



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JANUARY 22, 2024
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

David Castles (District 1)	VACANT (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
Charles Edmonds (District 5)	Michael Unell (District 6)
Jennifer Ferguson (District 7)	James Walker (District 8)
Tony DiNicola (District 9)	Al Alu (District 10)
Lorie Kinler (District 11)	

II. Swear in Tony DiNicola to the Building Standards Commission

III. Review of previous month's minutes

- a. Discussion or questions pertaining to the December 4, 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, JANUARY 22, 2024
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

David Castles (District 1)	VACANT (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
Charles Edmonds (District 5)	Michael Unell (District 6)
Jennifer Ferguson (District 7)	James Walker (District 8)
Tony DiNicola (District 9)	Al Alu (District 10)
Lorie Kinler (District 11)	

II. PLEDGE OF ALLEGIANCE

III. SWEAR IN TONY DINICOLA TO THE BUILDING STANDARDS COMMISSION

IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM DECEMBER 4, 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-24-32 (CD 11)** 2502 Race Street (Accessory Structure Only) aka LOTS 41 AND 42, MRS. E.A. SELF'S ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 533, PAGE 225, DEED RECORDS OF TARRANT COUNTY, TEXAS; SAVE AND EXCEPT THE NORTH 4 FEET THEREOF CONVEYED TO THE CITY OF FORT WORTH IN DEED RECORDED IN VOLUME 7721, PAGE 2204, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Becky Cano. Lienholder(s): Midfirst Bank, Granite Mortgage Corporation, Capital One Bank USA, NA, and Discover Bank.
- b. **HS-24-33 (CD 2)** 2313 Lee Avenue (Primary Structure) aka LOT 7, BLOCK 6, M.G. ELLIS ADDITION, AN ADDITION TO NORTH FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 18, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Florencio Rojas. Lienholder(s): Wells Fargo Bank and WR Starkey LLP.
- c. **HS-24-34 (CD 11)** 3600 Avenue J (Accessory Structure Only) aka 3600 J Avenue aka LOT 11, BLOCK 78, POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Pedro Gutierrez. Lienholder(s): Internal Revenue Service, FGMS Holdings, LLC, and State of Texas c/o Comptroller of Public Accounts .
- d. **HS-24-35 (CD 2)** 3322 North Grove Street (Primary Structure) aka Lots 1 and 2, Block 68, FOSTEPCO HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 204, Page 126, Deed Records, Tarrant County, Texas. Owner(s): Marzell N. Johnston and husband, Warren W. Johnston. Lienholder(s): Texas Health Resources and Linebarger Goggan Blair & Sampson LLP.
- e. **HS-24-36 (CD 11)** 4433 Virginia Lane (Primary Structure) aka Tract 47 of GWD D221379583 filed 12/30/2021 containing numerous other properties and Tract 47: The east ½ of the south ½ of Lot 6, Block 1, Hattie M. Lewis Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 106, Page 81, Plat Records, Tarrant County. Owner: PKG 10-FTW 188, LLC. Lienholder(s): None.
- f. **HS-24-37 (CD 2)** 403 NW 20th Street (Accessory Structure Only) aka BEING LOT A OF THE SUBDIVISION OF LOT 18 IN BLOCK 102 OF NORTH FORTH WORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. Owner(s): Hector Zamarripa and Enrique Zamarripa. Lienholder(s): None.

XI. NEW CASE COMMERCIAL

- a. **HS-24-38 (CD 2)** 2224 Ross Avenue (Primary Structure) aka LOTS 12, 13 AND 24, BLOCK 162, NORTH FORT WORTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 106, PAGE 64, PLAT RECORDS, OF TARRANT COUNTY, TEXAS. Owner: Gloria J. Ramos. Lienholder: First National Bank.

XII. CONTINUED NEW CASE RESIDENTIAL

- a. **HS-24-18 (CD 9)** 625 Atlanta Street (Primary Structure) aka 625 ATLANTA AVENUE HYDE PARK ADDITION BLK 8, LOT 215 215 W12 ½ 214 CITY OF FORT WORTH; COUNTY OF TARRANT; TEXAS 76104 AKA Lot 215, and 12 feet of the west side of Lot 214, Block 8, Hyde Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Book 63, page 9, Deed Records, Tarrant County, Texas. Owner(s): Clifford Williams and Lola Faye Smith. Lienholder(s): None.

XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-24-39 (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 Linebarger Goggan Blair & Sampson LLP.
- b. **ACP-24-40 (CD 11)** 2320 North Edgewood Terrace aka Being situated in the State of Texas, the County of Tarrant and the City of Fort Worth, being a part of the J.L. Purvis Survey, Abstract No. 1228, being all of a tract of land conveyed to Bank of New York, by Deed recorded in Clerk's File No. D207241859, of the Official Public Records of Tarrant County, Texas. Owner(s): Marvin Rigoberto Saravia Canales and Liliana Sarahy Devora Aguilar. Lienholder: Request 2020, LLC.
- c. **ACP-24-41 (CD 11)** 3631 Avenue N aka Lot 20, Block 126, Polytechnic Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 109 of the Plat Records, Tarrant County, Texas, and more commonly known as 3621 Avenue N, Fort Worth, Texas, 76105. Owner: Joyce Mascilak. Lienholder: FYP LLC.
- d. **ACP-24-42 (CD 9)** 5920 Winifred Drive aka LOT 14, BLOCK 13, OF WEDGEWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-6, PAGE 18, PLAT RECORDS TARRANT COUNTY, TEXAS. Owner: Mary L. Stephens. Lienholder: Wells Fargo Bank, N.A.

XIV. AMENDMENT CASE RESIDENTIAL

- a. **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 City of Fort Worth c/o Linebarger Goggan Blair & Sampson LLP.

XV. AMENDMENT CASE COMMERCIAL

- a. **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.

XVI. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

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

XVII. EXECUTIVE SESSION

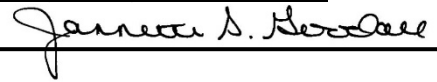
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 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 at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Tuesday, January 09, 2024 at 3:25 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.





MINUTES

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

I. Call to Order: Pre-Meeting started at 9:05 A.M.

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

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

- The following Commissioners were present at 9:00 A.M.: Mr. David Castles (District 1), Mr. Paul Clark – Chairman (District 3), Mr. Brian Black- Vice Chairman (District 4), Mr. Michael Unell (District 6), Mr. James Walker (District 8), Mr. Al Alu (District 10), and Ms. Lorie Kinler (District 11).
- District 2 is vacant.
- Mr. Charles Edmonds (District 5) arrived for the meeting at 9:10 A.M.
- Ms. Jennifer Ferguson (District 7), Mr. Tony DiNicola (District 9) informed City staff prior to the meeting they would not be in attendance.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Tony Hiller (Superintendent), Oscar Reyes (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), 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 David Castles to the Building Standards Commission

III. Review of previous month's minutes

- a. Discussion or questions pertaining to the October 23, 2023 meeting**
- b. Changes submitted by Commissioners**

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

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

V. Review and adopt the 2024 Building Standards Commission Calendar

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

VII. Request for future agenda items

- a. Any requests by Commissioners**

VIII. Adjournment

- Mr. David Castles was sworn in as a member of the Building Standards Commission.
- No discussion or corrections for the October 23, 2023 Building Standards Commission Minutes.
- There were no questions regarding the current agenda.
- Mr. Black moved to accept the 2024 Building Standards Commission Calendar, second by Mr. Unell. MOTION CARRIED 7-0 with Ms. Ferguson, Mr. Edmonds, and Mr. DiNicola absent, and District 2 vacant.

- Mr. Black nominated Mr. Paul Clark as Chairman, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- Mr. Unell nominated Mr. Brian Black as Vice Chairman, second by Mr. Alu. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- There were no requests for future agenda items.
- Chairman Clark moved to adjourn the Pre-Meeting.
- **Pre-Meeting adjourned at 9:18 A.M.**

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

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

David Castles (District 1)	VACANT (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
Charles Edmonds (District 5)	Michael Unell (District 6)
Jennifer Ferguson (District 7)	James Walker (District 8)
Tony DiNicola (District 9)	Al Alu (District 10)
Lorie Kinler (District 11)	

- The following Commissioners were present at 9:30 A.M.: Mr. David Castles (District 1), Mr. Paul Clark – Chairman (District 3), Mr. Brian Black- Vice Chairman (District 4), Mr. Charles Edmonds (District 5), Mr. Michael Unell (District 6), Mr. James Walker (District 8), Mr. Al Alu (District 10), and Ms. Lorie Kinler (District 11).
- District 2 is vacant.
- Ms. Jennifer Ferguson (District 7), Mr. Tony DiNicola (District 9) informed City staff prior to the meeting they would not be in attendance.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Tony Hiller (Superintendent), Oscar Reyes (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Marc Oler (Senior Officer), Manny Ramirez (Senior Officer), Merritt Ham (Officer), Alfonso Hurtado (Officer), Alma Molina (Senior Officer), Ian Sheadel (Officer), Annette Stubenbordt (Executive Secretary), Stephanie Gonzales (Sr. Administrative Assistant), Stephanie Cardona (Administrative Assistant), Belinda Burns (Title Investigator), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Harvey Frye and Doreen Appiah (Assistant City Attorneys).

