THE DEFENDANT(S) IN THE ABOVE STYLED AND NUMBERED CAUSE. THE PLAINTIFF(S), LODGE PROPERTIES MANAGEMENT LLC, IN PERSON, APPEARED AND ANNOUNCED READY FOR HEARING. THE DEFENDANT(S), CATHERINE FLORES AND ALL OCCUPANTS, FAILED TO APPEAR AND WHOLLY MADE DEFAULT.

THEREFORE, THE COURT IS OF THE OPINION THAT THE DEFENDANT'S FILING OF THE SWORN STATEMENT OF INABILITY TO PAY FOR APPEAL IN LIEU OF APPEAL BOND IS DENIED.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COURT THAT THE DEFENDANT'S SWORN STATEMENT OF INABILITY TO PAY FOR APPEAL IN LIEU OF APPEAL BOND IS HEREBY DENIED.

SIGNED THIS 18TH DAY OF JULY, 2023.

  
JUSTICE OF THE PEACE, PRECINCT FIVE  
TARRANT COUNTY, TEXAS

# **EXHIBIT 20**

2023-005579-1

FILED  
TARRANT COUNTY TEXAS

August 14, 2023

MARY LOUISE NICHOLSON  
COUNTY CLERK

2023-004867-1

LODGE PROPERTIES  
MANAGEMENT LLC

§

v

§

CATHERINE FLORES

§

BY: *CR*

COUNTY COURT AT LAW

NO.1

TARRANT COUNTY  
TEXAS

FILED  
TARRANT COUNTY CLERK  
2023 AUG -2 PM 3:42  
MARY LOUISE NICHOLSON  
COUNTY CLERK

ORDER ON CONTEST OF AFFIDAVIT OF INDIGENCY

Came before the Court the appeal of CATHERINE FLORES of the denial of pauper's status regarding an alleged inability to pay court costs for appeal of a judgment from Justice of the Peace No. 5 of Tarrant County. The Court, having considered the evidence finds that Defendant **IS NOT** able to pay court costs, and orders that the appeal of the denial Pauper's Status is **GRANTED**.

SIGNED August 2, 2023.

  
\_\_\_\_\_  
JUDGE PRESIDING

# **EXHIBIT 21**





FILED  
TARRANT COUNTY TEXAS  
July 19, 2023  
MARY LOUISE NICHOLSON  
COUNTY CLERK

BY: *CR*

SERGIO L DE LEON  
JUSTICE OF THE PEACE, PRECINCT FIVE  
350 WEST BELKNAP STREET ROOM 112-C  
FORT WORTH TEXAS 76196  
817-884-1438 OFFICE • 817-884-3323 FAX  
EMAIL: [Jp5court.info@tarrantcountytx.gov](mailto:Jp5court.info@tarrantcountytx.gov)

JULY 19, 2023

County Court at Law  
100 W. Weatherford St.  
Fort Worth TX 7196

Re: Defendant's contest to Court's denial of statement of inability to pay costs on appeal  
Case No. JP05-23-E00036531  
LODGE PROPERTIES MANAGEMENT LLC vs. CATHERINE FLORES AND ALL OCCUPANTS

To whom it may concern,

Please find enclosed the following documents in support of the defendant's written contest to the court's denial on statement of inability to pay costs of appeal:

- 1) Written contest to the court's denial on statement of inability to pay costs of appeal
- 2) Order denying defendant's statement of inability to pay costs of appeal
- 3) Setting letters addressed to plaintiff & defendant
- 4) Written contest from plaintiff
- 5) Notice of filing of inability to pay affidavit in lieu of appeal bond (Eviction)
- 6) Sworn statement of inability to pay costs of appeal
- 7) Transcript Judgment
- 8) Summary page

filed on the above numbered and styled case.

If you have any questions, please call (817) 884-1438.

Respectfully,

A handwritten signature in black ink, appearing to read "Michelle Meyer", is written over the name of the Administrative Court Clerk.

Administrative Court Clerk

# **EXHIBIT 22**

CASE NO: JP05-23-E00036531  
IN THE JUSTICE COURT  
PRECINCT FIVE  
TARRANT COUNTY, TEXAS

LODGE PROPERTIES MANAGEMENT LLC

VS.

CATHERINE FLORES  
AND ALL OCCUPANTS

I, LODGE PROPERTIES MANAGEMENT LLC, PLAINTIFF IN THE ABOVE STYLED AND REFERENCED CASE HEREBY MAKE THIS MY OFFICIAL RESPONSE TO THE DEFENDANT'S SWORN STATEMENT OF INABILITY TO PAY FOR AN APPEAL FILED ON JULY 12, 2023:

**{SELECT ONLY ONE OPTION}**

☒ I HEREBY NOTIFY THE COURT THAT I DO WISH TO CONTEST THE DEFENDANT'S SWORN STATEMENT OF INABILITY TO PAY FOR AN APPEAL ON THE CASE REFERENCED ABOVE.

