

NET Force Pilot: 6-Month Update

City Council Work Session

June 23, 2026

Code Compliance Director Brian Daugherty



NET Force

NET Force Pilot

Nuisance Enforcement Task Force

A focused, multi-departmental enforcement initiative that **aggressively targets** Fort Worth's most persistent nuisance properties to **restore compliance** and **enhance community safety**.

Goal: Become a nuisance to the nuisance properties.



Cross-Departmental Coordination

Participating Departments

Code Compliance*

Communications & Public Engagement

Development Services

Environmental Services

Fire

FWLab

Law

Municipal Court

Police

Water

Joint Inspection Departments

Code Compliance*

Development Services

Environmental Services

Fire

Police

Considerations in Identifying Pilot Properties

Crime

- Violent crime
- Narcotics activity
- Gang activity
- Repetitiveness of crime
- Calls for service

Violations

- Building code citations
- Health code violations
- Fire code violations
- Abatements

Neighborhood Impact

- Spillover crime into surrounding area
- Proximity to residential neighborhoods and community assets
- 311/MyFW app complaints

Ownership

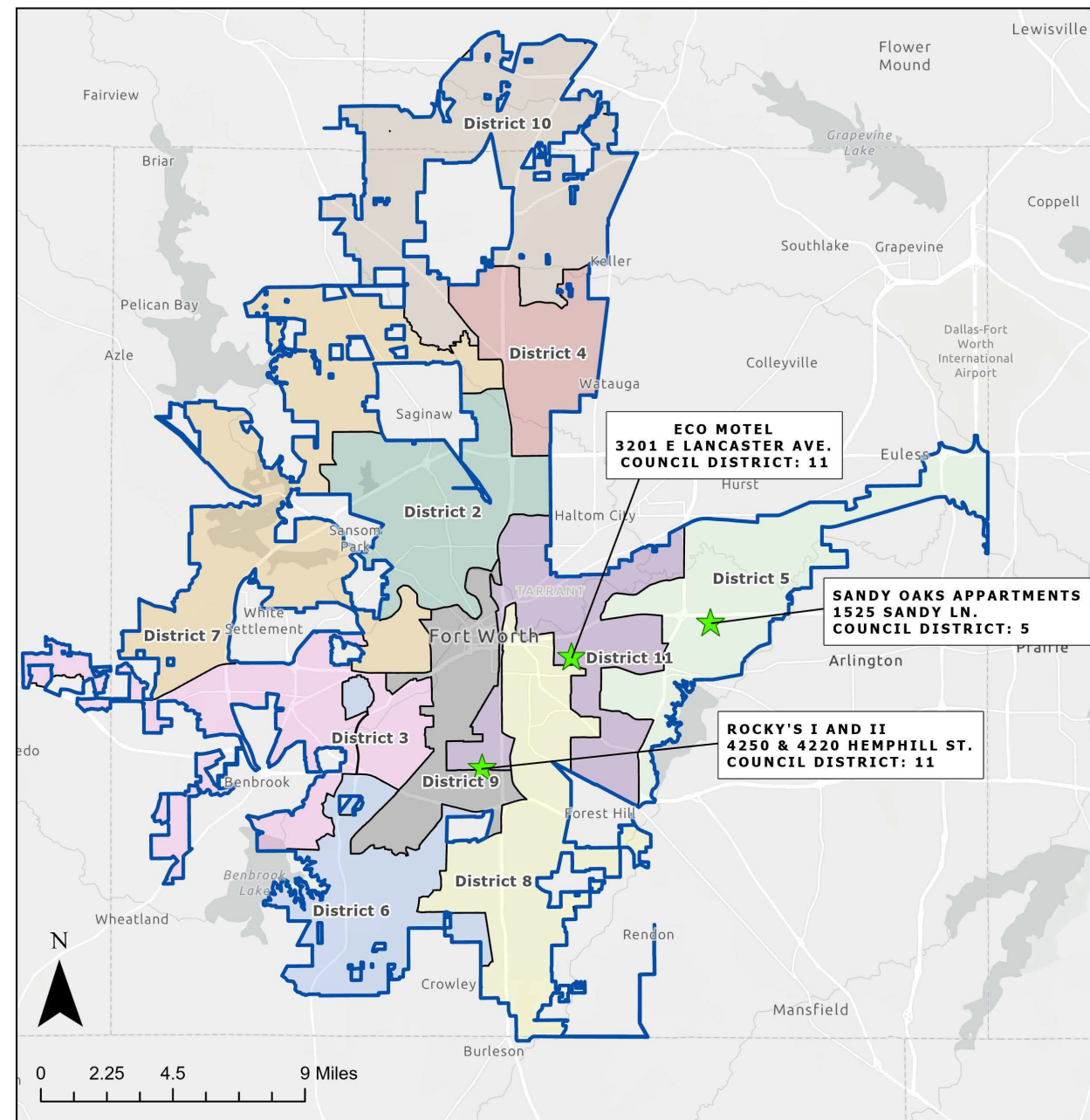
- Past efforts to seek compliance at properties
- Repeat nuisance owners across multiple properties
- Previous legal enforcement activity