II. PLEDGE OF ALLEGIANCE

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

III. SWEAR IN DAVID CASTLES TO THE BUILDING STANDARDS COMMISSION

- David Castles sworn in as a member of the Building Standards Commission.

IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 23, 2023

- Mr. Edmonds moved to accept the September 25, 2023 Building Standards Commission Minutes, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola 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. Black moved to accept the Evidence Packet presented, second by Mr. Walker. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola 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-New Cases Residential:** HS-24-19---1306 Smilax Avenue (Primary Structure), **New Cases Commercial:** HS-24-22--- 312 Missouri Avenue (Primary Structure), **Administrative Civil Penalty Cases Residential:** ACP-24-23--- 810 East Mulkey Street, ACP-24-25---1327 Illinois Avenue, ACP-27-27---2812 Avenue H-ACPR-Nuisance Abated **Amendment Case Residential:** HS-23-157--- 2100 Clinton Avenue (Primary Structure), HS-23-177--- 1243 Elmwood Avenue (Primary Structure and Accessory Structure).
- Mr. Black moved to grant the City's request to withdraw the 7 cases read into record by Executive Secretary Annette Stubenbordt, second by Mr. Walker. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.

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

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

X. NEW CASES RESIDENTIAL

- a. **HS-24-03 (CD 8)** 1025 East Ramsey Avenue (Primary Structure) aka Lot No. 30, in Block No. 33, SOUTHLAND, a Subdivision of a part of HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner(s): Johnnie Bivins and wife, Lizzie Bivins. Lienholder(s); None. **Brenda Ester, an heir/owner, appeared for this case.**
 - Mr. Castles moved to declare the structure substandard and hazardous, second by Mr. Walker. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
 - Mr. Castles moved that the owner be ordered to repair or demolish the primary structure within thirty (30) days, second by Mr. Walker. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- b. **HS-24-18 (CD 9)** 625 Atlanta Street (Primary Structure) aka 625 ATLANTA AVENUE HYDE PARK ADDITION BLK 8, LOT 215 215 W12 ½ 214 CITY OF FORT WORTH; COUNTY OF TARRANT; TEXAS 76104 AKA Lot 215, and 12 feet of the west side of Lot 214, Block 8, Hyde Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Book 63, page 9, Deed Records, Tarrant County, Texas. Owner(s): Cliffoed Williams and Lola Faye Smith. Lienholder(s): None. **No one appeared for this case.**
 - Ms. Kinler moved to continue this case to the January 22, 2024 Building Standards Commission meeting as requested by City staff, second by Mr. Castles. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- c. **HS-24-20 (CD 11)** 718 Binkley Street (Primary Structure) aka ACCT NO. 00088218; LOT 5 ARMENDARIS PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY A DEED OF RECORD IN VOLUME 388-1, PAGE 423 OF THE DEED RECORDS OF TARRANT COUNTY,

TEXAS C/K/A 718 Binkley St. Owner: RNA Financial. Lienholder(s): None. **William Leslie, an agent for the owner, appeared for this case.**

- Mr. Edmonds moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
 - Mr. Edmonds moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- d. **HS-24-21 (CD 2)** 416 NW 29th Street (Primary Structure) aka Lot, tract or parcel of land situated in Tarrant County, Texas and being described as follows: Known as number 416 N. W. 29th Street in Fort Worth, Texas and being the approximate East 46-2/3 feet of Lots number Twenty-three (23) and Twenty-four (24) in Block Number Seventy (70) of the M.G. Ellis addition to the city of Fort Worth, Tarrant County, Texas. Owner: Alice M. Cross. Lienholder(s): None. **Melvarene Hayes and Alwyn Cross, heirs/owners, appeared for this case.**
- Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Walker. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
 - Mr. Unell moved that the owner be ordered to repair or demolish the structure within forty-five (45) days, second by Mr. Walker. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-24-24 (CD 8)** 1015 Elmwood Avenue aka ACCT. NO. 1412434: LOT 1160, 1160-E16.85'-1161, BLOCK 42, HYDE PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT AS BEING FURTHER DESCRIBED IN VOLUME 15667, PAGE 456 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Joseph D. Chambers. Lienholder(s): None. **No one appeared for this case.**
- Mr. Castles moved not to assess an Administrative Civil Penalty at this time, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
 - Mr. Castles moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- b. **ACP-24-26 (CD 2)** 2105 Castleberry Cut Off Road aka LOT 19, BLOCK 20, CASTLEBERRY GARDENS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, (NOW A PART OF RIVER OAKS) TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-B, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Penny Ann Crist. Lienholder(s): OCWEN Federal Bank FSB, Bank One N.A>, and Accredited Home Lenders, Inc. **No one appeared for this case.**
- Mr. Edmonds moved to assess an Administrative Civil Penalty of \$100.00 per day for forty-five (45) days for a total of \$4,500.00, second by Mr. Black.
 - Mr. Black moved for a substitute motion not to assess an Administrative Civil Penalty at this time, second by Mr. Unell. MOTION CARRIED 5-3 with Mr. Castles, Mr. Clark, Mr. Black, Mr. Unell, and Ms. Kinler voting yes, Mr. Edmonds, Mr. Walker, Mr. Alu, voting No. Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
 - Mr. Edmonds moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.

The following 2 cases were presented together as they have the same owner and are next to each other.

- c. **ACP-24-28 (CD 5)** 904 Bradley Avenue aka SITUATED IN TARRANT COUNTY, TEXAS, BEING LOT TWO (2) IN BLOCK TWO (2) OF MURRAY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGE 117, DEED RECORDS, TARRANT COUNTY, TEXAS. Per Tarrant Appraisal District: 01831399 MURRAY HILL ADDITION Block 2 Lot 2. Owner: Mike Barrett. Lienholder(s): None. **No one appeared for this case.**

d. **ACP-24-29 (CD 5)** 904 Bradley Avenue aka SITUATED IN TARRANT COUNTY, TEXAS AND BEING PART OF THE J.L. PURVIS SURVEY, A-1228 AND BEING A STRIP OF LAND CONTIGUOUS TO AND IMMEDIATELY WEST OF SAID LOT TWO (2) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS. Per Tarrant Appraisal District: 04096533 PURVIS, J L SURVEY Abstract 1228 Tract 3a. Owner: Mike Barrett. Lienholder(s): None. **No one appeared for this case.**

- **For ACP-24-28 Lot 2:** Mr. Unell moved to assess an Administrative Civil Penalty of \$200.00 per day for forty-four (44) days for a total of \$8,800.00, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED with 8-0 Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- **For ACP-24-29 Tract 3a:** Mr. Unell Kinler moved to assess an Administrative Civil Penalty of \$200.00 per day for forty-four (44) days for a total of \$8,800.00, second by Mr. Black. MOTION CARRIED with 8-0 Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED with 8-0 Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.

e. **ACP-24-31 (CD 5)** 5604 Lester Granger Street aka Situated in the City of Ft. Worth, Tarrant County, Texas, and being Lot 2, in Block 22, of the Rose Dale Park No. 2, an addition to the City of Fort Worth, Tarrant County, according to the revised plat recorded in Volume 388-W, Page 1, Deed Records of Tarrant County, Texas. Owner: Raquel Dixon Moten. Lienholder(s): None. **Raquel Dixon Moten, the owner, appeared for this case.**

- Mr. Black moved to assess an Administrative Civil Penalty of \$100.00 per day for forty-five (45) days for a total of \$4,500.00, second by Mr. Walker. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- Mr. Black moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Walker. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.

XII. AMENDMENT CASE 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. **Julie Rosenthal, an agent for the owner, and Mark Soter, an interested party, appeared for this case.**

- Mr. Walker moved to grant the amendment request for an additional ninety (90) days to repair or demolish the structure, second by Mr. Alu. MOTION CARRIED 8-0 with Ms. Ferguson, and Mr. DiNicola absent, and District 2 vacant.

XIII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

a. **ACP-23-170 (CD 8)** 7349 South Ridge Trail aka LOT 5, BLOCK 11, SOUTH RIDGE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-111, PAGE 54, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Charles Kittrell and Sue Kittrell. Lienholder: Secretary of Housing and Urban Development. **No one appeared for this case.**

- Mr. Black moved to deny the request for an amendment, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.

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

- Mr. Alu moved to deny the request for an amendment, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- c. **ACP-23-181 (CD 11)** 800 Flint Street aka All of Grantor's right, title and interest in and to Block 2, Lot 10, Board of Trade Addition, more commonly known as 800 Flint Street, Fort Worth, Tarrant County, Texas. Owner: Teodosia Payan. Lienholder(s): None. **No one appeared for this case.**
- Mr. Walker moved to remove the previously assessed Administrative Civil Penalty of \$1,125.00, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
 - No additional time was granted as the nuisance has been abated.

XIV. EXECUTIVE SESSION

- No session(s) were conducted.