OR

☐ I HEREBY NOTIFY THE COURT THAT I DO NOT WISH TO CONTEST THE DEFENDANT'S SWORN STATEMENT OF INABILITY TO PAY FOR AN APPEAL ON THE CASE REFERENCED ABOVE.

SIGNED THIS 12<sup>th</sup> DAY OF July, 20 23



PLAINTIFF/AGENT SIGNATURE

Mail, fax or email form back to the court:

JUSTICE OF THE PEACE, PRECINCT FIVE  
350 WEST BELKNAP STREET ROOM 112-C  
FORT WORTH TEXAS 76196  
OFFICE: 817-884-1438  
FAX: 817-884-3323  
EMAIL: [jp5court.info@tarrantcounty.com](mailto:jp5court.info@tarrantcounty.com)

# **EXHIBIT 23**

Sept 29, 2022

# Invoice

Lodge Properties Management  
2520 W. Waggoman St  
Fort Worth, TX 76110  
817-923-3970

TO  
CATHERINE FLORES  
4944 VEGA CT W  
FORT WORTH TX 76133

| Salesperson | Job            | Payment Terms | Due Date |
|-------------|----------------|---------------|----------|
|             | 4944 VEGA CT W |               |          |

| Qty | Description | Unit Price | Line Total |
|-----|-------------|------------|------------|
| 1   | LAWN MOWING | \$50.00    | \$50.00    |

DUE UPON RECEIPT

|                  |         |
|------------------|---------|
| Repair Sub Total | \$50.00 |
| TOTAL DUE        | \$50.00 |

Make all checks payable to Lodge Properties Management

*Thank you for your business!*

Lodge Properties Management 2520 W. Waggoman St., Ft. Worth, TX  
Phone 817-923-3970 Fax 817-926-4012 lodgepropertymgmt@gmail.com

# **EXHIBIT 24**





Case # 22-630867

9/6  
talked to Catherine  
she said she cleaned  
last night.

Date: 8/25/2022

To: Lodge Properties I Lp  
2520 W Waggoman St  
Fort Worth, Tx 76110-4633

Subject: 4944 Vega Ct W  
SOUTH HILLS ADDITION  
Lot 4 Block 22

On 8/25/2022, the following violations were observed on the above stated property:

| Violation   | Comment   | Compliance Date |
|---|---|-----------------|
| Appendix B,<br>Article II,<br>Division 3,<br>Subdivision A,<br>Section 11A-26 | Please place all discarded, used or broken items inside or remove them from the property. Also remove all materials which tend to decay, to become putrid or to provide harborage for rodents and other vectors from the property. Items stored on the rooftop or porch should be placed inside or removed from the property. | 9/4/2022        |

As the owner and/or tenant of the property listed above, you are responsible for correcting the above-listed violations before the compliance date/s. While it is the City's preference that you correct the violation/s by the compliance date/s, failure to comply may result in a fine of up to \$2,000 for each day the property remains in violation.

Please remove all boxes, trash, clothes, bags of garbage and all miscellaneous items from the rear yard that is not intended for outdoor storage

If you have any questions, please contact Michelene Cooley at 817-392-1234, or by e-mail at Michelene.Cooley@fortworthtexas.gov. (Si necesita ayuda en la traducción de éste documento al Español, por favor comuníquese a nuestro centro informativo al 817-392-1234.)

Sincerely,

Michelene Cooley

Attachments:

| Violation                  | Ordinance Language   |
|----------------------------|--|
| Appendix B,<br>Article II, | (a) A person commits an offense if the person accumulates or allows the accumulation on any property of any: |

Division 3,  
Subdivision  
A, Section  
11A-26

- (1) Broken, inoperable or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items;
- (2) Used or discarded building materials;
- (3) Materials or items stored on rooftops or porches of buildings when visible from the public right-of-way or neighboring property;
- (4) Factory or mill wastes;
- (5) Damaged merchandise;
- (6) Wet, broken or leaking barrels, casks or boxes;
- (7) Used, discarded or broken automotive parts or equipment; or
- (8) Any other materials which tend by decay to become putrid or to provide harborage for rodents and other vectors.

Chapter 7, Article IV, Division 3, Section 7-94

1. Storage of any articles is prohibited under the exit stairways of any building or structure. This prohibition shall not apply to enclosed storage areas located under stairways which were built and which are maintained in accordance with the Building Code and Fire Code.
2. Storage of appliances, household furnishings, construction materials, automotive parts, junk or similar materials is prohibited within the curtilage of residential used property. This prohibition shall not apply to the storage or display of barbecue grills, patio furniture or recreational equipment designed for exterior use, or to construction materials on the premises for an active, in-progress construction project.

CC:



# **EXHIBIT 25**

June 9, 2023

Catherine Flores  
4944 Vega Ct. W.  
Fort Worth TX 76133

### **3 DAY NOTICE TO CLEAN PROPERTY**

This is to notify you that you are failing to meet your obligations of the lease agreement for the property located at 4944 Vega Ct. W. Fort Worth, TX 76133. As per the lease agreement, you are required to keep the property clean and well maintained.

