



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, FEBRUARY 28, 2022
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

| | |
|----------------------------------|--|
| Joshua Lindsay (Position 1) | Kimberly Easton (Position 2) |
| Paul Clark-Chairman (Position 3) | Brian Black-Vice Chairman (Position 4) |
| Paul Kerpoe (Position 5) | Michael Unell (Position 6) |
| Bill Schur (Position 7) | James Walker (Position 8) |
| Pedro Juarez (Position 9) | |

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the January 24, 2022 meeting
- b. Changes submitted by Commissioners

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

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

IV. Request for future agenda items

- a. Any requests by Commissioners

V. Adjournment

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, FEBRUARY 28, 2022
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

| | |
|----------------------------------|--|
| Joshua Lindsay (Position 1) | Kimberly Easton (Position 2) |
| Paul Clark-Chairman (Position 3) | Brian Black-Vice Chairman (Position 4) |
| Paul Kerpoe (Position 5) | Michael Unell (Position 6) |
| Bill Schur (Position 7) | James Walker (Position 8) |
| Pedro Juarez (Position 9) | |

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM JANUARY 24, 2022

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

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

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

IX. NEW CASES RESIDENTIAL

- a. **HS-22-39 (CD 5)** 3744 Griggs Avenue (Primary Structure) aka Lot 4, Block 22, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 388-T, Page 37, of the Deed Records of Tarrant County, Texas. Owner: Delores Alexander. Lienholder(s): None.
- b. **HS-22-40 (CD 9)** 3132 St. Louis Avenue (Primary Structure and 14 Accessory Structures) aka Lot 19R, Block 34, of RYAN AND PRUITT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 17, of the Plat Records of Tarrant County, Texas. Owner(s): Candido Santillan and wife, Flora Santillan. Lienholder(s): None.
- c. **HS-22-57 (CD 5)** 5424 Sun Valley Drive (Primary Structure) aka West ½ of Lot 4, Block 9, of SUN VALLEY ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-V, Page 92, of the Plat Records of Tarrant County, Texas. Owner: CM Jackson Enterprises LLC. Lienholder(s): None.
- d. **HS-22-58 (CD 9)** 809 Sharondale Street (Primary Structure) aka BEING LOT 20, BLOCK 12 OF GREENBRIAR, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-R, PAGE 58, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Kenneth D. Heath. Lienholder(s): None.
- e. **HS-22-59 (CD 7)** 2821 NW 25th Street (Primary Structure) aka Lot 11, Block 127, ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 204, Page 75, Plat Records of Tarrant County, Texas. Owner(s): Johnny Castillo and Michelle Castillo. Lienholder: GNC Management LLC c/o Trustee-William C. Shaddock.
- f. **HS-22-60 (CD 5)** 313 Clairemont Avenue (Accessory Structure Only) aka Lot 7, Block 6, TURNER'S SUBDIVISION OF BEACON HILL ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 49, Deed Records of Tarrant County, Texas. Owner: Terry W. Gibbons. Lienholder(s): None.
- g. **HS-22-61 (CD 8)** 4903 Wichita Street (Primary Structure and Accessory Structure) aka BEING Lot 12, Block 27, Glen Park Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-0, Page 167, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being Lot 9, Block 28, Glen Park Addition, according to the Plat thereof recorded in Volume 388-V, Page 110 (P.R.T.C.T.) situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 1 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 2: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 2 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 3: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 3 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.). Owner: Gospel Properties, LLC. Lienholder: Happy State Bank c/o Trustee-PLA Services.

X. CONTINUED NEW CASE RESIDENTIAL

- a. **HS-22-41 (CD 5)** 5120 Elgin Street (Primary Structure) aka ACCT. NO. 01829106; LOT 16, BLOCK 2, OUT OF THE FW MURPHY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 12169, PAGE 1074, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: A New Home 4 U Inc. Lienholder(s): None.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-22-10 (CD 8)** 3744 East 1st Street aka Being a part of the B.E. WALLER SURVEY, Abstract No. 1659, Tract 4B, in the City of Fort Worth, Tarrant County, Texas, described as follows: BEGINNING 80 feet West of the Northeast corner of said survey at a point in the South line of East First Street; THENCE West 100 feet

along the South line of East First Street; THENCE South 140 feet; THENCE North 140 feet to the South line of East First Street to the PLACE OF THE BEGINNING. Owner: J. Chandler Sheppard. Lienholder: Tarrant County Bail bond Board of Tarrant County, Texas c/o Tarrant County Sherriff's Department.

- b. **ACP-22-62 (CD 3)** 5333 Carver Drive aka Lot 2, Block 12 of HARLEM HILLS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 122, Plat Records, Tarrant County, Texas. Owner(s): Donald A. Jennings and Linda N. Conner. Lienholder(s): Countrywide Bank, FSB c/o Tommy Bastian and Mortgage Electronic Registration Systems, Inc.
- c. **ACP-22-63 (CD 2)** 1315 North Commerce Street aka Lot Number Seventeen (17), Block Number Fifty-One (51), NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas, known as 1315 North Commerce Street. Owner(s): Mario Rivera and wife, Margie Rivera. Lienholder(s): None.
- d. **ACP-22-64 (CD 8)** 920 East Davis Avenue aka Lot Six (6) in Block Twenty-Nine (29) of HYDE PARK Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records of Tarrant County, Texas. Owner(s): Thomas Earl Thornton and mother, Margie Thornton. Lienholder(s): None.
- e. **ACP-22-65 (CD 5)** 3122 Avenue M aka BEING LOT 3, IN BLOCK 121, OF PLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEROF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS. Owner: Landon W. Austin. Lienholder: Wells Fargo Bank.
- f. **ACP-22-66 (CD 5)** 5564 Burton Avenue aka Lot 17, Block 2, Parkside Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in the Deed Records of Tarrant County. More Commonly known as 5564 Burton Street, Fort Worth, Texas, 76119. Owner: Eddie Stegger. Lienholder(s): None.
- g. **ACP-22-67 (CD 9)** 4416 Rector Avenue aka Lot 21, Block 29, KELLIS PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 399, Plat Records, Tarrant County, Texas. Owner: Jerry Dee Rogers. Lienholder: None.

XII. AMENDMENT CASES RESIDENTIAL

- a. **HS-22-04 (CD 8)** 608 Colvin Avenue (Primary Structure) aka LOT 9, BLOCK 1, WEST MORNINGSIDE TO BE AN ADDITION TO FORT WORTH, TEXAS, ACCORDING TO PLAT AND DEDICATION RECORDED IN VOLUME 881, PAGE 541, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Miguel Nava. Lienholder: Judith O. Smith Mortgage Group, Inc.