XV. ADJOURNMENT

- Mr. Black moved to adjourn the Regular Meeting, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Ferguson and Mr. DiNicola absent, and District 2 vacant.
- **Regular meeting adjourned at 1:11 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

HS-24-32 **Property Address:** 2502 Race Street (Accessory Structure Only)

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

Legal Description: LOTS 41 AND 42, MRS. E.A. SELF'S ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 533, PAGE 225, DEED RECORDS OF TARRANT COUNTY, TEXAS; SAVE AND EXCEPT THE NORTH 4 FEET THEREOF CONVEYED TO THE CITY OF FORT WORTH IN DEED RECORDED IN VOLUME 7721, PAGE 2204, DEED RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 02698323 **Reference No(s).** 23-656927

Owner(s) per Deed: Becky Cano---D206260293

Owner(s) per TAD: Becky Cano

Mailing Address: 1501 N. Riverside Drive, Fort Worth, TX 76111-2655

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **August 7, 2023.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **August 7, 2023.**
- Notices: **8/24/2023 and 10/26/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **January 9, 2024 with the owner's spouse Alejandro Pastrana present.**
- Current owner's deed was recorded **August 22, 2006.**
- Notice to appear at today's hearing was mailed and posted on the property on **December 29, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severely fire damaged garage apartment
 - Missing and charred exterior walls and siding with breaches
 - Charred ceiling joist and rafters with breaches
 - Fire damaged, poorly supported and uneven floors
- There are other conditions that add to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Becky Cano, 1501 N. Riverside Drive, Fort Worth, TX 76111-2644 (Cert. # 9489009000276524337871);
Becky Cano aka Becky Cano Pastrana, 1501 N. Riverside Drive, Fort Worth, TX 76111
(Cert. # 9489009000276524337888);
Alejandro Pastrana, 1501 N. Riverside Drive, Fort Worth, TX 76111 (Cert. # 9489009000276524378895);
Lienholders: Midfirst Bank, 501 N.W. Grand Blvd, Oklahoma City, OK 73118 (Cert. # 9489009000276524337901);
Midfirst Bank, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 (Cert. # 9489009000276524337918);
Midfirst Bank c/o Dana Herd, 501 N.W. Grand Blvd, Oklahoma City, OK 73118 (Cert. # 9489009000276524337925);
Granite Mortgage Corporation, 5025 Park Blvd. #300, Plano, TX 75093 (Cert. # 9489009000276524337932);
Granite Mortgage Corporation c/o Trustee: Scott Luna, 5025 Park Blvd. #300, Plano, TX 75093
(Cert. # 9489009000276524337949);
Granite Mortgage Corporation c/o Trustee: Scott Luna, 3330 N. Galloway, Suite 276, Mesquite, TX 75150
(Cert. # 9489009000276524337956);
Granite Mortgage Corporation c/o NTFN, Inc., 2201 Royal Lane, Suite 170, Irving, TX 75063 (Cert. #
9489009000276524337963);
Capital One Bank USA NA, 4854 Cox Road, Glen Allen, VA 23060 (Cert. # 9489009000276524337970);
Discover Bank, 6500 New Albany Road, New Albany, OH 43054 (Cert. # 9489009000276524337987)

Motion: _____ **Made by:** _____

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

Building Standards Division – Structure Inspections Report

Clear Form

City of Fort Worth – Code Compliance Department

Inspecting Officer Marilyn Turner-Mims

Telephone 817-944-7019

Date/Time 1/9/24 13:48

Inspection Information

Address 2502 Race St

Number of Stories 2

Legal Description Block 1 Lot 41 Case# 23-656927 Tax Account# 02698323

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 garage apartment
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and charred walls and siding with breaches
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and charred wall studs and sheet rock with breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated and burned decking
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Charred ceiling joist, rafters and sheet rock
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Inadequate support due to soft and burned floors and missing exterior walls
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soft and burned and shifted floors on top floor
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken and missing glass with charred window framing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hanging and burned electrical wiring
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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

HS-24-33 **Property Address:** 2313 Lee Avenue (Primary Structure)

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

Legal Description: LOT 7, BLOCK 6, M.G. ELLIS ADDITION, AN ADDITION TO NORTH FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLIME 63, PAGE 18, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 00826502 **Reference No(s).** 23-657623

Owner(s) per Deed: Florencio Rojas---D203076256

Owner(s) per TAD: Lomayra Garay, Eduardo Rojas, and Florencio Rojas Jr.

Mailing Address: 2319 Lee Avenue, Fort Worth, TX 76164

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **August 17, 2023.**
- This case was initiated by: **Officer Morris.**
- Fire Dates: **August 15, 2023 and November 6, 2023.**
- Notices: **10/17/2023, 11/6/2023, and 1/8/2024.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **January 10, 2024 with permission from owner/heir Lomayra Garay.**
- Current owner's deed was recorded **March 4, 2003.**
- Notice to appear at today's hearing was mailed and posted on the property on **December 29, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Multiple walls throughout the structure exhibit varying degree of fire damage, with some areas showing signs of charring and structural compromise
 - The fire has impacted the ceilings and floors in several sections of the structure
 - Electrical system has been compromised, displaying signs of fire damage
 - Fire has significantly compromised the integrity of roof structure, including charred and weakened beams, joist, rafters, and decking
 - Severe breaches in roof, compromising its ability to provide adequate protection
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Florencio Rojas, 2319 Lee Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276524337994);
Florencio Rojas Estate, 2319 Lee Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276524338014);
Florencio Rojas Estate, 6032 Summer Lake Drive, Fort Worth, TX 76119 (Cert. # 9489009000276524338021);
Florencio Rojas Estate, 2313 Lee Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276524338038);
Florencio Rojas Jr., 2319 Lee Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276524338045);
Florencio Rojas Jr., 3450 Schwartz Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276524338052);
Florencio Rojas Jr., 3840 Wilbarger Street, Fort Worth, TX 76119 (Cert. # 9489009000276524338069);
Eduardo Rojas, 2705 Azle Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276524338076);
Llomayra Garay aka Lomayra Garay aka Llomayra Rojas Garay, 6032 Summer Lake Drive, Fort Worth, TX 76119 (Cert. # 9489009000276524338083);
Lienholders: Wells Fargo Bank, N.A., PO Box 1629, Minneapolis, MN 55440 (Cert. # 9489009000276524338090);
Wells Fargo Bank, N.A., 1 Home Campus, Des Moines IA 50328 (Cert. # 9489009000276524338106);
Wells Fargo Bank c/o Mortgage Elec. Reg. Sys.Inc., PO Box 2026, Flint MI 48501 (Cert. # 9489009000276524338113);
WR Starkey Mortgage, L.L.P., 5055 W. Park Blvd, Suite 300, Plano, TX 75093 (Cert. # 9489009000276524338120);
WR Starkey Mortgage, L.L.P. c/o Trustee- WR Starkey, 5055 W. Park Blvd, Suite 300, Plano, TX 75093 (Cert. # 9489009000276524338137);
WR Starkey Mortgage, L.L.P. c/o Mortgage Elec. Reg. Sys.Inc., PO Box 2026, Flint MI 48501 (Cert. # 9489009000276524338144)

Motion: _____ **Made by:** _____

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

Building Standards Division – Structure Inspections Report

Clear Form

City of Fort Worth – Code Compliance Department

Inspecting Officer Morris, Max M

Telephone 682-213-0342

Date/Time 1/10/24 09:30

Inspection Information

Address 2313 LEE AVE

Number of Stories 1

Legal Description Block 68 Lot 2 Case# 23-657623 **Tax Account#** 00826502

Exterior Only Exterior & Interior

Category

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

Observed Deficiencies

	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEVERE FIRE DAMAGE TO STRUCTURE
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE WITH BREACHES
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE/ with breaches
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE/ CEILINGS MISSING
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE/ MISSING WINDOWS
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FIRE DAMAGE TO ELECTRICAL SYSTEM
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FIRE DAMAGE TO PLUMBING SYSTEM
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: JANUARY 22, 2024**

HS-24-34 **Property Address:** 3600 Avenue J (Accessory Structure Only)

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

Legal Description: 3600 J Avenue aka LOT 11, BLOCK 78, POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 109, PLAT RECORDS, TARRANT, COUNTY, TEXAS

SKEY No. 02698323 **Reference No(s).** 23-657573

Owner(s) per Deed: Pedro Gutierrez---D207161063

Owner(s) per TAD: Pedro Gutierrez

Mailing Address: 3600 Avenue J, Fort Worth, TX 76105-3237

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **August 16, 2023.**
- This case was initiated by: **Officer Sheadel.**
- Notices: **8/16/2023, 10/16/2023, and 12/19/2023.**
- No active permits on file.
- Structure is **secured by fencing and a gate.**
- Inspection was conducted on **January 9, 2024 without the owner present from the exterior of the structure due to blocked entry by the collapsed roof.**
- Current owner’s deed was recorded **May 9, 2007.**
- Notice to appear at today’s hearing was mailed and posted on the property on **December 29, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Collapsed roof exposing framing and interior structure to environmental conditions
 - Exterior walls damaged and collapsed
 - Severe deformation of roofing rafters
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Pedro Gutierrez, 3600 Avenue J, Fort Worth, TX 76105-3237 (Cert. # 9489009000276524338151);
Lienholders: Internal Revenue Service, PO Box 145595, Cincinnati, OH 45250 (Cert. # 9489009000276524338168);
FGMS Holdings, LLC, 8407 Bandera Road, Suite 141, San Antonio, TX 78250 (Cert. # 9489009000276524338175);
State of Texas c/o Comptroller of Public Accounts, 111 E. 17th Street, Austin, TX 78774
(Cert. # 9489009000276524338182)