- We have already cleaned the property (exterior) once in 2023.
- You have received several code compliance complaints for cleanliness and hoarding.
- You are not properly disposing of waste.

This notice is an official request to rectify the aforementioned deficiency within 3 calendar days of receipt of this letter.

NOTE THAT your home will be inspected by management on June 12, 2023. If any debris that rots, mold, mildews or is not outdoor furniture or toys, it will be removed by Lodge Properties Management at your expense.

Thank you for your prompt attention to this matter.

Respectfully,

Rene Sanders  
Lodge Properties Management, LLC

Hand delivery, regular USPS mail

# **EXHIBIT 26**



TARRANT COUNTY  
FORT WORTH, TEXAS 76196-0240

DON PIERSON, JUDGE  
COUNTY COURT AT LAW No.  
817/884-1457

TRACEY WOOD  
COURT COORDINATOR  
817/884-2761

August 14, 2023

CATHERINE FLORES And All Occupants  
4944 VEGA CT W  
FORT WORTH TX 76133

RE: 2023-005579-1

LODGE PROPERTIES MANAGEMENT LLC vs CATHERINE FLORES AND ALL OCCUPANTS

Dear Sir or Madam,

The above case has been appealed from the Justice of the Peace Court to County Court at Law No. 1 on a PAUPER'S AFFIDAVIT. Pursuant to Section 25.0020 of the Texas Government Code, if your appeal as a pauper is perfected, you may request a pro bono ("free") attorney to represent you in this case.

While this court may appoint any qualified attorney who is willing to provide services for free, at this time, the only pro bono legal services program in Tarrant County is **Legal Aid of NorthWest Texas**. If you wish to request a free attorney for you in this matter, please contact by phone or in person **Legal Aid of NorthWest Texas** at the following:

**Legal Aid of NorthWest Texas**  
600 E. Weatherford St.  
Fort Worth, Texas 76102  
(817) 336-3943

**Legal Aid of NorthWest Texas** has limited resources, and can only accommodate a small percentage of the requests it receives. If you desire such an attorney, you must make a request immediately. Please Note: The delay or denial of your request will not delay the trial. Please call 817-336-3943 to make an application for assistance with Legal Aid.

Sincerely,

A handwritten signature in dark ink, appearing to read "Don Pierson", is written over a light blue circular stamp.

Don Pierson

cc: LODGE PROPERTIES MANAGEMENT LLC

# **EXHIBIT 27**

February 16, 2023

# Invoice

**Lodge Property Management**  
**2520 W. Waggoman**  
**Fort Worth TX 76110**

**Catherine Flores**  
**4944 Vega Ct. W**  
**Fort Worth TX 76133**

| Salesperson | Job                                 | Payment Terms | Due Date |
|-------------|-------------------------------------|---------------|----------|
|             | 4944 Vega Ct W. Fort Worth TX 76133 |               |          |

| Qty   | Description   | Unit Price | Line Total      |
|---|---|------------|-----------------|
| 6   | James Maintenance Clean Up Back Yard for Code Compliance  | 50.00      | 300.00          |
| 6   | Johnny Maintenance Clean Up Back Yard for Code Compliance | 50.00      | 300.00          |
| 2   | Dump Fee  | 120.00     | 240.00          |
| Make Check payable to Lodge Properties Management<br>Due Upon Receipt |   |            |                 |
| Sub Total   |   |            | \$ 840.00       |
| Total Due   |   |            | <b>\$840.00</b> |

Make all checks payable to Lodge Properties Management, LLC

Thank you for your business! Lodge Properties Management, LLC 2520 W. Waggoman St., Ft. Worth, TX  
76110 Phone 817-923-3970 Fax 817-926-4012 lodgepropertymgmt@gmail.com

# **EXHIBIT 28**





Letter of Intent  
**Building Standards Commission**

Owner: LODGE PROPERTIES I LP

Date: 6/9/2023

Address: 2520 W WAGGOMAN ST

City: FORT WORTH, TX 76110-4633

Case Number: 23-644596

Violation Address: 4944 VEGA CT W

Legal Description: SOUTH HILLS ADDITION Block 22 Lot 4

Dear Owner/Occupant

A recent inspection of the residential/commercial property mentioned above, found that violations of the Code of City of Fort Worth, Appendix B, Chapter 11A, Division 3, Section 11A-17 through 11A-29 have not been corrected. The property remains in a substandard or hazardous condition.

As provided by Section 7-77 and 7-102 of the Minimum Building Standards code of the City of Fort Worth, Texas, the Superintendent of Neighborhood Investigations may present a request to the Building Standards Commission requesting that the property described above be declared a nuisance or hazardous to the public health, safety and/or welfare. The Buildings Standards Commission has the authority to order the property to have the violations abated and assess an Administrative Civil Penalty. Please be advised that it is the intention of City staff to present this property to the Buildings Standard Commission. You will receive a formal Letter to Appear at the hearing. This letter will include dates and times.

According to the real property records of Tarrant County, you own or have an interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. If you do not send the affidavit, it will be presumed that you own the property described in this notice.