XIII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-21-151 (CD 3)** 5612 Blackmore Avenue aka Lots 33 and 34, in Block NINETY SEVEN (97) of the CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas. Owner: Richard A. Young. Lienholder(s): None.
- b. **ACP-22-27 (CD 8)** 3005 Strong Avenue aka BEING LOT 13 AND THE WEST ½ OF LOT 12 IN BLOCK 10 OF BURCH HILL ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 144 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ana Maria Chacon. Lienholder(s): None.
- c. **ACP-22-28 (CD 2)** 2116 Salisbury Avenue aka Lots 8 and 9, Block 26, Diamond Hill Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Ortensia Rodriguez. Lienholder: W .M. Fitch Jr. aka William M. Fitch Jr.
- d. **ACP-22-29 (CD 8)** 1443 East Jefferson Avenue aka Lot 22, Block 58, of Highland Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas. Owner: Norma Rodriguez. Lienholder(s): None.

XIV. 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.

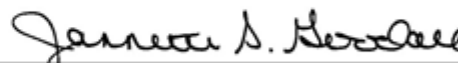
XV. ADJOURNMENT

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.

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Building Standards Commission may be attending remotely in compliance with the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Tuesday, February 15, 2022 at 11:30 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas

MINUTES

BUILDING STANDARDS COMMISSION FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JANUARY 24, 2022 CITY COUNCIL CONFERENCE ROOM 290, CITY HALL 200 TEXAS STREET, FORT WORTH, TEXAS 76102

I. Call to Order: Pre-Meeting started at 9:02 A.M.

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
Bill Schur (Position 7)
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
James Walker (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Paul Kerpoe (Position 5), Mr. James Walker (Position 8), and Mr. Pedro Juarez (Position 9).
- Mr. Bill Schur (Position 7) notified the City that he was going to be late to the meeting.
- Ms. Kimberly Easton (Position 2), and Mr. Michael Unell (Position 6) notified the City that they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Chris McAllister (Ex-Officio), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Boyd Oomging (Acting Supervisor), Annette Sefcik (Executive Secretary), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the October 25, 2021 meeting**
- b. Discussion or questions pertaining to the December 6, 2021 meeting**
- c. Changes submitted by Commissioners**

- No discussion pertaining to the October 25, 2021 meeting.
- No changes submitted for the October 25, 2021 Minutes
- No discussion pertaining to the December 6, 2021 meeting
- No changes submitted for the December 6, 2021 Minutes.

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

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

- Mr. Lindsay asked if the inspection date on 5120 Elgin Street of January 12, 2020 was an error. Executive Secretary Annette Sefcik confirmed it was an error, the date should be January 12, 2022, and stated that would be corrected on record when the case was being presented.
- Welcome to James Walker who was sworn in prior to the Pre-Meeting and will be publically sworn in on record in the Regular Meeting.

IV. Review and adoption of amendments

- a. Rules of Procedures**
- b. Motions**

- Chairman Clark asked for clarification on Reconsideration cases as he was unfamiliar with that type of case and Mr. McAllister explained that it was a case previously heard by the Commission. Mr. McAllister gave examples of reasons the case could be brought back for Reconsideration.
- Chairman Clark submitted a few minor corrections to the Executive Secretary to address in the Rules of Procedure that would not affect voting for adoption.
- **Mr. Bill Schur (Position 7) arrived at 9:15 A.M.**

- Mr. Black moved to adopt the amended Rules of Procedures and Motions, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

V. Request for future agenda items

a. Any requests by Commissioners

- No requests were submitted.
- Mr. Schur stated that he would be leaving the meeting around 1:30 P.M.
- Mr. Juarez stated that he would be leaving the meeting around 3:30 P.M.

VI. Adjournment

- Mr. Black moved to adjourn Pre-Meeting, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- **Pre-Meeting adjourned at 9:22 A.M.**

**BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, JANUARY 24, 2022
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER: REGULAR MEETING STARTED AT 9:42 A.M.

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
Bill Schur (Position 7)
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
James Walker (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Paul Kerpoe (Position 5), Mr. Bill Schur (Position 7), Mr. James Walker (Position 8), and Mr. Pedro Juarez (Position 9).
- Ms. Kimberly Easton (Position 2), and Mr. Michael Unell (Position 6) notified the City that they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Chris McAllister (Ex-Officio), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Boyd Oomging (Acting Supervisor), Marc Oler (Senior Officer), Homero Campos (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), Bill Jones (Officer), Kenneth Mendez (Officer), Alma Molina (Officer), Marilyn Turner-Mims (Officer), Annette Sefcik (Executive Secretary), Belinda Burns and Thomas Gonzales (Title Investigators), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

II. PLEDGE OF ALLEGIANCE

- Pledge of Allegiance.

III. SWEAR IN JAMES WALKER TO THE BUILDING STANDARDS COMMISSION

- James Walker was publically sworn in to the Building Standards Commission.

IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 25, 2021

- Mr. Kerpoe moved to accept the October 25, 2021 minutes, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

V. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM DECEMBER 6, 2021

- Mr. Black moved to accept the December 6, 2021 minutes, second by Mr. Juarez. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

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

- Assistant City Attorney Siang L, Sang presented the Evidence Packet to the Executive Secretary Annette Sefcik.

VII. SWEAR IN THE INTERPRETER (IF APPLICABLE)

- No interpreter was requested for today's meeting.

VIII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

- All citizens and staff to give testimony were sworn in.

IX. CASES TO WITHDRAW FROM TODAY'S AGENDA

- **Withdraw-New Cases Historic Residential:** HS-22-37---2728 Wilkinson Avenue (Accessory Structure Only), HS-22-40---3132 St Louis Avenue (Primary Structure and Accessory Structure); **New Case Commercial:** HS-22-22---601 North Throckmorton Street (Primary Structure); **Administrative Civil Penalty Cases Residential:** ACP-22-42---3319 NW 28th Street, ACP-22-43---1314 Denver Avenue.
- Mr. Lindsay moved to grant the City's request to withdraw the 5 cases read into record, second by Mr. Kerpo. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

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

CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL GO IN ORDER ON THE AGENDA AND HEAR CASES THAT HAVE CITIZENS IN ATTENDANCE TO GIVE TESTIMONY

XI. NEW CASES RESIDENTIAL

- a. **HS-22-02 (CD 2)** 1504 Grand Avenue (Accessory Structure Only) aka Being all of Lot 3 and a portion of Lot 2, Block 90, BELMONT TERRACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204, Page 9, Plat Records, Tarrant County, Texas and being described in Warranty Deed from J. Fren Shaw and Hazel Shaw to Donald Fred Shaw, et al, dated February 16, 2019 and recorded under Instrument No. D219030801, Deed Records, Tarrant County, Texas. Owner: Nicholas Renteria. Lienholder: Ark-La-Tex Financial Services dba Eleven Mortgage. **Nicholas Renteria, the owner, appeared for this case.**
 - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
 - Nicholas Renteria, the owner, stated he plans to demolish the structure, needs time to secure the permit, and asked for sixty (60) days.
 - Assistant City Attorney Siang L. Sang restated the staff recommendation.
 - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpo. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within forty five (45) days, second by Mr. Kerpo. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- b. **HS-22-34 (CD 7)** 5120 Crestline Road (Primary Structure) aka 5120 CRESTLINE ROAD, FORT WORTH, TEXAS 76107 MORE COMMONLY KNOWN AS BEING LOT B, REVISION OF LOT 10, BLOCK 1, NORTHCREST ADDITION AND LOTS 17, 18, 19, 20 AND PART OF LOT 16, BLOCK C CHAMBERLAIN ARLINGTON HEIGHTS FIRST FILING, ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-J, PAGE 51, DEED RECORDS OF