Motion: _____ **Made by:** _____

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

Building Standards Division – Structure Inspections Report

Clear Form

City of Fort Worth – Code Compliance Department

Inspecting Officer Ian Sheadel

Telephone (817) 475-3431

Date/Time 1/9/24 12:00

Inspection Information

Address 3600 Ave J

Number of Stories 1

Legal Description Block 78 Lot 11 Case# 23-657573 **Tax Account#** 02243601

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"/>	Damaged exterior wall is seperated from roof and other walls
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged walls exposed to environmental conditions by breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Partially collapsed roof with rafters significantly out of plumb
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged, partially collapsed and unprotected ceiling is visible from breaches
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Structure is significantly out of plumb with damaged or missing structural support
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doorway is damaged and out of plumb
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: JANUARY 22, 2024**

HS-24-35 **Property Address:** 3322 North Grove Street (Primary Structure)

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

Legal Description: Lots 1 and 2, Block 68, FOSTEPCO HEIGHTS ADDTION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 204, Page 126, Deed Records, Tarrant County, Texas

SKEY No. 00995436 **Reference No(s).** 21-586675

Owner(s) per Deed: Marzell N. Johnston and husband, Warren W. Johnston---Vol. 14629, Pg. 6

Owner(s) per TAD: Marzell N. Johnston Estate

Mailing Address: 3322 North Grove Street, Fort Worth, TX 76106

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **October 2, 2023.**
- This case was initiated by: **Officer Morris.**
- Fire Dates: **October 1, 2023 and November 18, 2023**
- Notices: **10/2/2023, 11/18/2023, and 12/29/2023.**
- No active permits on file.
- Structure is **vacant and open.**
- Inspection was conducted on **January 6, 2024 without the owner present from the right of way as all violations are exposed to the public.**
- Current owner’s deed was recorded **November 29, 2000.**
- Notice to appear at today’s hearing was mailed and posted on the property on **December 29, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - The roof has suffered extensive fire damage, rendering it completely burned out and missing
 - All windows missing and broken
 - Accumulation of debris and household items, throughout structure
 - The electrical system has been compromised, from impact of fire
 - The overall structure integrity has been compromised, due to the extensive fire damage
 - Load-bearing elements pose a significant risk of collapse
 - Interior walls exhibit signs of charring and damage from the fire, raising concerns about their stability
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Marzell N. Johnston and husband, Warren W. Johnston, 3322 N. Grove Street, Fort Worth, TX 76106
(Cert. # 9489009000276524338199);
Marzell N. Johnston and husband, Warren W. Johnston, 100 Oak Trl, Burleson, TX 76028
(Cert. # 9489009000276524338205);
Marzell N. Johnston and husband, Warren W. Johnston, PO Box 161847, Fort Worth, TX 76161
(Cert. # 9489009000276524338212);
Marzell N. Johnston and Warran W. Johnston Estates, 3322 North Grove Street, Fort Worth, TX 76106
(Cert. # 9489009000276524338229);
Marzell N. Johnston and Warren W. Johnston Estates, 100 Oak Trl, Burleson, TX 76028
(Cert. # 9489009000276524338236);
Marzell N. Johnston and Warren W. Johnston Estates, PO Box 161847, Fort Worth, TX 76161
(Cert. # 9489009000276524338243);
Marty Johnston, 100 Oak Trl, Burleson, TX 76028 (Cert. # 9489009000276524338250);
Marty Johnston, 1016 Micah Road, Burleson, TX 76028 (Cert. # 9489009000276524338267);
Lienholders: Texas Health Resources/Ais Recovery Systems, PO Box 248894, Oklahoma City, OK 73124
(Cert. # 9489009000276524338274);
Linebarger Goggan Blair & Sampson LLP, 100 Throckmorton, Suite 1700, Fort Worth, TX 76102
(Cert. # 9489009000276524338281)

Motion: _____ **Made by:** _____

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

Building Standards Division – Structure Inspections Report

Clear Form

City of Fort Worth – Code Compliance Department

Inspecting Officer Morris, Max M

Telephone 682-213-0342

Date/Time 1/6/24 10:30

Inspection Information

Address 3322 N GROVE ST

Number of Stories 1

Legal Description Block 68 Lot 2 Case# 21-586675 **Tax Account#** 00995436

Exterior Only

Exterior & Interior

Category

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

Observed Deficiencies

	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEVERE FIRE DAMAGE TO STRUCTURE
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE WITH BREACHES
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE/ ROOF COMPLETELY BURNED
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE/ CEILINGS MISSING
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOKE & FIRE DAMAGE/ MISSING WINDOWS
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FIRE DAMAGE TO ELECTRICAL SYSTEM
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FIRE DAMAGE TO PLUMBING SYSTEM
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VACANT & OPEN/ VAGRANTS

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: JANUARY 22, 2024**

HS-24-36 **Property Address:** 4433 Virginia Lane (Primary Structure)

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

Legal Description: Tract 47 of GWD D221379583 filed 12/30/2021 containing numerous other properties and Tract 47: The east ½ of the south ½ of Lot 6, Block 1, Hattie M. Lewis Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 106, Page 81, Plat Records, Tarrant County, Texas

SKEY No. 01593641 **Reference No(s).** 23-659033

Owner(s) per Deed: PKG 10-FTW 188, LLC---D221379583

Owner(s) per TAD: PKG 10-FTW 188, LLC

Mailing Address: 4925 Davis Blvd., Suite 201, North Richland Hills, TX 76180

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

Council District No. 11

CASE BACKGROUND:

- Case Originated: **September 8, 2023.**
- This case was initiated by: **Officer Sheadel.**
- Fire Date: **September 7, 2023.**
- Notices: **9/8/2023, 9/27/2023, and 12/7/2023.**
- No active permits on file.
- Inspection was conducted on **January 8, 2024 with permission from Chris Noddings, an agent for the owner.**
- Current owner's deed was recorded **December 30, 2021.**
- Notice to appear at today's hearing was mailed and posted on the property on **December 29, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Fire damaged and charred rafters, joists and studs
 - Exposed framing due to collapsed ceilings and fire damaged walls
 - Fire damaged electrical system
 - Damaged flooring with breaches into foundation
 - Damaged windows secured by boarding
 - Damaged and cracked brick work on exterior walls and columns
- 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.
- Evidence submitted by the owner's Attorney is a separate attachment.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

PKG 10-FTW 188, LLC, 4925 Davis Blvd., Suite 201, North Richland Hills, TX 76180
(Cert. # 9489009000276524338199);
PKG 10-FTW 188, LLC c/o Agent-Corporation Service Co. DBA CSC-Lawyers Inco, 211 E. 7th Street, Suite 620,
Austin, TX 78701 (Cert. # 9489009000276524338304),
PKG 10-FTW 188, LLC c/o Corporation Service Co. Attn: Branch Manager-Susan Vertrees, 211 E. 7th Street,
Suite 620 (Cert. # 9489009000276524338311);
PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC, 27777 Franklin Road, Suite 900, Southfield, MI
48034 (Cert. # 948900900027524338328);
PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC, 1345 Avenue Of The Americas FL 32, New York,
NY 10105-0302 (Cert. # 9489009000276524338335);
PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: CEO-Ruddy Jordan, 1345 Avenue Of The Americas
FL 32, New York, NY 10105-0302 (Cert. # 9489009000276524338342);
PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: CEO-Ruddy Jordan, 10 Lexington Avenue,
Apt. 15C, New York, NY 10016-3176 (Cert. # 9489009000276524338359);
PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: Christopher Davis, 1345 Avenue Of The Americas
FL 32, New York, NY 10105-0302 (Cert. # 9489009000276524338366);
PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: Josh Luellen, 1345 Avenue Of The Americas
FL 32, New York, NY 10105-0302 (Cert. # 9489009000276524338373);
PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: Chris Noddings, 1345 Avenue Of The Americas
FL 32, New York, NY 10105-0302 (Cert. # 9489009000276524338360);
PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDG6524338397);
PKG 10-FTW 188, LLC c/o Member-PKG 11 PLEDGOR LLC Attn: Bluerock.Ops, 1345 Avenue Of The Americas
FL 32, New York, NY 10105-0302 (Cert. # 9489009000276524338403)