Pilot Target Properties

1. Eco Motel & T.L. Food Mart
3201 E Lancaster Ave (D11)

2. Southside Food Mart & Rocky's II
(Convenience Stores)
4250 & 4220 Hemphill St. (D11)

3. Sandy Oaks Apartments
1525 Sandy Ln. (D5)



NET Force Kick-off Inspection

Sandy Oaks Apartments, January 13, 2026



Eco Motel

3201 E Lancaster Ave (D11)

01/01/2026 – 05/31/2026

- Documented **structural deficiencies**; property met criteria for **substandard and hazardous conditions**
- **Code Compliance presented all six buildings to the Building Standards Commission on May 18**
 - If the owner does not bring it into compliance in the 60 days allowed, the city would have the **authority to bring the property into compliance**
- ACT for Justice continues to represent neighboring residents in litigation.

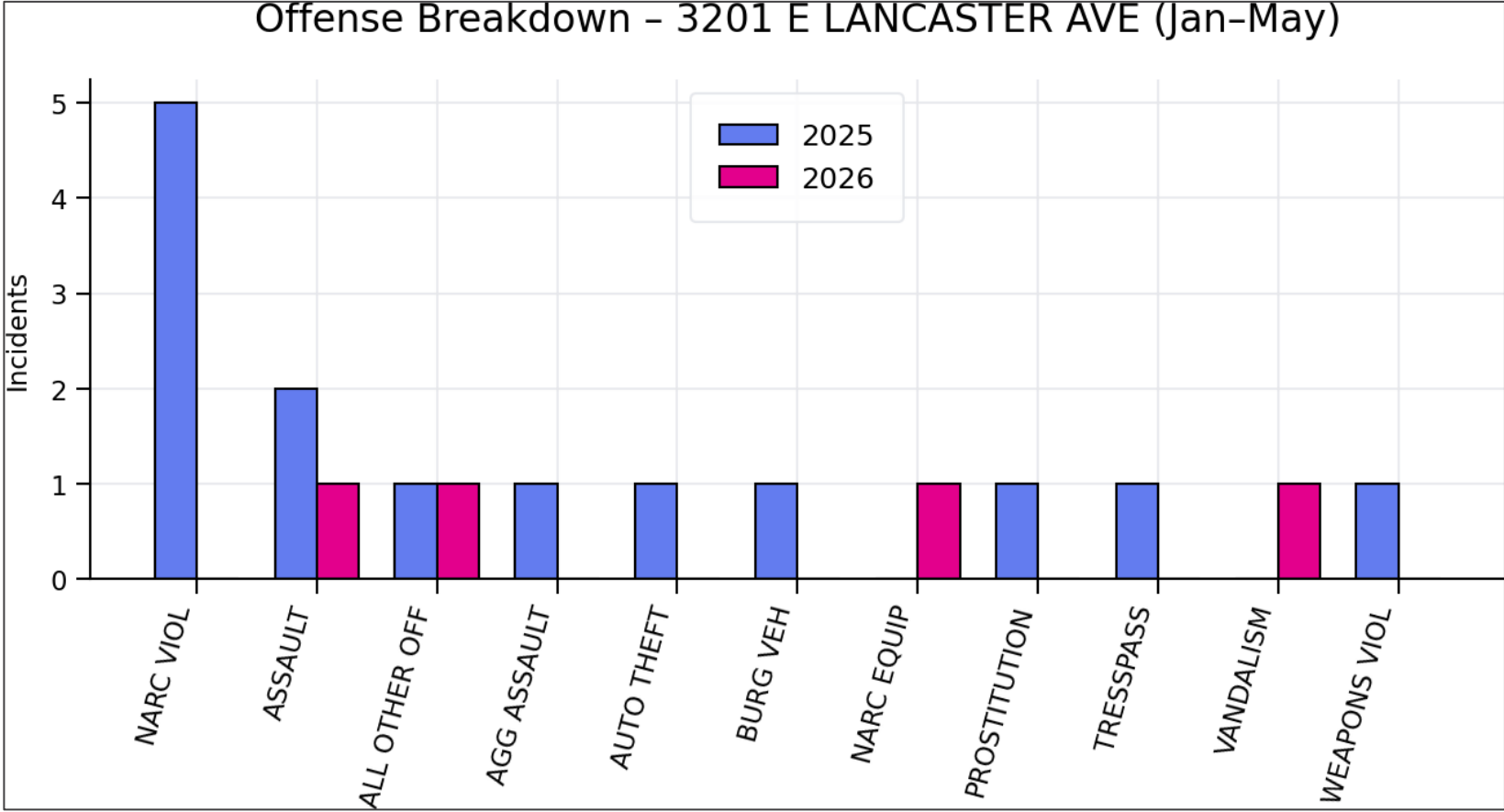
9	Inspections
509	Violations
24	Citations