It is further recommended that you contact the Nuisance Abatement Section immediately to complete a plan of action to address the violations at the property referenced above or to clarify any questions you may have regarding this notice. If you do not make contact, City staff will do a re-inspection in 10 days from the date of this letter. You were previously sent a Notice of Violation by the Neighborhood Code Officer which outlined and described the condition of the property that is in violation of Section(s) 11A-17 through 11A-29.

The Code Compliance Department appreciates your prompt attention to this matter. If you have any questions, please call me at 682-346-9551 or by email at [Merritt.Ham@fortworthtexas.gov](mailto:Merritt.Ham@fortworthtexas.gov).

Respectfully,

*Merritt Ham*  
Code Compliance Officer  
Nuisance Abatement Section

**CODE COMPLIANCE DEPARTMENT**  
**NUISANCE STABILITY SECTION**

THE CITY OF FORT WORTH ♦ 818 MISSOURI AVE ♦ FORT WORTH, TEXAS 76104  
NEIGHBORHOOD STABILITY SECTION 817-392-1234



# **EXHIBIT 29**

2023-005579-1

LODGE PROPERTIES MANAGEMENT  
LLC

§

COUNTY COURT AT LAW

V

§

NO.1

CATHERINE FLORES AND ALL  
OCCUPANTS

§

TARRANT COUNTY, TEXAS

**JUDGMENT**


On October 12, 2023, this cause was called to trial. Plaintiff appeared in person and through their attorney. Defendant failed to appear. After considering the testimony and evidence and the credibility of the witnesses, the Court finds that Plaintiff is entitled to judgment.

**IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED** that Plaintiff have judgment against Defendant, Carrington Daniel for:

- (1) Possession of the subject Premises: 4944 Vega Ct. W. Fort Worth, Texas, 76133;
- (2) Past due rent of \$1,077.25;
- (3) Post-judgment interest at the rate of 8.5% per annum; and
- (4) Costs of court.  
for which let execution issue.

This is a full and final order disposing of all claims of all parties and may be appealed.

**SIGNED October 12, 2023.**

  
\_\_\_\_\_  
Judge Presiding

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

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

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

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

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

**Owner(s) per TAD:**        GTZ 2500, LLC

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

**Agenda Category:**        Amendment Case                      **Code Compliance Officer:** Ian Sheadel  
   Commercial

**Council District No.**        11

**CASE BACKGROUND:**

- Case Originated: **February 6, 2023.**
- This case was initiated by: **Officer Webster.**
- Notices: **February 7, 2023; May 25, 2023 and May 30, 2023**
- Permit **PO22-03202** was issued **June 21, 2023** for **Occupancy Change of Use** with a description stating "Remodel of the existing bar to restaurant."
- Structure is **vacant and secure.**
- The Owner was present at the **July 24, 2023** hearing when the Commission ordered **forty-five (45) days** to repair or demolish the structure.
- The Owner had until **September 7, 2023** to comply with the Order.
- The Owner requested an amendment on **September 6, 2023.**
- The Owner requested in writing an additional **ninety (90) days** to complete the repairs or demolish.
- A notice to appear at today's hearing was posted and mailed on **October 2, 2023.**
- **At this time, a significant amount of progress has been made on reframing the structure.**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

GTZ 2500, LLC, 8100 Brahmin Court, Fort Worth, TX 76131 (Cert. # 9489009000276457575890);  
GTZ 2500, LLC c/o Registered Agent-Joel Gutierrez, 8100 Brahmin Court, Fort Worth, TX 76131  
(Cert. # 9489009000276457575906);  
GTZ 2500, LLC c/o Registered Agent-Joel Gutierrez, 1320 NW 25<sup>th</sup> Street, Fort Worth, TX 76164  
(Cert. # 9489009000276457575913)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_





FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

FOR OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_ RECEIVED

DATE: Annette Stubenbort  
9/6/2023

Date: 9/6/2022

BSC Case No.

HS-23-141

Date of Order: 7/24/2023

Final Day to Comply with Order:

9/17/23

Type of Order (circle one):

CIVIL PENALTY

ADMINISTRATIVE CIVIL

PENALTY

REPAIR / DEMOLISH

Address of Property:

2500 E BELKNAP ST.  
FORT WORTH TX 76111

Owner / Lienholder / Mortgagee Name:

JOEL GUTIERREZ / GTZ 2500 LLC

Owner / Lienholder / Mortgagee Phone Number: ( )

817 319.4909

Owner / Lienholder / Mortgagee Mailing Address:

8100 Brahmin Ct.  
FORT WORTH TX 76131

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

90 DAYS

Justification for Request:

Remodel

Signature

Date

9/6/23

Joelgtz1@me.com

Printed Name

Address (including City/State/Zip)

817 319.4909

JOEL GUTIERREZ  
8100 Brahmin Ct.  
FORT WORTH TX 76131





MARY LOUISE NICHOLSON  
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

July 24, 2023

GTZ 2500, LLC  
(Cert. # 9489009000276524729485)  
8100 Brahmin Court  
Fort Worth, TX 76131