Motion: _____ **Made by:** _____

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

Building Standards Division – Structure Inspections Report

Clear Form

City of Fort Worth – Code Compliance Department

Inspecting Officer Ian Sheadel

Telephone (817) 475-3431

Date/Time 1/8/24 08:41

Inspection Information

Address 3600 Ave J

Number of Stories 1

Legal Description Block 78 Lot 11 Case# 23-657573 **Tax Account#** 02243601

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 throughout the structure
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Some walls fire damaged and breached with charred exterior
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged and smoke damaged walls with exposed framing
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged and charred rafters, fascia and soffit
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged and collapsed areas of interior ceilings
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Front porch concrete and column damage
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Damaged flooring with breaches into foundation / sub-floor
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged windows are boarded over with charred trim
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged electrical system
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Status

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

Structure Use

- Single Family
 Two Family
 Commercial
 Accessory

Foundation

- Poured Concrete
 Stem Wall
 Pier & Beam
 N/A

Additional Observations

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: JANUARY 22, 2024**

HS-24-37 **Property Address:** 403 NW 20th Street (Accessory Structure Only)

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

Legal Description: BEING LOT A OF THE SUBDIVISION OF LOT 18 IN BLOCK 102 OF NORTH FORTH WORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SKEY No. 01910469 **Reference No(s).** 23-663785

Owner(s) per Deed: Hector Zamarripa and Enrique Zamarripa---D218182806

Owner(s) per TAD: Hector Zamarripa

Mailing Address: 403 NW 20th Street, Fort Worth, TX 76164

Agenda Category: New Case – Residential **Code Compliance Officer:** Manny Ramirez

Council District No. 2

CASE BACKGROUND:

- Case Originated: **December 12, 2023.**
- This case was initiated by: **Senior Officer Ramirez.**
- Notices: **12/12/2023 and 12/21/2023.**
- No active permits on file.
- Structure is **secure (accessory).**
- Inspection was conducted on **January 9, 2024 with Hector Zamarripa, an owner, present.**
- Current owner’s deed was recorded **August 16, 2018.**
- Notice to appear at today’s hearing was mailed and posted on the property on **December 29, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Structure is leaning due to failing foundation
 - Roof is sloped inward due to broken roof rafters
 - Exterior wood siding is deteriorated with breaches at the base
 - Garage doors have deteriorated wood and are not square with the structure
 - Structure corner post is deteriorated and sunk into the dirt foundation
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Hector Zamarripa and Enrique Zamarripa, 403 NW 20th Street, Fort Worth, TX 76164
(Cert. # 9489009000276524338410);
Hector Zamarripa, 403 NW 20th Street, Fort Worth, TX 76164 (Cert. # 9489009000276524338427);
Enrique Zamarripa, 541 Greenway Drive, Fort Worth, TX 76179 (Cert. # 9489009000276524338434)

Motion: _____ **Made by:** _____

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

Building Standards Division – Structure Inspections Report

Clear Form

City of Fort Worth – Code Compliance Department

Inspecting Officer M. Ramirez

Telephone 817-733-4384

Date/Time 1/9/24 12:00

Inspection Information

Address 403 NW 20th St.

Number of Stories 1

Legal Description Block 102 Lot B **Case#** 23-663785 **Tax Account#** 01910493

Exterior Only

Exterior & Interior

Category

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

Observed Deficiencies

	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated wood siding/walls are leaning
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated wood
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sloped inward/partially collapsed/broken rafters
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Foundation has shifted/Structure has sunk into ground and is leaning
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage doors have shift and are not square.
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

Exterior siding has breaches near the base. Dirt foundation has eroded and caused the structure to sink.

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: JANUARY 22, 2024**

HS-24-38 **Property Address:** 2224 Ross Avenue (Primary Structure)

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

Legal Description: LOTS 12, 13 AND 24, BLOCK 162, NORTH FORT WORTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 106, PAGE 64, PLAT RECORDS, OF TARRANT COUNTY, TEXAS

SKEY No. 1921878 **Reference No(s).** 23-662685

Owner(s) per Deed: Gloria J. Ramos---D220252171

Owner(s) per TAD: Gloria J. Ramos

Mailing Address: 8108 Carlos Street, Fort Worth, TX 76108

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **November 11, 2023.**
- This case was initiated by: **Officer Lowry.**
- Fire Date: **November 9, 2023.**
- Notices: **11/11/2023 and 12/22/2023.**
- No active permits on file.
- Structure is **vacant and open.**
- Inspection was conducted on **January 3, 2024 without the owner present from the right of way as all violations are exposed to the public.**
- Current owner's deed was recorded **November 4, 2020.**
- Notice to appear at today's hearing was mailed and posted on the property on **December 29, 2023.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severely collapsed roof down to the first floor.
 - Fire and water damaged 1st floor and 2nd floor ceilings with breaches from collapsed roof
 - Broken 1st floor and 2nd floor windows with glass shards remaining
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Gloria J. Ramos, 8108 Carlos Street, Fort Worth, TX 76108 (Cert. # 9489009000276524338441);
Lienholder: First National Bank, SD, 2223 Dodge Street, Omaha, NE 68103 (Cert. # 9489009000276524338458)

Motion: _____ **Made by:** _____

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

Building Standards Division – Structure Inspections Report

Clear Form

City of Fort Worth – Code Compliance Department

Inspecting Officer William Lowry

Telephone 682-774-7287

Date/Time 1/17/24 14:09

Inspection Information

Address 2224 Ross Ave

Number of Stories 2

Legal Description Block 162 Lot 12 & 24 Case# 23-662685 **Tax Account#** 01921878

Exterior Only

Exterior & Interior

Category

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

Observed Deficiencies

	Minor	Moderate	Severe	Comments
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe fire damage to collapsed roof, multiple roof breaches all the way down to the ground floor. Fire damage with breaches to both 2nd and 1st floor ceilings, interior walls missing sheet rock damaged studs.
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke damage to exterior walls.
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire and water damage to sheet rock and wall studs.
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire and water damage to collapsed roof with breaches down to the ground floor.
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire and water damaged 2nd and 1st floor ceilings with multiple breaches.
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire and water damaged flooring with roofing, ceiling, insulation debris and burnt furniture covering the floor.
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged doors that were missing. Broken windows with glass shards remaining.
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire and water damaged wiring and electrical outlets.
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"/>	Collapse hazard from remaining roof and ceilings.

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

Inspection was done from the right of way with no owner present as violations were exposed to the public. The building exterior was avoided due to collapse hazard.

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: JANUARY 22, 2024**

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

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

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

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

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

Owner(s) per TAD: Lola Faye Smith Estate

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

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

Council District No. 9

CASE BACKGROUND:

WITHDRAW---DEMOLISHED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

ACP-24-39 **Property Address:** 512 Forby Avenue

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

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

Owner(s) per Deed: Terry W. Gibbons and wife, Elsie Gibbons---D196005353---January 9, 1996.

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

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

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Joshua Washington
Residential

Council District No. 11

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

ACP-24-40 **Property Address:** 2320 North Edgewood Terrace

Legal Description: Being situated in the State of Texas, the County of Tarrant and the City of Fort Worth, being a part of the J.L. Purvis Survey, Abstract No. 1228, being all of a tract of land conveyed to Bank of New York, by Deed recorded in Clerk's File No. D207241859, of the Official Public Records of Tarrant County, Texas

SKEY No. 04097807 **Reference No(s).** 23-642701

Owner(s) per Deed: Marvin Rigoberto Saravia Canales and Lilian Sarahy Devora Aguilar
D220262727---October 13, 2020

Owner(s) per TAD: Marvin Rigoberto Saravia Canales and Lilian Sarahy Devora Aguilar

Mailing Address: 6212 Rolling Meadow Trail, Fort Worth, TX 76135

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Joshua Washington
Residential

Council District No. 11

EVIDENTIARY REPORT:

This violation was identified on **April 29, 2023**. This violation was **Citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **nine (9)** inspections by multiple officers since the inception of this case. **Three (3)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** needed to enter the property. There have been **six (6)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **November 27, 2023** and expired on **December 7, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **December 29, 2023**. The last inspection was performed on **January 19, 2024**.