Includes T.L. Food Store and Vacant Lot

Eco Motel

3201 E Lancaster Ave (D11)

01/01/2025 – 05/31/2025 vs 01/01/2026 – 05/31/2026



Southside Food Mart & Rocky's II

4250 & 4220 Hemphill St. (D11)

01/01/2026 – 05/31/2026

Southside Food Mart *(formerly Rocky's I)*

- Property owner and tenant agreed to **temporary injunction** requiring specific actions to reduce ongoing criminal activity
- Property owner ultimately **closed the establishment**

10

Inspections

53

Violations

4

Citations

Rocky's II

- Inspections continuing; property has made progress toward compliance
- Ongoing issues with loitering, litter, etc. continue

7

Inspections

39

Violations

2

Citations

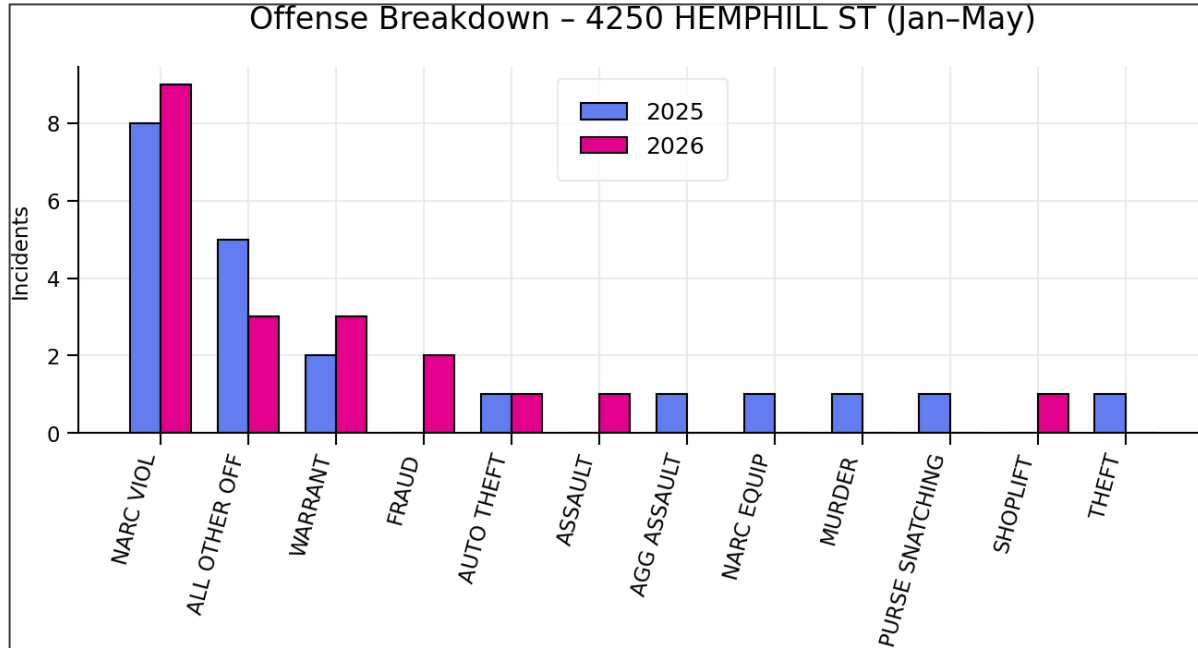
Southside Food Mart & Rocky's II

4250 & 4220 Hemphill St. (D11)