TARRANT COUNTY, TEXAS. Owner: Crestline Trust c/o Trustee-Merie Yazbek. Lienholder(s): Znotes, LP, John Botts, and Westside Builders. **None one appeared for this case.**

- **This case was heard later in the meeting as no one was in attendance to give testimony.**
- c. **HS-22-35 (CD 5)** 4113 Fitzhugh Avenue (Primary Structure) aka Lot No. 19 in Block No. 3, SAN ROE ADDITION, SECOND FILING to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Book 388-F, Page 555 of the Plat Records of Tarrant County, Texas. Owner(s): Henry Edward Alridge Jr., and wife, Frankie Mae Alridge. Lienholder: Department of the Treasury-Internal Revenue Department. **Helen Henderson, an heir, and James Jayson, an interested party appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
 - Helen Henderson testified that there are several heirs to the property and none have shown an interest in fixing it. She further stated she is now trying to sell the property and asked for ninety (90) days.
 - James Jayson stated he is in the process of purchasing the property but needs to secure all of the heirs' signatures in order to do so and asked for ninety (90) days to get the documentation and purchase the property to start the repairs.
 - Assistant City Attorney Siang L. Sang stated the City is unopposed to ninety (90) days.
 - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- d. **HS-22-36 (CD 8)** 2913 Galvez Avenue (Primary Structure) aka Lot 7, Block 32, RIVERSIDE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 63, Page 67, Plat Records, Tarrant County, Texas. Owner: JGA Holdings, LLC. Lienholder: State of Texas-Comptroller of Public Accounts. **Julie Abrams of JGA Holdings LLC, the owner, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
 - Julie Abrams described what she intends to do in repairing the structure and asked for six months to get everything complete.
 - Chairman Clark stated the maximum time allowed with an action plan is one hundred eighty (180) days (6 months), without an action plan the maximum time allowed is ninety (90) days, and asked Ms. Abrams if she had an action plan to present for that amount of time.
 - Ms. Abrams stated she did not have an action plan and asked for ninety (90) days to make the repairs she has planned.
 - Assistant City Attorney Siang L. Sang stated the City is unopposed to ninety (90) days.
 - Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Black moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- e. **HS-22-38 (CD 4)** 7716 Crownwood Drive (Primary Structure) aka Lot 6, Block 136, PHASE V1, SECTION 4B1-SUMMERFIELDS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the corrected plat recorded in Volume 388-190, Page 57 of the Plat Records of Tarrant County, Texas. Owner: Open House Texas Realty & Investments LLC. Lienholder: Secretary of Housing and Urban Development. **Zachary Broadsky of Open House Texas Realty & Investments LLC, the owner, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
 - Zachary Broadsky testified that a contractor has been hired to demolish the structure and should be done within thirty (30) days.
 - Assistant City Attorney Siang L. Sang restated the City recommendation.
 - Mr. Schur moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

- Mr. Schur moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- f. **HS-22-41 (CD 5)** 5120 Elgin Street (Primary Structure) aka ACCT. NO. 01829106; LOT 16, BLOCK 2, OUT OF THE FW MURPHY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 12169, PAGE 1074, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: A New Home 4 U Inc. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**

XII. CONTINUED NEW CASE RESIDENTIAL

- a. **HS-22-20 (CD 8)** 1331 Stewart Street (Primary Structure) aka LOT 10, BLOCK 2, GREENWOOD SUBDIVISION OF BLOCK 10, EVANS SOUTH ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 97, PAGE 88, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Shahryar Karimi. Lienholder(s): Babak Zirkachi, Office of the Attorney General, and Rausch, Sturm, Israel, Enerson & Hornik, LLC. **Shahryar Karimi aka Shawn Karimi, the owner, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
 - Shaw Karimi stated that he has just recently been able to get permits to remodel this structure and asked for ninety (90) days.
 - Assistant City Attorney Siang L. Sang stated the City was unopposed to ninety (90) days.
 - Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
 - Mr. Walker moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-22-44 (CD 9)** 1029 Barclay Avenue aka LOT 8, BLOCK 1, OF GARDENS ADDITION TO RIVERSIDE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE EAST 100 FEET CONVEYED TO THE CITY OF FORT WORTH, AS SHOWN IN DEED RECORDED IN VOLUME 8188, PAGE 700, DEED RECORDS OR TARRANT COUNTY, TEXAS. Owner: JPMorgan Chase Bank, National Association. Lienholder(s): None. **Joyce Nwachukwu of McCarthy Holthus, an agent for the owner, appeared for this case.**
- Staff presented the recommendation to not assess an Administrative Civil Penalty to the owner at this time, and order the owner to abate the nuisance within thirty (30) days.
 - Joyce Nwachukwu stated there is an occupant on the property that has been evicted. She then stated that the occupant has filed an appeal to the eviction and the owners are waiting for that court date so they can clean the property. She was grateful that a penalty was not being asked for at this time and asked for the maximum time allowed.
 - Assistant City Attorney Siang L. Sang restated the staff recommendation.
 - Mr. Juarez moved not to assess an Administrative Civil Penalty to the owner at this time, second by Mr. Lindsay. MOTION CARRIED 6-1 with Mr. Black voting no, and Ms. Easton and Mr. Unell absent.
 - Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

LUNCH BREAK 11:36 A.M.---12:33 P.M.

- **Lunch Session started at 12:01 P.M.**
- Chairman Clark called the session to order.
- Chairman Clark asked that the Commissioners consider that on a case where there is an eviction involved, especially with a penalty, ownership should not be an issue with the motions.
- Mr. Black agreed that the owner purchasing a property should be aware of the risks.