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

Staff recommendation: Assess a civil penalty of **\$4,500.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on November 27, 2023. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since October 9, 2020.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **December 7, 2023** **Date of BSC Meeting:** **January 22, 2024**
Number of days since NAO expired: **45**

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

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Marvin Rigoberto Saravia Canales and Liliana Sarahy Devora Aguilar, 6212 Rolling Meadow Trail, Fort Worth, TX 76135 (Cert. # 9489009000276525416902);
Martin Rigoberto Saravia Canales, 2320 North Edgewood Terrace, Fort Worth, TX 76103 (Cert. # 9489009000276525416919);
Martin Rigoberto Saravia Canales, 2004 Willow Point Drive, Apt. 2039, Arlington, TX 76010 (Cert. # 9489009000276525416926);
Martin Rigoberto Saravia Canales, 1600 Larkspur Drive, Arlington, TX 76013 (Cert. # 9489009000276525416933);
Martin Rigoberto Saravia Canales, 7805 Whitney Lane, Fort Worth, TX 76112 (Cert. # 9489009000276525416940);
Liliana Sarahy Devora Aguilar, 2320 North Edgewood Terrace, Fort Worth, TX 76103 (Cert. # 9489009000276525416957);
Liliana Sarahy Devora Aguilar, 2320 Eatwood, Fort Worth, TX 76103 (Cert. # 9489009000276525416964);
Lienholder: Request 2020, LLC, 9129 Belshire Drive, Suite 100, North Richland Hills, TX 76182 (Cert. # 9489009000276525416971);
Request 2020, LLC c/o Agent-Catherine Coker, 9129 Belshire Drive, Suite 100, North Richland Hills, TX 76182 (Cert. # 9489009000276525416988);
Request 2020, LLC c/o Agent-Catherine Coker, 2510 Greenbough Lane, Southlake, TX 76092 (Cert. # 9489009000276525416995);
Request 2020, LLC c/o Man.Member-Neighborhood Partners Inc., 2510 Greenbough Lane, Southlake, TX 76092 (Cert. # 9489009000276524338465);
Request 2020, LLC c/o Trustees-Ian Ghrist or Sarah Dill, 2735 Villa Creek Drive, Suite 140, Farmers Branch, TX 75234 (Cert. # 9489009000276524338472)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

ACP-24-41 **Property Address:** 3631 Avenue N

Legal Description: Lot 20, Block 126, Polytechnic Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 109 of the Plat Records, Tarrant County, Texas, and more commonly known as 3621 Avenue N, Fort Worth, Texas

SKEY No. 02250519 **Reference No(s).** 23-642391

Owner(s) per Deed: Joyce Mascilak---D221038073---February 10, 2021.

Owner(s) per TAD: Joyce Mascilak

Mailing Address: 3631 Avenue N, Fort Worth, TX 76105

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Joshua Washington
Residential

Council District No. 11

EVIDENTIARY REPORT:

This violation was identified on **January 23, 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 **eleven (11)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** 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 **November 27, 2023** and expired on **December 7, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **December 29, 2023**. The last inspection was performed on **January 19, 2024**.

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

Staff recommendation: Assess a civil penalty of **\$4,500.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on November 27, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since December 21, 2023.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **December 7, 2023** **Date of BSC Meeting:** **January 22, 2024**
Number of days since NAO expired: **45**

\$100.00 per day x 45 days = \$4,500.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Joyce Mascilak, 3631 Avenue N, Fort Worth, TX 76135 (Cert. # 94890090002765254338489);
Joyce Mascilak, 2108 Washington Avenue, Apt B, Fort Worth, TX 76105 (Cert. # 9489009000276524338496);
Joyce Mascilak, 6916 Nine Mile Azle Road, Trlr.29, Fort Worth, TX 76135 (Cert. # 9489009000276457587510);
Jet Joy, Tenant, 3631 Avenue N, Fort Worth, TX 76105 (Cert. # 9489009000276457587527);
Jet Joy, Tenant, 3631 Northcut Drive, North Richland Hills, TX 76117 (Cert. # 9489009000276457587534);
Lienholder: FYP LLC, 2221 E. Lamar Blvd, Suite 130, Arlington, TX 76006 (Cert. # 9489009000276457587541)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

ACP-24-42 **Property Address:** 5920 Winifred Drive

Legal Description: LOT 14, BLOCK 13, OF WEDGEWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-6, PAGE 18, PLAT RECORDS TARRANT COUNTY, TEXAS

SKEY No. 03329011 **Reference No(s).** 23-657217

Owner(s) per Deed: Mary L. Stephens---D219241267---October 22, 2019.

Owner(s) per TAD: Mary L. Stephens

Mailing Address: 5920 Winifred Drive, Fort Worth, TX 76133

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Joshua Washington
Residential

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **August 11, 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 **twelve (12)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was** 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 **November 27, 2023** and expired on **December 7, 2023**. A notice to appear for today's hearing was mailed and posted on the property on **December 29, 2023**. The last inspection was performed on **January 19, 2024**.

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

Staff recommendation: Assess a civil penalty of **\$0.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that the owner is deceased. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on November 27, 2023. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since January 3, 2024.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **December 7, 2023** **Date of BSC Meeting:** **January 22, 2024**
Number of days since NAO expired: **45**

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

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Mary L. Stephens, 5920 Winifred Drive, Fort Worth, TX 76133 (Cert. # 9489009000276457587558);
Lienholder: Wells Fargo Bank, N.A., 2701 Wells Fargo Way, Minneapolis, MN 55467
(Cert. # 9489009000276457587565);
Wells Fargo Bank, N.A., 6200 Park Avenue, Des Moines, IA 50321 (Cert. # 9489009000276457587572);
Wells Fargo Bank, N.A. c/o Trustee-Robert K. Fowler, 2701 Wells Fargo Way, Minneapolis, MN 55467
(Cert. # 9489009000276457587589);
Wells Fargo Bank, N.A. c/o Trustee-Robert K. Fowler, 10333 Richmond Avenue #860, Houston, TX 77042
(Cert. # 9489009000276457587596)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

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

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

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

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

Owner(s) per TAD: Vincent Dears

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

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

Council District No. 5

CASE BACKGROUND:

- Case Originated: **April 4, 2023.**
- This case was initiated by: **Officer Webster.**
- Notices: **5/19/2023, 6/30/2023, and 8/3/2023.**
- No active permits on file.
- Structure is **vacant and secure.**
- The owner was present at the **September 25, 2023** hearing when the Commission ordered **sixty (60) days** to repair or demolish the structure.
- The owner had until **November 24, 2023** to comply with the Order.
- The owner requested an amendment on **November 22, 2023.**
- The owner requested in writing an additional **one hundred eighty (180) days** to complete the repairs/demolish.
- The Executive Secretary informed the owner that in order to secure more than an additional **ninety (90) days**, an Action Plan would need to be presented at today's hearing and defined an Action Plan.
- A Notice to appear at today's hearing was posted and mailed on **December 29, 2023.**
- **At this time, the owner has initiated the deconstruction of the damaged and deteriorated roofing and walls, largely stripping the structure to the framing. New pitched rafters have been built. The roof is open and decking has not yet been added.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Vincent Dears, 1853 Lynwood Hills Drive, Fort Worth, TX 76112 (Cert. # 9489009000276522115693);
Vincent Dears aka Vincent Antonio Dears, 1853 Lynwood Hills Drive, Fort Worth, TX 76112
(Cert. # 9489009000276522115709);
Lienholders: Yucca Assets LLC, Manzanita Assets LLC, 4347 W. Northwest Hwy., Suite 130-PMB 343,
Dallas, TX 75220 (Cert. # 9489009000276522115716);
Yucca Assets LLC, Manzanita Assets LLC, 4847 W. Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220
(Cert. # 9489009000276522115723);
Yucca Assets LLC, Manzanita Assets LLC c/o Registered Agent and Trustee-Rodney Hubbard,
4347 W. Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220 (Cert. # 9489009000276522115730);
Yucca Assets LLC, Manzanita Assets LLC c/o Registered Agent and Trustee-Rodney Hubbard,
4847 W. Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220 (Cert. # 9489009000276522115747);
Yucca Assets LLC, Manzanita Assets LLC c/o Registered Agent and Trustee-Rodney Hubbard,
12222 Merit Drive, Suite 1200, Dallas, 75251 (Cert. # 9489009000276522115754);
Yucca Assets LLC, Manzanita Assets LLC c/o Managing Member-Douglas Brower,
4347 W. Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220 (Cert. # 9489009000276522115761);
Yucca Assets LLC, Manzanita Assets LLC c/o Managing Member-Douglas Brower, 4106 S. Better Drive,
Dallas, TX 75229 (Cert. # 9489009000276522115778);
Yucca Assets LLC, Manzanita Assets LLC c/o Owner-Jennifer Brower, 4106 S. Better Drive,
Dallas, TX 75229 (Cert. # 9489009000276522115785);
City of Fort Worth c/o Linebarger Goggan Blair and Sampson LLP, 100 Throckmorton Suite 1700,
Fort Worth, TX 76102 (Cert. # 9489009000276522115792)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 11/21/2023 BSC Case No. HS-23-179

Date of Order: September 25, 2023 _____ Final Day to Comply with Order: November 24, 2023

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

Address of Property: 6316 Vel Drive

Owner / Lienholder / Mortgagee Name: Owner

Owner / Lienholder / Mortgagee Phone Number: (817) 918-5703

Owner / Lienholder / Mortgagee Mailing Address: 1853 Lynnwood Hills Dr, Fort Worth TX 76112

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

Justification for Request: Was selling property as is but deal fell through at last minute. Now remodeling entire house.