01/01/2025 – 05/31/2025 vs 01/01/2026 – 05/31/2026

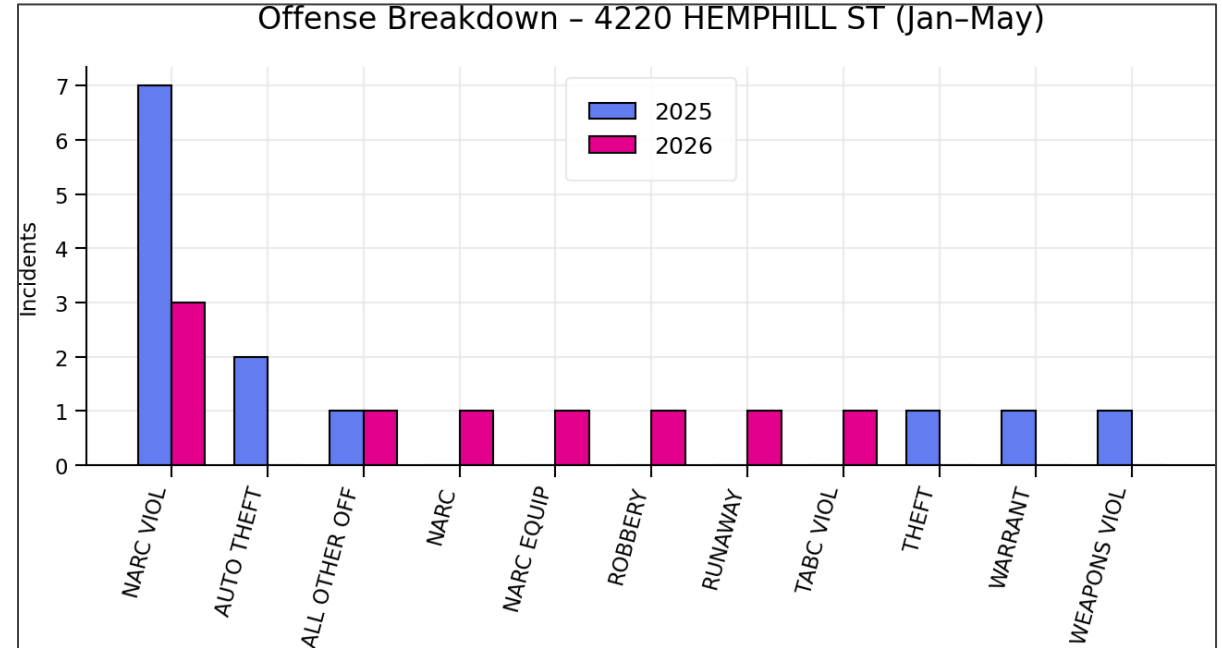
Southside Food Mart (formerly Rocky's I)

Offense Breakdown - 4250 HEMPHILL ST (Jan-May)



Rocky's II

Offense Breakdown - 4220 HEMPHILL ST (Jan-May)



Sandy Oaks Apartments

1525 Sandy Ln. (D5)

01/01/2026 – 05/31/2026

- Initial inspection identified more than 850 violations.
- The property responded by correcting violations. **This property has reached full compliance with Code.**