- Assistant City Attorney Christopher Austria agreed, but do consider the liens that could be applied.
- Mr. Schur stated that a complication with foreclosure or eviction is when a tenant files bankruptcy. He further stated that the penalty assessed is not necessarily a punishment, it is a motivator to have the owner move quicker with these processes needed to rectify the problem.
- Mr. Black asked that if previous action had been taken through the BSC process, to have that included in the evidence. Executive Secretary Annette Sefcik stated that some cases will have that, but previous information from a different owner would not be listed.
- Chairman Clark asked Mr. Austria if it was appropriate to consider past conduct on a case or only to consider what is presented and Mr. Austria replied that if it is the same owner, yes, but if it was a different owner, it could be asked, but would too relevant.
- Mr. McAllister, Ex-Officio, stated that previous information may not be there if it is a new owner. He further stated that if the case is under the same owner, it will be listed and often times that is why a penalty request may be of a higher amount.
- Mr. Lindsay stated that he would want to know that just to address the neighborhood concerns because for them, they do not care who the owner is they just want the problem resolved.
- Mr. Juarez stated that he is afraid of the loopholes that some owners find with these properties.
- **Lunch session adjourned at 12:21 P.M.**

ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL RESUME

- b. **ACP-22-45 (CD 2)** 3319 NW 30th Street aka Lot 10, Block 215 ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 2009, Page 124, of the Deed Records of Tarrant County, Texas. Owner(s): Jerry Pack and Peggy Pack Estates. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**
- c. **ACP-22-46 (CD 5)** 920 Duff Court aka aka Lot, tract or parcel of land described as follows: Lot 3-3B-R, Block B, Grand Vista Heights Addition to the City of Fort Worth, Tarrant County, Texas, otherwise known as 920 Duff Court Fort Worth, Texas 76112. Owner: Sandra Annette Howell. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**
- d. **ACP-22-47 (CD 5)** 2009 Wallace Street aka The North 50 feet of Lot 4, Block 6, Vickery Gardens Tracts Addition, an Addition to the City of Fort Worth, in Tarrant County, Texas, according to the Plat recorded in Volume 204A, Page 174, Deed Records, Tarrant County, Texas. Owner(s): Quincy Jones, Gloria T. Jones, and Darwin E. Jones. Lienholder: Department of the Treasury-Internal Revenue Service. **Darwin Jones, an heir, and Matthew Brown, an interested party, appeared for this case.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, and order the owner to abate the nuisance within thirty (30) days.
 - Darwin Jones testified that his mother was the owner of the property as well as two others in the City. He stated when his mother passed away, a Mr. Scott contacted him and stated that his mother still owed money for this property and wanted payment. Mr. Jones further testified that he is unsure if the property is his responsibility.
 - When asked about documentation that Mr. Scott had stating that his mother still owed money for the property, Mr. Jones replied he did not have it with him.
 - Matthew Brown stated that he was trying to work with Mr. Jones to determine if the property is his to sell as he is wanting to buy it.
 - Both Mr. Jones and Mr. Brown testified that there are squatters on the property.
 - Assistant City Attorney Siang L. Sang restated the staff recommendation.
 - Mr. Lindsay moved not to assess an Administrative Civil Penalty to the owner at this time, second by Mr. Kerpoe. MOTION CARRIED 6-1 with Mr. Black no, and Ms. Easton and Mr. Unell absent.
 - Mr. Lindsay moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Kerpoe. MOTION CARRIED 6-1 with Mr. Black voting no, and Ms. Easton and Mr. Unell absent.

- e. **ACP-22-48 (CD 4)** 6233 Kentwood Place aka An Undivided one-half interest to each Grantee in Lot 9, Block 4, Brentwood Hills Addition to the City of Fort Worth, Texas, Tarrant County, Texas according to the Plat filed in Book 388-Z, Page 116, Deed Records of Tarrant County, Texas and all fixtures and personally attached to property. Owner(s): William Robert Williams and Wayne Russell Williams III. Lienholder: Department of the Treasury-Internal Revenue Service. **William R. Williams, the owner, appeared for this case.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, and order the owner to abate the nuisance within thirty (30) days.
 - William Williams stated that he has been in and out of the hospital for the past few months and people who are staying with him are making the mess. He testified that he has told them that nothing more can be brought to the property and has tried to clean it up the best he can. Mr. Williams further stated that he cannot afford to pay a penalty and asked for ninety (90) days to finish the clean up.
 - Assistant City Attorney Siang L. Sang restated the staff recommendation.
 - Mr. Kerpoe moved to assess an Administrative Civil Penalty to the owner of \$50.00 per day for forty five (45) days for a total of \$2,250.00, second by Mr. Lindsay.
 - After discussion, Mr. Black moved for a substitute motion to assess an Administrative Civil Penalty to the owner of \$70.00 per day for forty five (45) days for a total of \$3,150.00, second by Mr. Schur. MOTION FAILED 4-3 with Mr. Lindsay, Mr. Clark, Mr. Kerpoe, and Mr. Walker voting no, Mr. Black, Mr. Schur, and Mr. Juarez voting yes, and Ms. Easton and Mr. Unell absent.
 - Voting goes back to the original motion where Mr. Kerpoe moved to assess an Administrative Civil Penalty to the owner of \$50.00 per day for forty five (45) days for a total of \$2,250.00, second by Mr. Lindsay. MOTION CARRIED 5-2 with Mr. Lindsay, Mr. Clark, Mr. Kerpoe, Mr. Schur, and Mr. Walker voting yes, Mr. Black and Mr. Juarez voting no, Ms. Easton and Mr. Unell absent.
 - Mr. Juarez moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- f. **ACP-22-49 (CD 4)** 4412 Kings Circle North aka Lot 9, Block 4, KINGS OAKS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-14, Page 48, Plat Records of Tarrant County, Texas. Owner: John Allan Conley. Lienholder(s): None. **No one appeared for this case.**

- **This case was heard later in the meeting as no one was in attendance to give testimony.**

XIV. AMENDMENT CASE COMMERCIAL

- a. **HS-21-164 (CD 2)** 721 NW 28th Street (Primary Structure) aka 729 NW 28th Street aka BEING THREE TRACTS OF LAND OUT OF LOTS 15, 16 & 17, IN BLOCK 47, OF M.G. ELLIS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGES 18 & 19, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS. Owner: Emad Taq. Lienholder(s): None. **Emad Taq, the owner, appeared for this case.**
- **Mr. Bill Schur (Position 9) left the meeting at 1:28 P.M.**
 - Emad Taq described what he has completed in repairing the structure, detailed the remaining areas to be repaired, and asked for an additional ninety (90) days.
 - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request.
 - Mr. Black moved to grant an additional ninety (90) days to repair or demolish the structure, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.

XV. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-21-189 (CD 8)** 209 North De Costa Street aka Lot 3, Block 1, J.R. JAMESON SUBDIVISION of part of the L.G. TINSLEY SURVEY and the F. WOOD SURVEY, Tarrant County, Texas, now in the City of Fort Worth, according to plat recorded in Volume 1580, Page 194, Deed Records of Tarrant County, Texas. Owner: Margarita Polanco. Lienholder(s): None. **Margarita Polanco, the owner, appeared for this case.**