RE: 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, HS-23-141, Reference #23-642913, NEW CASE COMMERCIAL

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

- Repair or demolish the structure within **forty five (45) days** of the effective date of the Order.
- **Last day to comply with the order is September 7, 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 **forty five (45) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on September 7, 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: GTZ 2500, LLC c/o Registered Agent-Joel Gutierrez, 8100 Brahmin Court, Fort Worth, TX 76131 (Cert. # 9489009000276524729492); GTZ 2500, LLC c/o Registered Agent-Joel Gutierrez, 1320 NW 25<sup>th</sup> Street, Fort Worth, TX 76164 (Cert. # 9489009000276524729508)

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
CAUSE NO. HS-23-141**

**WHEREAS** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **July 24, 2023** regarding the structure present on **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, and more commonly known as 2500 East Belknap Street (Primary Structure) ("Affected Property") in Fort Worth, Texas;** and

**WHEREAS** the Tarrant County Deed Records indicate that **GTZ 2500, LLC** is the recorded owner ("Owner") of the Affected Property; and

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

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

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

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

**WHEREAS** the Commission finds that the Owner did not show by preponderance of the evidence that the work could not reasonably be completed within **forty five (45) days;** and

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

**NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS** that the Owner repair or demolish the structure and remove the debris described **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, and more commonly known as 2500 East Belknap Street (Primary Structure) in Fort Worth, Texas** in conformance to the codes of the City within **forty five (45) days** of the effective date of this Order. Owner must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owner has until September 7, 2023 to comply with this Order.**

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

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

**YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT** to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structure, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **September 7, 2023**. After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

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

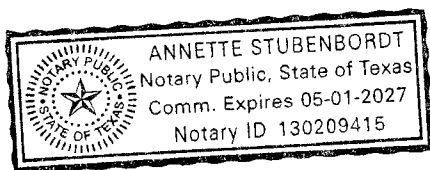
SIGNED this the 1st day of August, 2023.

Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

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



Annette Stubenbordt, 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: OCTOBER 23, 2023**

---

**HS-23-165**                      **Property Address:** 1063 Illinois Avenue (Primary Structure)

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

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

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

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

**Owner(s) per TAD:**        Prestigious Financial Solutions LLC

**Mailing Address:**            3001 Northrope Street, Euless, TX 76039

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

**Council District No.**        8

**CASE BACKGROUND:**

**WITHDRAW---PER OWNER'S REQUEST---DEMOLISHED**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**From:** [PRESTIGIOUS FINANCIAL](#)  
**To:** [Stubenbordt, Annette](#)  
**Subject:** 1063 Illinois Ave Amendment  
**Date:** Thursday, October 19, 2023 9:40:07 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.

My name is Trang and I filed an amendment but the structure has been demolished and I would like to withdraw the amendment request.

--

Sincerely,

Customer Service Team  
Direct: 817-879-0733  
[www.myPFSagent.com](http://www.myPFSagent.com)  
Prestigious Financial Solutions, LLC

[Home](#) | [Life](#) | [Auto](#) | [Health](#) | [Commercial Insurance](#) | [Group Insurance](#)



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

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

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

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

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

**Mailing Address:**            12209 24<sup>th</sup> Avenue S, Burnsville, MN 55337

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

**Council District No.**        9

**CASE BACKGROUND:**

- This case was identified on **September 30, 2022** and was **Citizen** initiated.
- The Owners were not present at the **August 28, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$60.00 per day for forty five (45) days for a total of \$2,700.00** and ordered the Owners to abate the nuisance within **thirty (30) days**.
- The Owners had until **September 27, 2023** to comply with the Order.
- The Owners requested an amendment on **September 25, 2023**.
- The Owners requested in writing an additional **ninety (90) days** to abate the nuisance.
- The Owners made no request in writing regarding the previously assessed Administrative Civil Penalty, but may do so the day of the hearing.
- Notice to appear for today's hearing was mailed and posted on **October 2, 2023**.
- **At this time, a total of 50% of the nuisance has been abated.**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

Louis Alberto Mejia Jimenez and Caroline Elizabeth Mejia, 12209 24<sup>th</sup> Avenue S, Burnsville, MN 55337  
(Cert. # 9489009000276458986268);

Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia aka Martinez aka Arriola aka Monterroso,  
12209 24<sup>th</sup> Ave S., Burnsville, MN 55337 (Cert. # 9489009000276458986275)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_





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

Date: 9/25/2023

BSC Case No. ACP-23-166

Date of Order: 9/5/2023

Final Day to Comply with Order: 9/27/2023

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

Address of Property: 320 W Gambrell St, Lot 16, Ft Worth, TX

Owner / Lienholder / Mortgagee Name: Luis + Carolina Mejia

Owner / Lienholder / Mortgagee Phone Number: (651) 983-5238

Owner / Lienholder / Mortgagee Mailing Address: 12209 24th Ave S.  
Burnsville, MN 55337

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

90-Days at least Winters are bad in MN and unsafe to travel in snow.