12

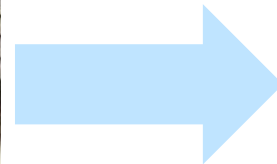
Inspections

859

Violations

0

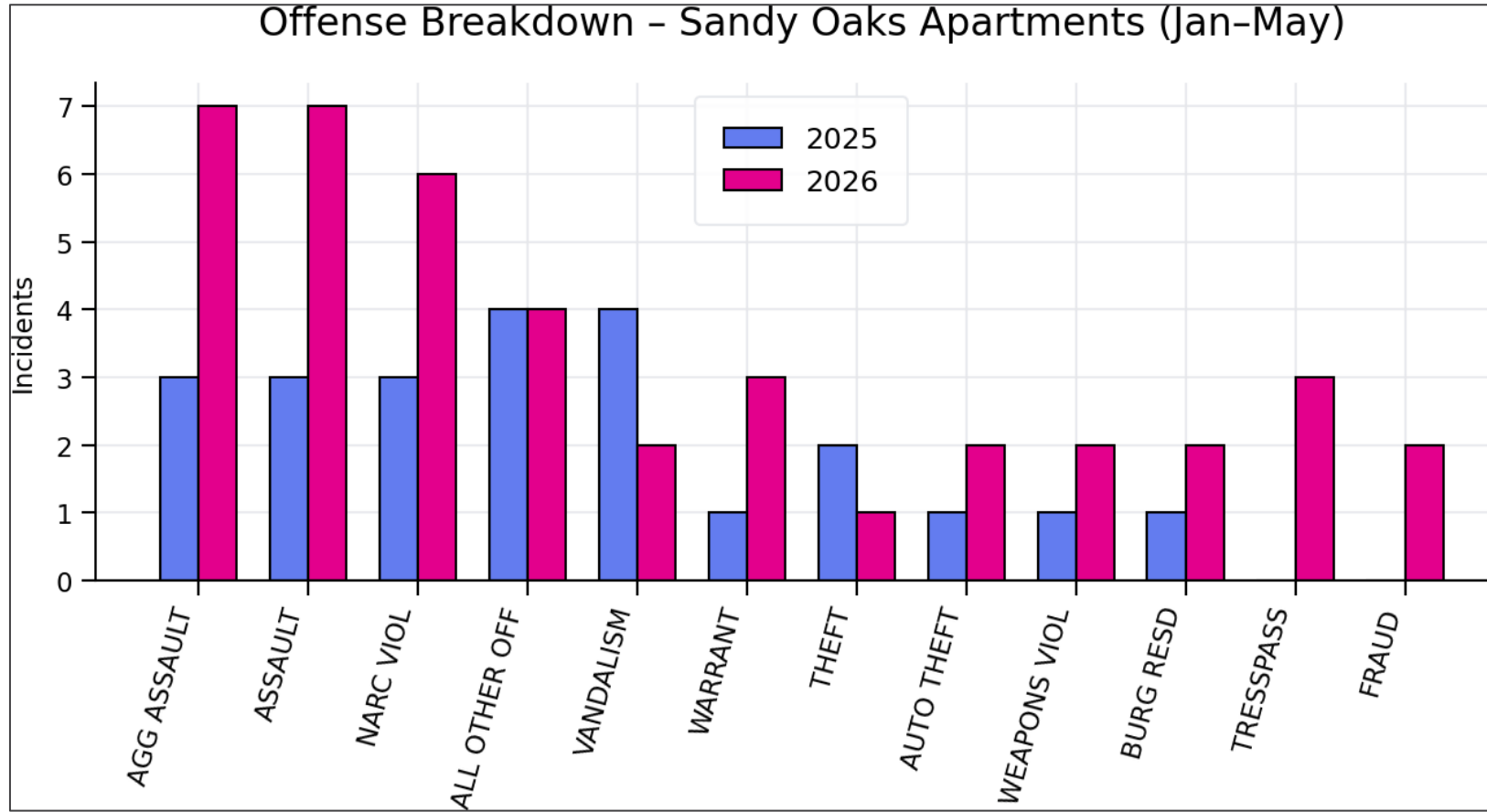
Citations



Sandy Oaks Apartments

1525 Sandy Ln. (D5)

01/01/2025 – 05/31/2025 vs 01/01/2026 – 05/31/2026



Special PD Enforcement Operations

Vice

7

Details in the areas of NET Force locations resulting in **10 additional arrests**

Gang