- Margarita Polanco testified on what clean up she has been able to do. She asked for an additional ninety (90) days, stated she has had health issues, and has been doing it on her own. She further asked that the penalty be removed as she does not have the money to pay it.
 - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request.
 - Mr. Walker moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$2,150.00, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
 - Mr. Walker moved to grant an additional ninety (90) days to abate the nuisance, second by Mr. Juarez. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
- b. **ACP-21-218 (CD 9)** 3509 Laughton Street aka Situated in Tarrant County, Texas, and being Lot 3, Block 1 of WILLIE AND DENHAM ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 791, pg. 218, Deed Records, Tarrant County, Texas. Owner(s): Baldamar Ramon and wife, Stella Ramon. Lienholder(s): None. **Baldamar Ramon, the owner, appeared for this case.**
- Baldamar Ramon testified that the property has been cleaned and asked the Commission to remove the previously assessed Administrative Civil Penalty of \$4,500.00
 - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request as City staff confirmed the nuisance has been abated.
 - Mr. Juarez moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Kerpo. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
- c. **ACP-22-09 (CD 2)** 4405 Poinsetta Drive aka Lot 14, Block 6, BROOKSIDE ANNEX, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Darwin Ray Milligan. Lienholder(s): None. Darwin Ray Milligan, the owner, and Wanda McCarthy, an interested party, appeared for this case.
- Darwin Milligan testified that the property has been cleaned and asked the Commission to remove the previously assessed Administrative Civil Penalty of \$1,750.00.
 - Wanda McCarthy stated that the property had been cleaned.
 - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request as City staff confirmed the nuisance has been abated.
 - Mr. Lindsay moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$1,750.00, second by Mr. Black. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
- d. **ACP-22-12 (CD 6)** 3620 Kimberly Lane aka Lot 6, Block 69 of WEDGWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Stephen Kent Weatherly. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**

BREAK 2:10 P.M.---2:21 P.M.

XVI. CONTINUED AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-21-187 (CD 2)** 1311 Grand Avenue aka Being Lots 6, block 133H and Lot 19, Block 133 ½ North fort worth Addition, an Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in the Plat Records of Tarrant County, Texas, aka Lots 6 and 19, Block 133 ½, of NORTH FORT WORTH Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded thereof recorded in Volume 106, Page 91, of the Plat Records of Tarrant County, Texas. Owner: Shannon Pulido. Lienholder(s): None. **Shannon Pulido Jr., the owner appeared for this case.**
- Executive Secretary Annette Sefick read into record that the case was continued from the December 6, 2021 Building Standards Commission meeting because the pictures and testimony provided by the owner conflicted with City's presentation.
 - Shannon Pulido Jr. testified that the property is almost clean and asked for more time and to have the previously assessed Administrative Civil Penalty of \$8,800.00 removed.

- Officer Hurtado testified that he inspected the property the day after the December 6, 2021 hearing on December 7, 2021 and those pictures as well as the current pictures were being shown in the Power Point. He confirmed his testimony from December 6, 2021. He further stated that little progress has been made and that more items have been accumulated.
- Mr. Black asked Mr. Pulido if he had pictures from that December 7, 2021 inspection and replied that he did not, but did have the pictures he presented previously and some from the weekend prior to this hearing and those were shown to the Commission.
- Assistant City Attorney Siang L. Sang stated the City was opposed to the amendment request as City staff confirmed the testimony from the December 6, 2021 hearing detailing progress made, and the nuisance has still not been abated and it has been six more weeks.
- Mr. Kerpoe moved to deny the amendment request, second by Mr. Black. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.

CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL GO IN ORDER OF THE AGENDA AND NOW HEAR CASES THAT NO CITIZENS HAVE APPEARED TO GIVE TESTIMONY

XVII. NEW CASES RESIDENTIAL

- a. **HS-22-34 (CD 7)** 5120 Crestline Road (Primary Structure) aka 5120 CRESTLINE ROAD, FORT WORTH, TEXAS 76107 MORE COMMONLY KNOWN AS BEING LOT B, REVISION OF LOT 10, BLOCK 1, NORTHCREST ADDITION AND LOTS 17, 18, 19, 20 AND PART OF LOT 16, BLOCK C CHAMBERLAIN ARLINGTON HEIGHTS FIRST FILING, ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-J, PAGE 51, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Crestline Trust c/o Trustee-Merie Yazbek. Lienholder(s): Znotes, LP, John Botts, and Westside Builders. **None one appeared for this case.**
- Executive Secretary Annette Sefcik testified that she had received a fax from the owner prior to the hearing that was not included in the evidence packet. She read the fax into record and it stated that the owner would like the case continued and asked for time to make repairs.
 - Assistant City Attorney Christopher Austria stated the Commission would first have to vote on whether this was a continuance request, then vote on whether to continue the case.
 - Mr. Lindsay moved to vote that the fax read into record was a continuance request, second by Mr. Black. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
 - Assistant City Attorney Siang L. Sang stated the City is opposed to a continuance request.
 - Mr. Black moved to deny the continuance request, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
 - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
 - Assistant City Attorney Siang L. Sang restated the staff recommendation.
 - Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
 - Mr. Walker moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
- b. **HS-22-41 (CD 5)** 5120 Elgin Street (Primary Structure) aka ACCT. NO. 01829106; LOT 16, BLOCK 2, OUT OF THE FW MURPHY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 12169, PAGE 1074, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: A New Home 4 U Inc. Lienholder(s): None. **No one appeared for this case.**
- **Mr. Pedro Juarez (Position 9) left the meeting at 3.27 P.M**
 - Executive Secretary Annette Sefcik stated that there is a continuance request in the evidence packet from the owner to hear this case at the March 18, 2022 hearing.
 - Assistant City Attorney Siang L. Sang stated the City is unopposed to a continuance request.
 - Mr. Kerpoe moved to continue this case to the March 28, 2022 hearing, second by Mr. Lindsay.
 - After discussion, Mr. Black moved for a substitute motion to continue this case to the February 28, 2022 hearing, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.

XVIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-22-45 (CD 2)** 3319 NW 30th Street aka Lot 10, Block 215 ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 2009, Page 124, of the Deed Records of Tarrant County, Texas. Owner(s): Jerry Pack and Peggy Pack Estates. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to not assess an Administrative Civil Penalty to the owner at this time, and order the owner to abate the nuisance within thirty (30) days.
 - Assistant City Attorney Siang L. Sang restated the staff recommendation.
 - Mr. Lindsay moved not to assess an Administrative Civil Penalty to the owner at this time, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.
 - Mr. Lindsay moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.
- b. **ACP-22-46 (CD 5)** 920 Duff Court aka aka Lot, tract or parcel of land described as follows: Lot 3-3B-R, Block B, Grand Vista Heights Addition to the City of Fort Worth, Tarrant County, Texas, otherwise known as 920 Duff Court Fort Worth, Texas 76112. Owner: Sandra Annette Howell. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to not assess an Administrative Civil Penalty to the owner at this time, and order the owner to abate the nuisance within thirty (30) days.
 - Assistant City Attorney Siang L. Sang restated the staff recommendation.
 - Mr. Kerpoe moved not to assess an Administrative Civil Penalty to the owner at this time, second by Mr. Black. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.
 - Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.
- c. **ACP-22-49 (CD 4)** 4412 Kings Circle North aka Lot 9, Block 4, KINGS OAKS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-14, Page 48, Plat Records of Tarrant County, Texas. Owner: John Allan Conley. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$500.00 per day for forty five (45) days for a total of \$22,500.00, and order the owner to abate the nuisance within thirty (30) days.
 - Assistant City Attorney Siang L. Sang restated the staff recommendation.
 - Mr. Black moved not to assess an Administrative Civil Penalty to the owner of \$500.00 per day for forty five (45) days for a total of \$22,500.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.
 - Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.