Justification for Request: I, Carolina, have had some medical issues and had  
foot surgery on 9/22 and have another surgery coming up, unable to travel  
My brother in TX helping me just had a baby. We are making improvements.  
9/25/2023

Signature: Carolina E. Mejia

Date: \_\_\_\_\_

Printed Name: Carolina E. Mejia

12209 24th Ave S, Burnsville, MN 55337  
Address (including City/State/Zip)

651-983-5238  
Telephone Number

laamazing04@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 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: 9/25/2023





ORDER OF THE BUILDING STANDARDS COMMISSION

*Certified/Return Receipt Requested*

August 28, 2023

Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia  
(Cert. # 9489009000276457588579)  
12209 24<sup>th</sup> Ave S.  
Burnsville, MN 55337

RE: 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, ACP-23-166, Reference #22-633780, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **August 28, 2023** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$60.00 per day for forty five (45) days for a total of \$2,700.00.**
- 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 September 27, 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 September 27, 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: Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia aka Martinez aka Arriola aka Monterroso, 12209 24<sup>th</sup> Ave S., Burnsville, MN 55337 (Cert. # 9489009000276457588586)

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
ADMINISTRATIVE CIVIL PENALTY  
CAUSE NO. ACP-23-166**

On **August 28, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **320 West Gambrell Street, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia** 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 **Sixty Dollars (\$60.00) per day for a total of Two Thousand Seven Hundred Dollars (\$2,700.00)** 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 **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**, and located on property more commonly known as **320 West Gambrell Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until **September 27, 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 **September 27, 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.

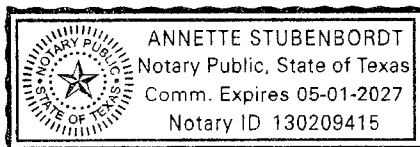
SIGNED this the 5th day of September, 2023.

  
Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§


This instrument was acknowledged before me on this the 5th day of September, 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: OCTOBER 23, 2023**

---

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

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

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

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

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

**Mailing Address:**            12209 24<sup>th</sup> Avenue S, Burnsville, MN 55337

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

**Council District No.**        9

**CASE BACKGROUND:**

- This case was identified on **September 30, 2022** and was **Citizen** initiated.
- The Owners were not present at the **August 28, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$60.00 per day for forty five (45) days for a total of \$2,700.00** and ordered the Owners to abate the nuisance within **thirty (30) days**.
- The Owners had until **September 27, 2023** to comply with the Order.
- The Owners requested an amendment on **September 25, 2023**.
- The Owners requested in writing an additional **ninety (90) days** to abate the nuisance.
- The Owners made no request in writing regarding the previously assessed Administrative Civil Penalty, but may do so the day of the hearing.
- Notice to appear for today's hearing was mailed and posted on **October 2, 2023**.
- **At this time, a total of 50% of the nuisance has been abated.**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

Louis Alberto Mejia Jimenez and Caroline Elizabeth Mejia, 12209 24<sup>th</sup> Avenue S, Burnsville, MN 55337  
(Cert. # 9489009000276458986282);

Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia aka Martinez aka Arriola aka Monterroso,  
12209 24<sup>th</sup> Ave S., Burnsville, MN 55337 (Cert. # 9489009000276458986299)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_





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

Date: 9/25/2023 BSC Case No. ACP-23-167

Date of Order: 9/5/2023 Final Day to Comply with Order: 9/27/2023

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

Address of Property: 320 W Gambrell St., Lot 17, Ft Worth, TX

Owner / Lienholder / Mortgagee Name: Luis + Carolina Mejia

Owner / Lienholder / Mortgagee Phone Number: (651) 983-5238

Owner / Lienholder / Mortgagee Mailing Address: 12209 24th Ave S.  
Burnsville, MN 55337

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 90-Days at least

Winters in MN are brutal and make traveling hard with snowy roads.

Justification for Request: I, Carolina, have had some medical issues and unable to travel.

Had foot surgery on 9/22 and looking to have another surgery. My brother  
who lives in TX just had a baby but is continuing to make progress we just need more  
time.

Signature

Carolina E. Mejia

Printed Name

651-983-5238

Telephone Number

Date

12209 24th Ave S, Burnsville, MN  
Address (including City/State/Zip) 55337

laamazing04@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** ID verified  
**818 MISSOURI AVENUE**  
**FORT WORTH, TEXAS 76104**  
**FAX: 817-392-2249**

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

**FOR OFFICE USE ONLY**

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 9/25/2023





*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**ORDER OF THE BUILDING STANDARDS COMMISSION**

*Certified/Return Receipt Requested*

August 28, 2023

Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia  
(Cert. # 9489009000276457588593)  
12209 24<sup>th</sup> Ave S.  
Burnsville, MN 55337

RE: 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, ACP-23-167, Reference #22-631626, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **August 28, 2023** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$60.00 per day for forty five (45) days for a total of \$2,700.00.**
- 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 September 27, 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 September 27, 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: Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia aka Martinez aka Arriola aka Monterroso, 12209 24<sup>th</sup> Ave S., Burnsville, MN 55337 (Cert. # 9489009000276457588609)

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
ADMINISTRATIVE CIVIL PENALTY  
CAUSE NO. ACP-23-167**

On **August 28, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS** per Tarrant Appraisal District-02896532: **SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 17**, and located on property more commonly known as **320 West Gambrell Street, Fort Worth, Texas** ("Affected Property").