5

Extra enforcement stops at Sandy Lane, and assisted on **multiple reports** at the Sandy Oaks Apartments

DRU

18

Special enforcement stops in areas of NET Force locations resulting in **5 additional arrests**

Narcotics

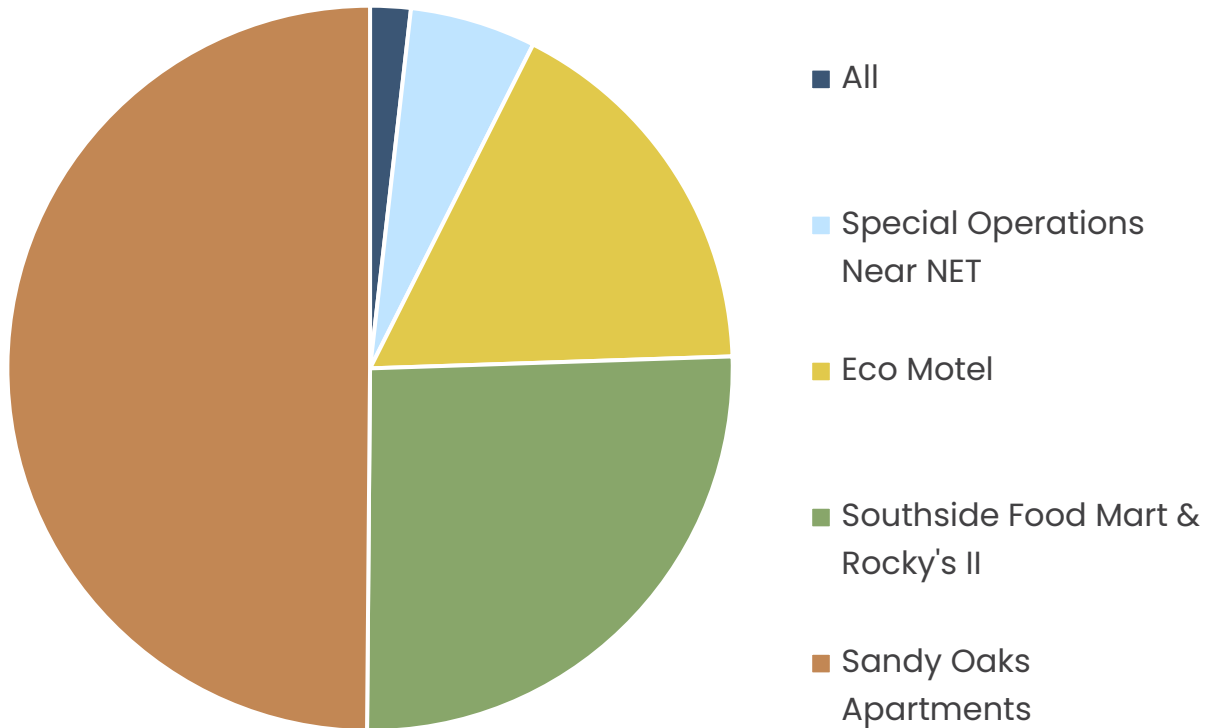
Conducted **numerous successful investigations** resulting in narcotics arrests by patrol officers