Vincent Dears
Signature

11/21/2023
Date

Vincent Dears
Printed Name

1853 Lynnwood Hills Dr, Fort Worth TX 76112
Address (including City/State/Zip)

8179185703
Telephone Number

lilleroy187@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 ID VERIFIED
FAX: 817-392-2249

FOR OFFICE USE ONLY
RECEIVED BY: <u>Ian Sheadel</u>
RECEIVED DATE: <u>11/22/2023</u>



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

September 25, 2023

Vincent Dears
(Cert. # 9489009000276457588722)
1853 Lynwood Hills Drive
Fort Worth, TX 76112

RE: 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, HS-23-179, Reference #23-645847, NEW CASE RESIDENTIAL

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

- Repair or demolish the structure within **sixty (60) days** of the effective date of the Order.
- **Last day to comply with the order is November 24, 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 **sixty (60) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on November 24, 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: Vincent Dears aka Vincent Antonio Dears, 1853 Lynwood Hills Drive, Fort Worth, TX 76112 (Cert. # 9489009000276457588739);
Lienholders: Yucca Assets LLC, Manzanita Assets LLC, 4347 W. Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220 (Cert. # 9489009000276457588746); Yucca Assets LLC, Manzanita Assets LLC, 4847 W. Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220 (Cert. # 9489009000276457588753); Yucca Assets LLC, Manzanita Assets LLC c/o Registered Agent and Trustee-Rodney Hubbard, 4347 W. Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220 (Cert. # 9489009000276457588760); Yucca Assets LLC, Manzanita Assets LLC c/o Registered Agent and Trustee-Rodney Hubbard, 4847 W. Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220 (Cert. # 9489009000276457588777); Yucca Assets LLC, Manzanita Assets LLC c/o Registered Agent and Trustee-Rodney Hubbard, 12222 Merit Drive, Suite 1200, Dallas, TX 75251 (Cert. # 9489009000276457588784); Yucca Assets LLC, Manzanita Assets LLC c/o Managing Member-Douglas Brower, 4347 W. Northwest Hwy., Suite 130-PMB 343, Dallas, TX 75220 (Cert. # 9489009000276457588791); Yucca Assets LLC, Manzanita Assets LLC c/o Managing Member-Douglas Brower, 4106 S. Better Drive, Dallas, TX 75229 (Cert. # 9489009000276457588807); Yucca Assets LLC, Manzanita Assets LLC c/o Owner-Jennifer Brower, 4106 S. Better Drive, Dallas, TX 75229 (Cert. # 9489009000276457588814); City of Fort Worth c/o Linebarger Goggan Blair and Sampson LLP, 100 Throckmorton Suite 1700, Fort Worth, TX 76102 (Cert. # 9489009000276457588821)

CODE COMPLIANCE DEPARTMENT

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-23-179**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **September 25, 2023** regarding the structure present on **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, and more commonly known as 6316 Vel Drive (Primary Structure) ("Affected Property") in Fort Worth, Texas; and**

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

WHEREAS notice of the public hearing was mailed to the Owner **twenty four (24)** days prior to the date of the hearing; and

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner repair or demolish the structure and remove the debris described as **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, and more commonly known as 6316 Vel Drive (Primary Structure) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **sixty (60) days** of the effective date of this Order. Owner must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owner has until November 24, 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 **November 24, 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.

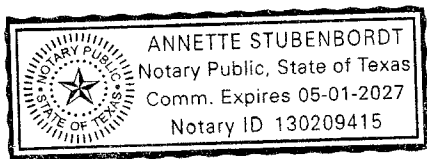
SIGNED this the 3rd day of October, 2023.

Paul Clark
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

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



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

AFTER RECORDING RETURN TO:

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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024

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: Amendment Case **Code Compliance Officer:** Marilyn Turner-Mims
 Commercial

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.**
- The owner was not present at the **October 23, 2023** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owner had until **November 22, 2023** to comply with the Order.
- The owner requested an amendment on **November 21, 2023.**
- The owner requested in writing an additional **ninety (90) days** to complete the repairs/demolish.
- A Notice to appear at today's hearing was posted and mailed on **December 29, 2023.**
- **At this time, no progress has been made to repair or demolish the structure.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

NOTICES TO APPEAR FOR 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. # 9489009000276522115808);
Bert Williams aka William Bert Williams Sr. Estate, 5636 Conroy Street, Fort Worth, TX 76134
(Cert. # 9489009000276522115815);
Brenda Williams aka Brenda Kaye Minor Williams, 5636 Conroy Street, Fort Worth, TX 76134
(Cert. # 9489009000276522115822);
Brenda Williams aka Brenda Kaye Minor Williams, 4320 Ashberry Street, Apt 721, Fort Worth, TX 76106
(Cert. # 9489009000276522115839);
Erica Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276522115846);
Erica Williams, 3520 Wayland Drive, Fort Worth, TX 76133 (Cert. # 9489009000276522115853);
William Bert Williams Jr, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276522115860);
Harry Oneal Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276522115877);
Harry Oneal Williams, 1804 Rockmoor Drive, Fort Worth, TX 76134 (Cert. # 948900900027652115884);
Terrell Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276522115907);
Jarvis Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276522115891);
Fallon Sanders, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276522115914)

Motion: _____ **Made by:** _____

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



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

Date: 11/21/23 _____ BSC Case No. HS-24-07 _____

Date of Order: 10/23/23 _____ Final Day to Comply with Order: 11/22/23 _____

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

Address of Property: 1424 Mitchell Blvd _____

Owner / Lienholder / Mortgagee Name: Brenda Williams _____

Owner / Lienholder / Mortgagee Phone Number: (817)293-6647 and 817-825-8131 Harry Williams _____

Owner / Lienholder / Mortgagee Mailing Address: 5636 Conroy St., Fort Worth, TX 76134 _____

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

Requesting 90 day to make the requested repairs _____

Justification for Request: Contractor Delays _____

Signature

11/22/23
Date

Brenda Williams
Printed Name

5636 Conroy St., Ft. Worth, TX 76134
Address (including City/State/Zip)

817-293-6647
Telephone Number

Harry.ow26@ymail.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**

FOR OFFICE USE ONLY
RECEIVED BY: Annette Stubenbordt
RECEIVED DATE: 11/21/2023

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



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

October 23, 2023

Bert Williams and wife, Brenda Williams
(Cert. # 9489009000276524496721)
5636 Conroy Street
Fort Worth, TX 76134

RE: 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, HS-24-07, Reference #23-649954, NEW CASE COMMERCIAL

Attached please find the Fort Worth Building Standards Commission Order of **October 23, 2023** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structure within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is November 22, 2023.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request** is before the close of business on **November 22, 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: Bert Williams aka William Bert Williams Sr. Estate, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276524496738); Brenda Williams aka Brenda Kaye Minor Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276524496745); Brenda Williams aka Brenda Kaye Minor Williams, 4320 Ashberry Street, Apt 721, Fort Worth, TX 76106 (Cert. # 9489009000276524496752); Erica Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276524496769); Erica Williams, 3520 Wayland Drive, Fort Worth, TX 76133 (Cert. # 9489009000276524496776); William Bert Williams Jr, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276524496783); Harry Oneal Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276524967790); Harry Oneal Williams, 1804 Rockmoor Drive, Fort Worth, TX 76134 (Cert. # 9489009000276524996806); Terrell Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276524496813); Jarvis Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276524496820); Fallon Sanders, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276524496837)

CODE COMPLIANCE DEPARTMENT

Substandard/Hazardous

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-24-07**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **October 23, 2023** regarding the structure present on **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, and more commonly known as 1424 Mitchell Blvd. (Primary Structure) ("Affected Property") in Fort Worth, Texas; and**

WHEREAS the Tarrant County Deed Records indicate that **Bert Williams and wife, Brenda Williams** are the recorded owners ("Owners") of the Affected Property; and

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

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

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

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

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners repair or demolish the structure and remove the debris described as **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, and more commonly known as 1424 Mitchell Blvd. (Primary Structure) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **thirty (30) days** of the effective date of this Order. Owners must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owners have until November 22, 2023 to comply with this Order.**

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

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

Substandard/Hazardous

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 **November 22, 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.

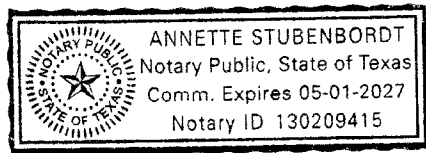
FAILURE TO COMPLY WITH THIS ORDER may result in the scheduling and conducting a of a Civil Penalty hearing in order to determine the amount of penalty to be paid. The Code of the City of Fort Worth, Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," limits the amount of Civil Penalty 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 30th day of October, 2023.

Brian Black
Brian Black, Acting Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 30th day of October, 2023 by Brian Black, Acting Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:

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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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: Amendment Administrative Civil **Code Compliance Officer:** Cristian Chavez
Penalty Case Residential

Council District No. 8

CASE BACKGROUND:

- This case was identified on **December 8, 2022** and was **Officer** initiated.
- The owner was present at the **October 23, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty four (44) days for a total of \$4,400.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **November 22, 2023** to comply with the Order.
- The owner requested an amendment on **November 20, 2023**.
- The owner requesting an in writing an additional **ninety (90) days** to abate the nuisance and removal of the **\$4,400.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **December 29, 2023**.
- **At this time, no progress has been made to abate the nuisance.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Alejandro Garcia, 3801 Childress Street, Fort Worth, TX 76119 (Cert. # 9489009000276522115921);
Alejandro Garcia, 1105 Jo Carol Street, Colleyville, TX 76034-4226 (Cert. # 9489009000276522115938)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 11-20-2023 BSC Case No. ACP-24-11

Date of Order: 10-23-2023 Final Day to Comply with Order: 11-22-2023

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

Address of Property: 2705 Crenshaw Ave

Owner Lienholder / Mortgagee Name: Alejandro Garcia

Owner / Lienholder / Mortgagee Phone Number: (682) 558-0481

Owner / Lienholder / Mortgagee Mailing Address: 1105 Jo Carol Lane Colleyville TX 76034

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 90 days
and removal of civil penalties

Justification for Request: Been going thru Hardship- / weather and just having to work
over Taking days off.