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

- (1). **Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia** 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 **Sixty Dollars (\$60.00) per day for a total of Two Thousand Seven Hundred Dollars (\$2,700.00)** 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 **SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS** per Tarrant Appraisal District-02896532: **SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 17**, and located on property more commonly known as **320 West Gambrell Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until September 27, 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 **September 27, 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 owned plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

SIGNED this the 5th day of September, 2023.

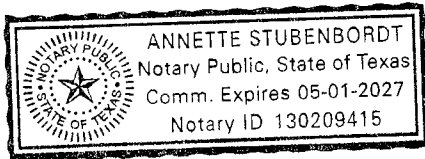


Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

This instrument was acknowledged before me on this the 5th day of Sept, 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: OCTOBER 23, 2023**

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

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

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

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

**Owner(s) per TAD:**        Dana L. Meeks

**Mailing Address:**            8537 Trinity Vista Trail, Hurst, 76053

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

**Council District No.**        5

**CASE BACKGROUND:**

- This case was identified on **December 5, 2022** and was **Citizen** initiated.
- The Owner was present at the **May 22, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$200.00 per day for forty four (44) days for a total of \$8,800.00** and ordered the Owner to abate the nuisance within **forty five (45) days**.
- The Owner had until **July 6, 2023** to comply with the Order.
- The Owner requested an amendment on **July 5, 2023**.
- The Owner requested in writing to remove the previously assessed Administrative Civil Penalty of **\$8,800.00** and requested in writing an additional **thirty (30) days** to abate the nuisance.
- This Amendment case was scheduled for the **August 28, 2023** Building Standards Commission meeting.
- On **August 28, 2023** the Commission **voted to Continue this case to the October 23, 2023** Building Standards Commission meeting at the City's request.
- Notice to appear for today's hearing was mailed and posted on **October 2, 2023**.
- **At the time of the August 28, 2023 Building Standards Commission meeting for the original Amendment Request, 50% of the nuisance had been abated.**
- **At this time, additional accumulation has occurred and the property has almost returned to the original state of violation.**

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: OCTOBER 23, 2023**

---

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

Dana L. Meeks, 8537 Trinity Vista Trail, Hurst, TX 76053 (Cert. # 9489009000276457575920);  
Dana L. Meeks, 6933 Fallbrook Court, Fort Worth, TX 76120 (Cert. # 9489009000276457575937);  
Michael Channel, 113 Salted Nut Court, Lot 58, Springtown, TX 76082 (Cert. # 9489009000276457575944);  
Michael Channel, 8537 Trinity Vista Trail, Hurst, TX 76053 (Cert. # 9489009000276457575951);  
Dena Johnson, 6613 Hayling Way, Denton, TX 76210 (Cert. # 9489009000276457575968);  
Lienholders: First Financial Bank, N.A., 745 Adams Drive, Weatherford, TX 76086  
(Cert. # 9489009000276457575975);  
First Financial Bank, N.A. c/o Trustee-Justin B. Cooper, 100 College Park Drive, Weatherford, TX  
76086 (Cert. # 9489009000276457575982);  
American Airlines Federal Credit Union, MD 2100, PO Box 619001, DFW Airport, Dallas, TX 75261  
(Cert. # 9489009000276457575999); American Airlines Federal Credit Union c/o Sr.Vice-President-Sean  
Gaven, MD 2100, PO Box 619001, DFW Airport, Dallas, TX 75261 (Cert. # 9489009000276457576002)

**Motion:** \_\_\_\_\_ **Made by:** \_\_\_\_\_

**2<sup>nd</sup> by:** \_\_\_\_\_ **Vote:** \_\_\_\_\_



FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

Date: 7/5/23 BSC Case No. ACP-23-113  
Date of Order: May 22, 2023 Final Day to Comply with Order: July 6, 2023  
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH  
Address of Property: 6933 Fallbrook Court  
Owner Lienholder / Mortgagee Name: Dana Meeks  
Owner Lienholder / Mortgagee Phone Number: (817) 975-6439  
Owner Lienholder / Mortgagee Mailing Address: 6933 Fallbrook Court  
Fort Worth, TX 76120

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

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

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

Dana Meeks  
Signature

7/5/2023  
Date

Dana Meeks  
Printed Name

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

817.975.6439  
Telephone Number

hubbard-meeks@sbcglobal.net  
E-Mail Address

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

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

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

FOR OFFICE USE ONLY

RECEIVED BY: Annette Stubenbordt

RECEIVED DATE: 7/5/2023



*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**ORDER OF THE BUILDING STANDARDS COMMISSION**

*Certified/Return Receipt Requested*

May 23, 2022

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

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

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

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

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

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

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

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

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

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

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

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

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



## Administrative Civil Penalty

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

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

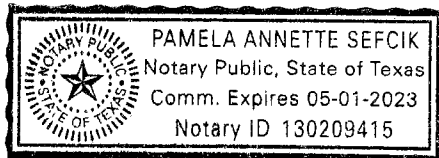
**SIGNED** this the 26th day of May, 2022.