Labor Costs to Departments

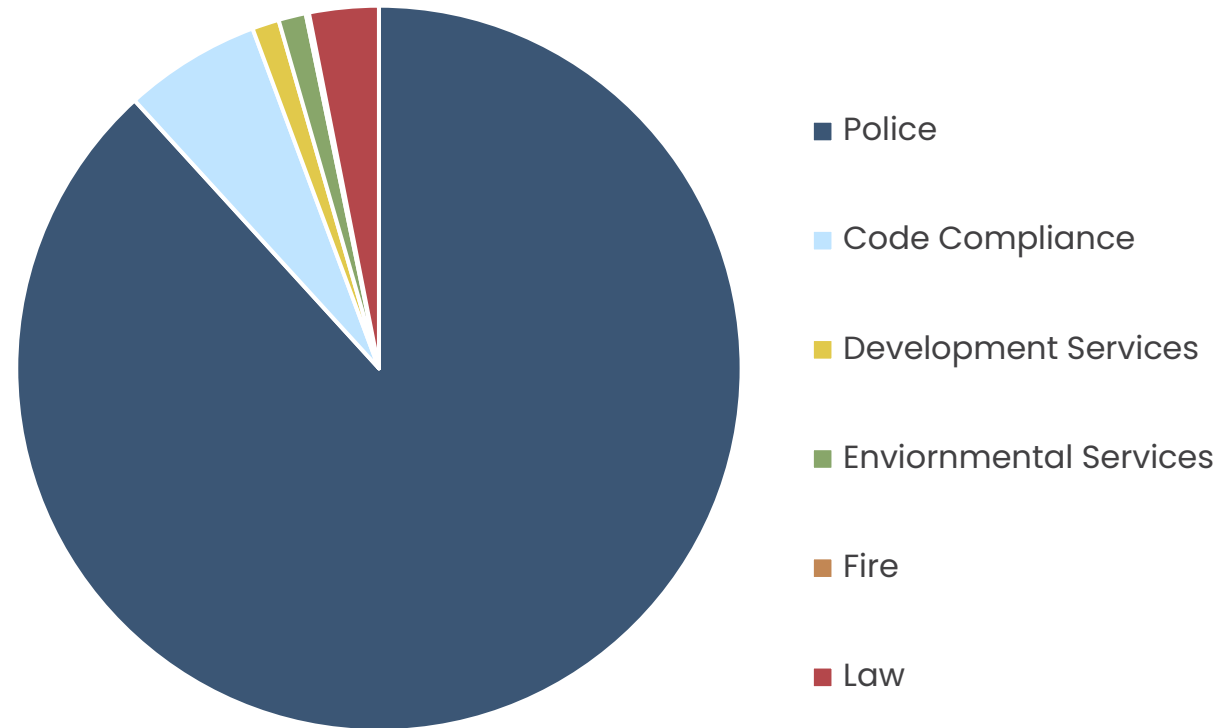
01/01/2026 – 05/31/2026

Total: \$174,849

Total Labor Cost **by Location**

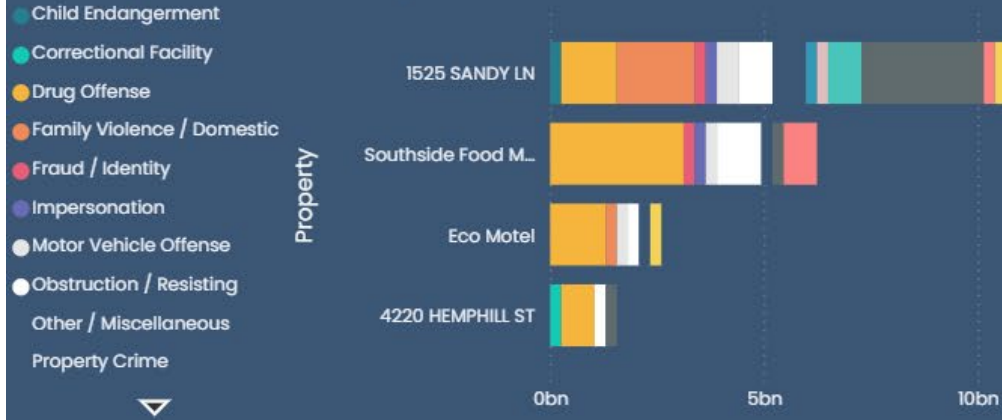


Total Labor Cost **by Department**

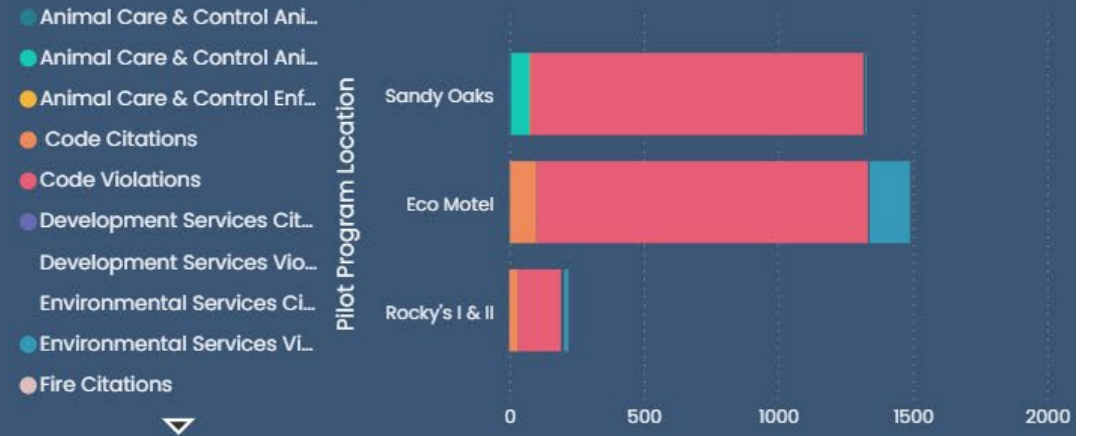


158

Crimes by Location since Program Start



Total Violations Since Program Start



Location	Date	Activity
Rocky's II	6/8/2026	Code Officer issued a citation to the property owner for maintaining a substandard structure. The owner did not complete the requested repairs.
Eco Motel	5/21/2026	Building Standards Commission Order posted on the property. Officer met with the property owner to discuss violations and repairs.
Southside Food Mart	5/20/2026	Code Officer reports that the store has been closed for business.
Eco Motel	5/18/2026	All six building at the Eco Motel were presented as substandard and hazardous at the Building Standard Commission hearing. A 30-day order was issued to the property owner to repair or demolish all structures.
Eco Motel	5/5/2026	Re-inspicion of building 6, minor cosmetic repairs made. No structural repairs made.
Southside Food Mart	4/23/2026	Environmental issued a citation for overflowing dumpster at the establishment.
Rocky's II	4/22/2026	The property has made substantial progress toward compliance, with most Code

Police Calls by Location

Llamadas a la Policía por Ubicación

NETForce Address ● Eco Motel ● Sandy Oaks Apartments ● Southside Food Mart/Rocky's II