[Signature]
Signature

11/20/2023
Date

Alejandro Garcia
Printed Name

Address (including City/State/Zip)

Telephone Number

E-Mail Address

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

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

FOR OFFICE USE ONLY
RECEIVED BY: HURTADO, A E707
RECEIVED DATE: 11-20-2023

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



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

October 23, 2023

Alejandro Garcia
(Cert. # 9489009000276524496899)
3801 Childress Street
Fort Worth, TX 76119

RE: 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, ACP-24-11, Reference #22-631770, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **October 23, 2023** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for forty four (44) days for a total of \$4,400.00**.
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is November 22, 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 November 22, 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: Alejandro Garcia, 1105 Jo Carol Street, Colleyville, TX 76034-4226 (Cert. # 9489009000276524496905)

CODE COMPLIANCE DEPARTMENT

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

Administrative Civil Penalty

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-24-11**

On **October 23, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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, and located on property more commonly known as 2705 Crenshaw Avenue, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Alejandro Garcia** 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 Four Hundred Dollars (\$4,400.00)** 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 **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, and located on property more commonly known as 2705 Crenshaw Avenue, Fort Worth, Texas within thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until November 22, 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.

Administrative Civil Penalty

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **November 22, 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.

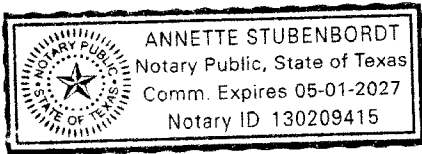
IT IS FURTHER ORDERED THAT IF THE OWNER OF THE AFFECTED PROPERTY DOES NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT 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 30th day of October, 2023.

Brian Black
Brian Black, Acting Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 30th day of October, 2023 by Brian Black, Acting Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:

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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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: Amendment Administrative Civil **Code Compliance Officer:** Joshua Washington
Penalty Case Residential

Council District No. 8

CASE BACKGROUND:

- This case was identified on **March 6, 2023** and was **Citizen** initiated.
- The owner was present at the **October 23, 2023** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty four (44) days for a total of \$4,400.00** and ordered the owner to abate the nuisance within **sixty (60) days**.
- The owner had until **December 22, 2023** to comply with the Order.
- The owner requested an amendment on **November 17, 2023**.
- The owner requesting an in writing removal of the **\$4,400.00** Administrative Civil Penalty.
- The owner did not request in writing any additional time to abate the nuisance.
- Notice to appear for today's hearing was mailed and posted on **December 29, 2023**.
- **At this time, 100% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JANUARY 22, 2024**

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

Lodge Properties I LP, 2520 Waggoman Street, Fort Worth, TX 76110-4633 (Cert. # 9489009000276522115952);
Lodge Properties I LP, 4944 Vega Court W, Fort Worth, TX 76133 (Cert. # 9489009000276522115969);
Lodge Properties I LP c/o President-Ross Snell, 6805 Camino Court, Fort Worth, TX 76123
(Cert. # 9489009000276522115976);
Lodge Properties I LP, c/o Reg.Agent-Russell W. Smith, 3759 McCart Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276522115983);
Lodge Properties I LP c/o Reg.Agent-Russell W. Smith, 2520 Waggoman Street, Fort Worth, TX 76110-4633
(Cert. # 9489009000276522115990);
Lodge Properties I LP c/o Reg.Agent-Russell W. Smith, 4944 Vega Court W, Fort Worth, TX 76133
(Cert. # 9489009000276524511011);
Lodge Properties I LP c/o Reg.Agent-Russell W. Smith, 5116 Turtle Creek Court, Fort Worth, TX 76116
(Cert. # 9489009000276524511028);
Lodge Properties I LP c/o Reg.Agent-Russell W. Smith, 5504 El Campo Avenue, Fort Worth, TX 76107
(Cert. # 9489009000276524511035);
Lodge Properties I LP c/o Tenant-Catherine J. Flores, 4944 Vega Court W, Fort Worth, TX 76133
(Cert. # 9489009000276524511042);
Thomas Maxwell Smith, Attorney, 1205 N. Main Street, Fort Worth, TX 76164 (Cert. # 9489009000276524511059);
Lienholder: Liberty Bank, 2424 Merrick Street, Fort Worth, TX 76107 (Cert. # 9489009000276524511066);
Liberty Bank c/o Mike Rigby, PO Box 820749, North Richland Hills, TX 76182 (Cert. # 9489009000276524511073)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 11/17/23

BSC Case No. ACP-24-16

Date of Order: October 23, 2023

Final Day to Comply with Order: December 22, 2023

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

Address of Property: 4944 Vega Ct W

Owner / Lienholder / Mortgagee Name: Hedge Properties I

Owner / Lienholder / Mortgagee Phone Number: (682) 551-7400

Owner / Lienholder / Mortgagee Mailing Address: 2520 W Waypomen 76110

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

No time need. Removal of Civil Penalty

Justification for Request: Property Clean

Ross Snell
Signature

11-17-23
Date

ROSS SNELL
Printed Name

6805 Camino Ct Fort Worth
Address (including City/State/Zip) 76126

682 551-7400
Telephone Number

CBSMKS@SBOGLOBAL.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

FOR OFFICE USE ONLY
RECEIVED BY: Annette Stubenbordt
RECEIVED DATE: 11/17/2023

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



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

October 23, 2023

Lodge Properties I LP
(Cert. # 9489009000276524496943)
3759 McCart Avenue
Fort Worth, TX 76110

RE: 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, ACP-24-16, Reference #23-644596, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **October 23, 2023** for the property referenced herein. **The Commission voted to deny the Continuance Request** and ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for forty four (44) days for a total of \$4,400.00.**
- Remove the items outlined in Section 11A-26 within **sixty (60) days** of the effective date of the Order.
- **Last day to comply with the Order is December 22, 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 **sixty (60) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on December 22, 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: Lodge Properties I LP, 2520 Waggoman Street, Fort Worth, TX 76110-4633 (Cert. # 9489009000276524496950); Lodge Properties I LP, 4944 Vega Court W, Fort Worth, TX 76133 (Cert. # 9489009000276524496967); Lodge Properties I LP c/o President-Ross Snell, 6805 Camino Court, Fort Worth, TX 76123 (Cert. # 9489009000276524496974); Lodge Properties I LP, c/o Reg.Agent-Russell W. Smith, 3759 McCart Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276524496981); Lodge Properties I LP c/o Reg.Agent-Russell W. Smith, 2520 Waggoman Street, Fort Worth, TX 76110-4633 (Cert. # 9489009000276524496998); Lodge Properties I LP c/o Reg.Agent-Russell W. Smith, 4944 Vega Court W, Fort Worth, TX 76133 (Cert. # 9489009000276524497001); Lodge Properties I LP c/o Reg.Agent-Russell W. Smith, 5116 Turtle Creek Court, Fort Worth, TX 76116 (Cert. # 9489009000276524509513); Lodge Properties I LP c/o Reg.Agent-Russell W. Smith, 5504 El Campo Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276524509520); Lodge Properties I LP c/o Tenant-Catherine J. Flores, 4944 Vega Court W, Fort Worth, TX 76133 (Cert. # 9489009000276524509537); Thomas Maxwell Smith, Attorney, 1205 N. Main Street, Fort Worth, TX 76164 (Cert. # 9489009000276524509544); Lienholder: Liberty Bank, 2424 Merrick Street, Fort Worth, TX 76107 (Cert. # 9489009000276524509551); Liberty Bank c/o Mike Rigby, PO Box 820749, North Richland Hills, TX 76182 (Cert. # 9489009000276524509568)

CODE COMPLIANCE DEPARTMENT

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

Administrative Civil Penalty

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-24-16**

On **October 23, 2023** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **4944 Vega Court W, Fort Worth, Texas** ("Affected Property").

The Commission voted to deny the Continuance Request

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

- (1). **Lodge Properties I LP** 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 Four Hundred Dollars (\$4,400.00)** 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 **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**, and located on property more commonly known as **4944 Vega Court W, Fort Worth, Texas** within **sixty (60) 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 December 22, 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.

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 **December 22, 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.

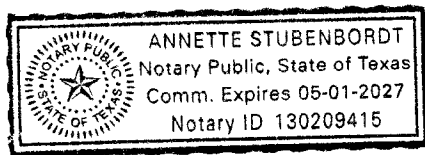
SIGNED this the 30th day of October, 2023.

Brian Black
Brian Black, Acting Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 30th day of October, 2023 by Brian Black, Acting Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:

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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code