Paul Clark, Chairman  
Building Standards Commission

**STATE OF TEXAS**  
**COUNTY OF TARRANT**

§  
§

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



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

**AFTER RECORDING RETURN TO:**

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

Approved by Legal as to form and legality

Approved by Code



ORDER OF THE COMMISSION

*Certified/Return Receipt Requested*

August 22, 2022

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

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

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

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

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

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

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

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

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

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

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

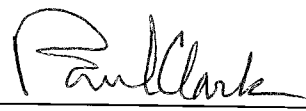
**WHEREAS** the Owner **did** appear at the Amendment request hearing; and

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

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

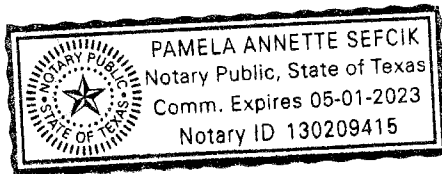
**ANY OWNER, LIENHOLDER, OR MORTGAGEE OF RECORD HAS THE RIGHT TO APPEAL THIS ORDER** to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the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

SIGNED this the 30<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS       §  
COUNTY OF TARRANT   §

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



*[Handwritten Signature]*

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

**AFTER RECORDING RETURN TO:**

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

*[Handwritten Signature]*  
Approved by Legal as to form and legality

*[Handwritten Signature]*  
Approved by Code



*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

May 22, 2023

*Certified/Return Receipt Requested*

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

RE: 6933 Fallbrook Court aka Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas, ACP-23-113, Reference #22-638832, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

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

- Be assessed an Administrative Civil Penalty of **\$200.00 per day for forty four (44) days for a total of \$8,800.00.**
- Remove the items outlined in Section 11A-26 within **forty five (45) days** of the effective date of the Order.
- **Last day to comply with the Order is July 6, 2023.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on July 6, 2023.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: Dana L. Meeks, 6933 Fallbrook Court, Fort Worth, TX 76120 (Cert. # 9489009000276390578309); Michael Channel, 113 Salted Nut Court, Lot 58, Springtown, TX 76082 (Cert. # 9489009000276390578316); Michael Channel, 8537 Trinity Vista Trail, Hurst, TX 76053 (Cert. # 9489009000276390578323); Lienholders: First Financial Bank, N.A., 745 Adams Drive, Weatherford, TX 76086 (Cert. # 9489009000276390578330); First Financial Bank, N.A. c/o Trustee-Justin B. Cooper, 100 College Park Drive, Weatherford, TX 76086 (Cert. # 9489009000276390578347); American Airlines Federal Credit Union, MD 2100, PO Box 619001, DFW Airport, Dallas, TX 75261 (Cert. # 9489009000276390578354); American Airlines Federal Credit Union c/o Sr.Vice-President-Sean Gaven, MD 2100, PO Box 619001, DFW Airport, Dallas, TX 75261 (Cert. # 9489009000276390578361)



**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
ADMINISTRATIVE CIVIL PENALTY  
CAUSE NO. ACP-23-113**

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

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

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

**NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS** that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Two Hundred Dollars (\$200.00) per day for a total of Eight Thousand Eight Hundred Dollars (\$8,800.00)** for failure to remove the accumulation in the **forty four (44) days** since receiving notification of the violation.

**THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS** that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas, and located on property more commonly known as 6933 Fallbrook Court, Fort Worth, Texas** within **forty five (45) days** from the effective date of this Order. The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until **July 6, 2023** to comply with this Order.

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

**YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT** to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **July 6, 2023**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

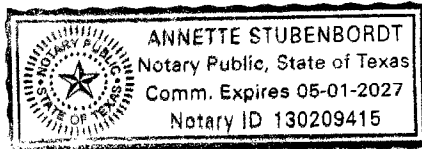
SIGNED this the 25<sup>th</sup> day of May, 2023.

  
Paul Clark, Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

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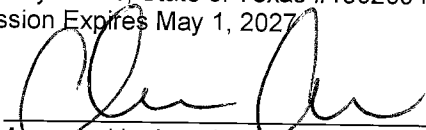
This instrument was acknowledged before me on this the 25<sup>th</sup> day of May, 2023 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

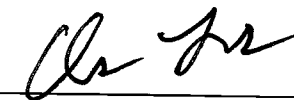


  
Annette Stubenbordt, Notary Public, State of Texas #130209415  
My Commission Expires May 1, 2027

**AFTER RECORDING RETURN TO:**

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

  
Approved by Legal as to form and legality

  
Approved by Code