Live at data.fortworthtexas.gov

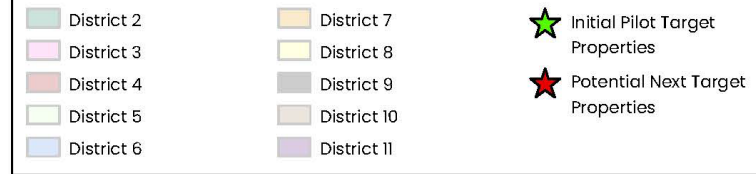
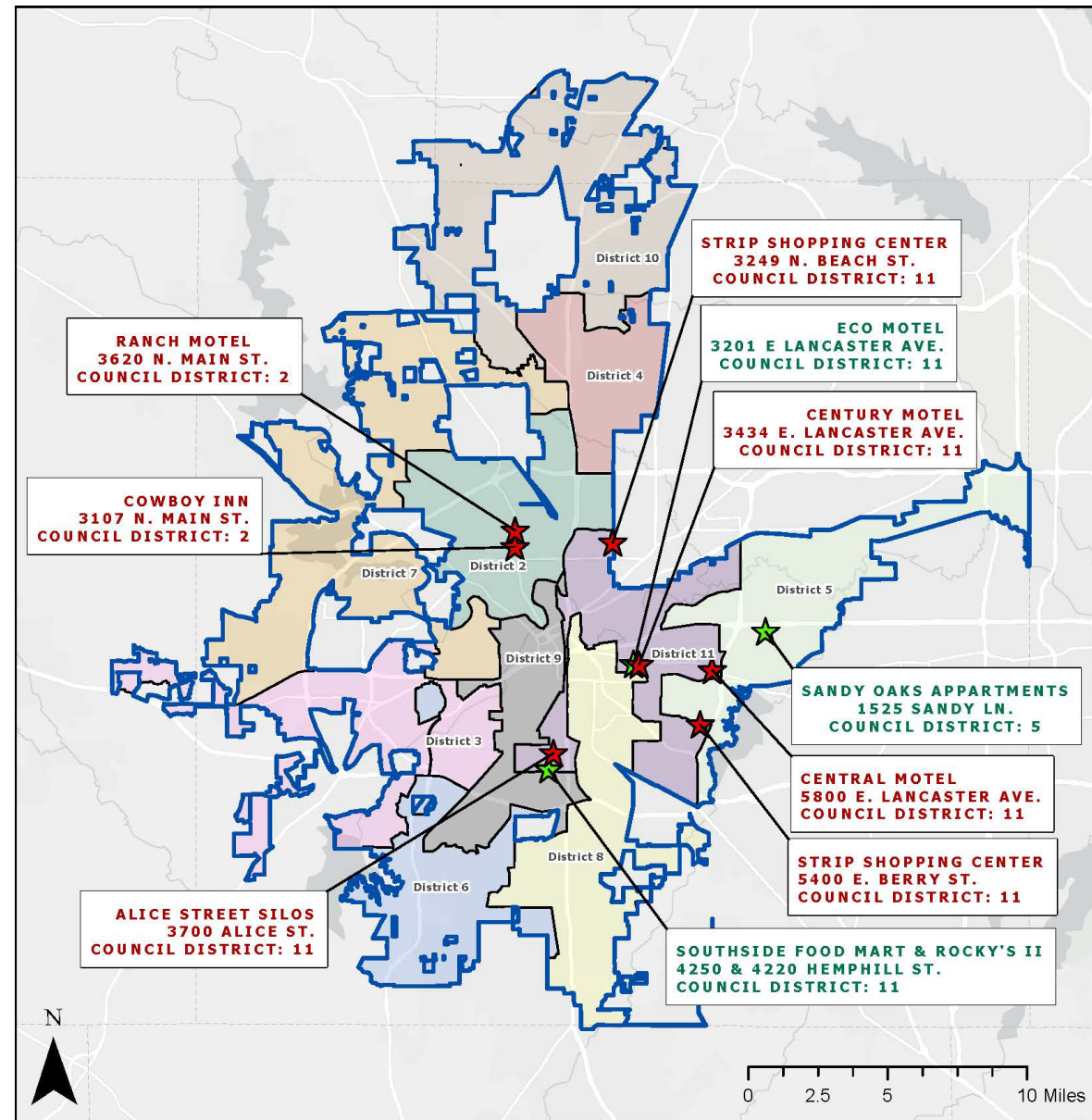
Potential Next Target Properties

- | | |
|---------------------------------------------------|------------------------------------------------------|
| 1. Central Motel
5800 E. Lancaster Ave. | 5. Alice St. Silos
3700 Alice St. |
| 2. Cowboy Inn
3107 N. Main St. | 6. Strip Shopping Center
5400 E. Berry St. |
| 3. Ranch Motel
3620 N. Main St. | 7. Strip Shopping Center
3249 N. Beach St. |
| 4. Century Motel
3434 E. Lancaster Ave | |

Property selection dependent on further analysis.



NET Force



This map has been created by City of Fort Worth for informational purposes and may not have been prepared for or be suitable

Questions?