XIX. AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL

- a. **ACP-22-12 (CD 6)** 3620 Kimberly Lane aka Lot 6, Block 69 of WEDGWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Stephen Kent Weatherly. Lienholder(s): None. **No one appeared for this case.**
- Executive Secretary Annette Sefcik testified that the owner, Stephen Kent Weatherly, called right before the meeting began and stated he could not attend because he will sick. He further stated that the Officer said he was all cleaned, that he does not need additional time, and just wants the previously assessed Administrative Civil Penalty of \$4,500 removed.
 - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request as City staff confirmed the nuisance has been abated.
 - Mr. Walker moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur and Mr. Juarez absent.

XX. EXECUTIVE SESSION

- No session was conducted.

XXI. ADJOURNMENT

- Mr. Lindsay moved to adjourn the meeting, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Ms. Easton, Mr. Unell, Mr. Schur and Mr. Juarez absent.
- **Meeting adjourned at 3:56 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

HS-22-39 **Property Address:** 3744 Griggs Avenue (Primary Structure)

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

Legal Description: Lot 4, Block 22, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 388-T, Page 37, of the Deed Records of Tarrant County, Texas

SKEY No. 00780324 **Reference No(s).** 21-604247

Owner(s) per Deed: Delores Alexander---SWD Volume 4810, Page 420

Owner(s) per TAD: Same

Mailing Address: 3744 Griggs Avenue, Fort Worth, TX 76119-2018

Agenda Category: New Case – Residential **Code Compliance Officer:** Alma Molina

Council District No. 5

CASE BACKGROUND:

- Case Originated: **September 24, 2021.**
- This case was initiated by: **Officer Jenkins.**
- Fire Date: **September 24, 2021.**
- Notices: **11/9/2022 and 12/27/2022.**
- No active permits on file.
- Structure is vacant and secure.
- Inspection was conducted on **February 9, 2022, with Mr. Mateen, an heir, present.**
- Current owner's deed was recorded **November 19, 1969.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 10, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severe fire damaged with partial collapsed roof
 - Inadequate support on north side of structure
 - Charred roof decking
 - Charred ceiling decking
 - Window broken with glass shards
 - Missing electrical and plumbing
 - Fire damaged siding
 - Heavy smoke damage to the interior framing and sheetrock
 - Floors covered in combustible debris
- 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: FEBRUARY 28, 2022**

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

Delores Alexander, 3744 Griggs Avenue, Fort Worth, TX 76119-2018 (Cert. # 9489009000276227064517);
Delores Alexander Estate, 3644 Griggs Avenue, Fort Worth, TX 76119-2018 (Cert. # 9489009000276227064524);
Roy Mateen, 6912 Gettysburg Drive, Forest Hill, TX 76140 (Cert. # 9489009000276227064531);
Ellen Cade, 3512 Wilbarger Street, Fort Worth, TX 76119 (Cert. # 9489009000276227064548);
Leslie McMarion, 3744 Griggs Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276227064555);
Tyra Allen, 4618 Willow Springs Road, Fort Worth, TX 76119 (Cert. # 9489009000276227064562)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

| | | | | | |
|---|--|---|--|---|--|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address <input type="text" value="3744 GRIGGS AVE"/> | | Number of Stories <input type="text" value="1"/> | | <input checked="" type="checkbox"/> I - Hazardous | |
| Legal Description: Block <input type="text" value="22"/> Lot <input type="text" value="4"/> | | Case No. <input type="text" value="21-604247"/> | | <input type="checkbox"/> II - Sub (Major) | |
| | | Tax Acct No. <input type="text" value="00780324"/> | | <input type="checkbox"/> III - Sub (Minor) | |
| <input type="checkbox"/> Exterior Only | | <input checked="" type="checkbox"/> Interior & Exterior | | | |

| OBSERVED DEFICIENCIES | | | | COMMENTS | STATUS |
|-----------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------------------|---|
| MINOR | MODERATE | SEVERE | | | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire occurred 09/24/2021 | <input checked="" type="checkbox"/> Open |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Charred siding | <input checked="" type="checkbox"/> Vacant |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Charred sheet rock | <input checked="" type="checkbox"/> Secured |
| Roof | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Some damaged shingles due to fire | <input type="checkbox"/> Secured (City) |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Collapsed with breaches | <input type="checkbox"/> Tenant Occupied |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Owner Occupied |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | missing, holes | STRUCTURE USE |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Damaged due to severe fire | <input checked="" type="checkbox"/> Single Family |
| Electrical | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Damaged due to severe fire | <input type="checkbox"/> Two Family |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | damaged, missing | <input type="checkbox"/> Commercial |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Accessory |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | floors covered in combustible debris | FOUNDATION |

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

Severe fire damage.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

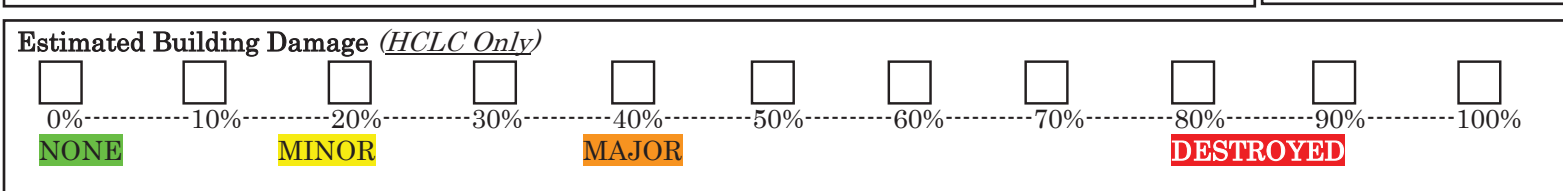
Brick

Stone

Concrete

Concrete Brick

Metal



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.
9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022

HS-22-40 **Property Address:** 3132 St Louis Avenue (Primary Structure and 14 Accessory Structures)

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

Legal Description: Lot 19R, Block 34, of RYAN AND PRUITT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 17, of the Plat Records of Tarrant County, Texas

SKEY No. 04813596 **Reference No(s).** 20-568045

Owner(s) per Deed: Candido Santillan and wife, Flora Santillan---WDVL D199193964

Owner(s) per TAD: Candido Santillan and Flora Santillan

Mailing Address: 3545 6th Avenue, Fort Worth, TX 76110

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

Council District No. 9

CASE BACKGROUND:

- Case Originated: **August 13, 2020.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **8/13/2020, 1/12/2022 and 1/20/2022.**
- No active permits on file.
- All Structures are vacant and secure.
- Inspection was conducted on **February 11, 2022 with written permission from an heir, Juan Santillan,**
- Current owner's deed was recorded **August 2, 1999.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 10, 2022.**
- **The primary structure** is currently in a substandard and hazardous condition due to:
 - The roof has cracked ceramic roofing tiles
 - Portions of the interior ceiling are bulging due to water damage
 - Interior wood ceiling and ceiling joist are deteriorated
 - Wall separation from the structure
 - Interior walls are uneven
- **Accessory structure #1** is currently in a substandard and hazardous condition due to:
 - Exterior walls are missing and or deteriorated with breaches
 - Inadequate support due to deteriorated and leaning corner posts
 - Mangled and missing metal roofing material
 - Deteriorated ceiling joist with breaches
- **Accessory structure #2** is currently in a substandard and hazardous condition due to:
 - The interior walls have missing and deteriorated wall studs with breaches
 - Inadequate support due to deteriorated and leaning corner posts
 - The roof has missing and deteriorated decking and shingles
 - The ceiling has deteriorated ceiling joist with breaches
- **Accessory structure #3** is currently in a substandard and hazardous condition due to:
 - The exterior walls have deteriorated and missing fiberglass siding
 - Inadequate support due to deteriorated and leaning corner posts
 - The roof has deteriorated roof rafters
- **Accessory structure #4** is currently in a substandard and hazardous condition due to:
 - The exterior walls are buckled and leaning outward
 - The exterior walls have rotted wood due to exposure to the elements
- **Accessory structure #5** is currently in a substandard and hazardous condition due to:
 - The exterior and interior stone walls have large cracks and portions of the walls are missing
 - The entire roof has dilapidated wood and sheet metal not properly fastened

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

- **Accessory structure #6** is currently in a substandard and hazardous condition due to:
 - The structural framing is dilapidated
 - Inadequate support due to deteriorated and leaning corner posts
 - Deteriorated ceiling joists
 - The roof is sagging with detached metal roofing material
- **Accessory structure #7** is currently in a substandard and hazardous condition due to:
 - The structural framing is dilapidated
 - The roof has dilapidated fiberglass roofing material
 - Inadequate support due to missing and deteriorated ceiling joist
 - The exterior walls have loose siding not properly fastened
- **Accessory structure #8** is currently in a substandard and hazardous condition due to:
 - The exterior walls have rotted and missing wood
 - Hazardous conditions exist due to unsanitary condition found inside the structure
- **Accessory structure #9** is currently in a substandard and hazardous condition due to:
 - The exterior walls have deteriorated and loose siding
 - Combustible materials stored inside the structure
 - Foundation has inadequate support
- **Accessory structure #10** is currently in a substandard and hazardous condition due to:
 - The exterior walls have missing and deteriorated boards
 - The roof is not properly secured to the structure
 - Inadequate support due to deteriorated framing materials
- **Accessory structure #11** is currently in a substandard and hazardous condition due to:
 - The exterior walls have missing and deteriorated boards
 - Inadequate support due to deteriorated framing materials
 - Broken and deteriorated roof rafters
- **Accessory structure #12** is currently in a substandard and hazardous condition due to:
 - The exterior walls have missing and deteriorated boards
 - Interior walls have missing and deteriorated wall studs
 - Inadequate support due to deteriorated rafters and framing
- **Accessory structure #13** is currently in a substandard and hazardous condition due to:
 - Missing and rotted rafters with breaches in the roof
 - Interior framing is water damaged
 - Inadequate support due to deteriorated roof rafters and framing material
- **Accessory structure #14** is currently in a substandard and hazardous condition due to:
 - The exterior framing is missing with deteriorated board
 - The fiberglass and metal roofing is missing and or deteriorated with rotted rafters
 - Inadequate support due to deteriorated rafters and framing
- There are other conditions that add to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

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

Candido Santillan and wife, Flora Santillan, 3545 6th Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276227064579);
Candido Santillan and Flora Santillan, 962 Prairie Timber Road, Burleson, TX 76062
(Cert. # 9489009000276227064586);
Candido Santillan and Flora Santillan Estates, 3545 6th Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276227064593);
Candido Santillan and Flora Santillan Estates, 962 Prairie Timber Road, Burleson, TX 76062
(Cert. # 9489009000276227064609);
Candido Santillan and Flora Santillan Estates, 3132 St. Louis Avenue, Fort Worth, TX 76110
(Cert. # 9489009000276227064616);
Candido Santillan and Flora Santillan Estates, 915 W Hammond Street, Fort Worth, TX 76115
(Cert. # 9489009000276227064623);
Candido Santillan and Flora Santillan Estates, 2319 Gould Avenue, Fort Worth, TX 76164
(Cert. # 9489009000276227064630);
Laura Esmeralda Markland aka Laura Santillan, 4036 Horizon Place, Fort Worth, TX 76133
(Cert. # 9489009000276227064647);
Laura Esmeralda Markland aka Laura Santillan, 7960 Mossspark Lane, Fort Worth, TX 76123
(Cert. # 9489009000276227064654);
Juan Leonardo Santillan, 3545 6th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276227064661);
Juan Leonardo Santillan, 962 Prairie Timber Road, Burleson, TX 76062 (Cert. # 9489009000276227064678);
Candido Santillan Estate, 962 Prairie Timber Road, Burleson, TX 76062 (Cert. # 9489009000276227064685);
Estella Jimenez aka Estella Contreras, 2319 Gould Avenue, Fort Worth, TX 76164
(Cert. # 9489009000276227064692);
Sebastian Santillan, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276227064708);
Sebastian Santillan, 3545 6th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276227064715);
Leisdi Jimenez aka Leisdi Contreras, 2319 Gould Avenue, Fort Worth, TX 76164
(Cert. # 9489009000276227064722);
Leisdi Jimenez aka Leisdi Contreras, 2121 Ash Crescent Street, Fort Worth, TX 76104-6212
(Cert. # 9489009000276227064739);
Teresita Jimenez, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276227064746)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12/2022

| | | | | | |
|---|---------------------------|---|--|---|--|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address: <u>3132 ST. LOUIS AVE</u> | | Number of Stories: <u>1</u> | | <input checked="" type="checkbox"/> I - Hazardous | |
| Legal Description: Block <u>34</u> Lot <u>19R</u> | Case No. <u>20-568045</u> | Tax Acct No. <u>04813596</u> | | <input type="checkbox"/> II - Sub (Major) | |
| <input type="checkbox"/> Exterior Only | | <input checked="" type="checkbox"/> Interior & Exterior | | <input type="checkbox"/> III - Sub (Minor) | |

| OBSERVED DEFICIENCIES | | | | COMMENTS | STATUS | |
|-----------------------|--------------------------|-------------------------------------|-------------------------------------|--|---|--|
| MINOR | MODERATE | SEVERE | | | <input type="checkbox"/> Open | <input checked="" type="checkbox"/> Vacant |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> Secured | <input type="checkbox"/> Secured (City) |
| Exterior Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Missing and deteriorated siding with breaches | <input type="checkbox"/> Tenant Occupied | <input type="checkbox"/> Owner Occupied |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing / deteriorated walls / studs w/ breaches / biological growth | | |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and cracked stone materials with breaches | | |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist and sheet rock | | |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to deteriorated ceiling joist and separation from structure | | |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated floor joist and sub floors with breaches | | |
| Doors/Windows | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Missing with deteriorated boards | | |
| Electrical | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Disconnect with hanging wires | | |
| Plumbing | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Disconnected and / or missing | | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

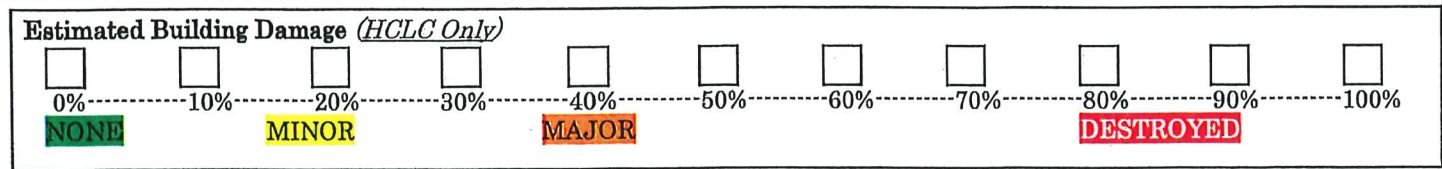
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



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1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
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12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12 '2022

| | | | | | |
|--|--|---|-------------------|--|------------------|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address | <u>3132 ST. LOUIS AVE (Accessory #1)</u> | | Number of Stories | <u>1</u> | |
| Legal Description: Block | <u>34</u> | Lot | <u>19R</u> | Case No. | <u>20-568045</u> |
| | | | | Tax Acct No. | <u>04813596</u> |
| <input type="checkbox"/> Exterior Only | | <input checked="" type="checkbox"/> Interior & Exterior | | | |
| | | | | <input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor) | |

| | OBSERVED DEFICIENCIES | | | COMMENTS | STATUS |
|----------------|--------------------------|-------------------------------------|-------------------------------------|---|---|
| | MINOR | MODERATE | SEVERE | | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Open <input checked="" type="checkbox"/> Vacant |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated walls with breaches | <input checked="" type="checkbox"/> Secured |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing / deteriorated studs, walls with breaches | <input type="checkbox"/> Secured (City) |
| Roof | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Mangles and missing metal roofing material | <input type="checkbox"/> Tenant Occupied |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches | <input type="checkbox"/> Owner Occupied |
| Foundation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to deteriorated / leaning corner posts | |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | STRUCTURE USE |
| Doors/Windows | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Unfit and inoperable door | <input type="checkbox"/> Single Family |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Two Family |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Commercial |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> Accessory |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | FOUNDATION |

ADDITIONAL OBSERVATIONS
 Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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

STATUS

Open
 Vacant
 Secured
 Secured (City)
 Tenant Occupied
 Owner Occupied

STRUCTURE USE

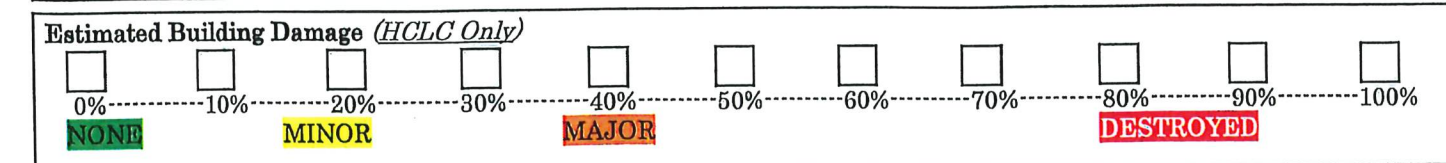
Single Family
 Two Family
 Commercial
 Accessory

FOUNDATION

Poured Concrete
 Stem Wall
 Pier & Beam

EXTERIOR

Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal



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6. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12/2022

| | | | | | |
|--|--|-----|---|--|------------------|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address | <u>3132 ST. LOUIS AVE (Accessory #2)</u> | | Number of Stories | <u>1</u> | |
| Legal Description: Block | <u>34</u> | Lot | <u>19R</u> | Case No. | <u>20-568045</u> |
| | | | | Tax Acct No. | <u>04813596</u> |
| <input type="checkbox"/> Exterior Only | | | <input checked="" type="checkbox"/> Interior & Exterior | | |
| | | | | <input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor) | |

| OBSERVED DEFICIENCIES | | | | COMMENTS | STATUS | |
|------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|---|--|
| MINOR | MODERATE | SEVERE | <input type="checkbox"/> Open | | <input checked="" type="checkbox"/> Vacant | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> Secured | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated walls and studs | <input type="checkbox"/> Secured (City) | |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing / deteriorated studs, walls with breaches | <input type="checkbox"/> Tenant Occupied | |
| Roof | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated decking, shingles and ceiling joist | <input type="checkbox"/> Owner Occupied | |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches | | |
| Foundation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to deteriorated / leaning corner posts | | |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Doors/Windows | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Unfit and inoperable door | | |
| 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"/> | | | |

STRUCTURE USE

Single Family
 Two Family
 Commercial
 Accessory

FOUNDATION

Poured Concrete
 Stem Wall
 Pier & Beam

EXTERIOR

Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal

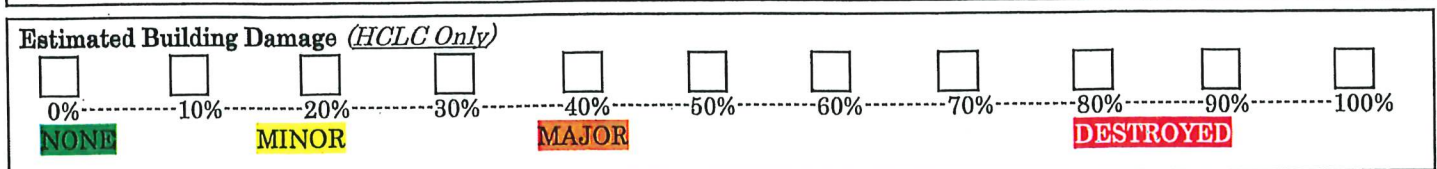
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7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12/2022

INSPECTION INFORMATION

Address: 3132 ST. LOUIS AVE (Accessory #3) Number of Stories: 1

Legal Description: Block 34 Lot 19R Case No. 20-568045 Tax Acct No. 04813596

Exterior Only Interior & Exterior

CATEGORY

I - Hazardous

II - Sub (Major)

III - Sub (Minor)

OBSERVED DEFICIENCIES

| | MINOR | MODERATE | SEVERE | COMMENTS |
|----------------|--------------------------|-------------------------------------|-------------------------------------|---|
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated walls and studs |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing / deteriorated studs, bricks and walls w/ breaches |
| Roof | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated decking, shingles and ceiling joist |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches |
| Foundation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to deteriorated / leaning corner posts |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

STATUS

Open

Vacant

Secured

Secured (City)

Tenant Occupied

Owner Occupied

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

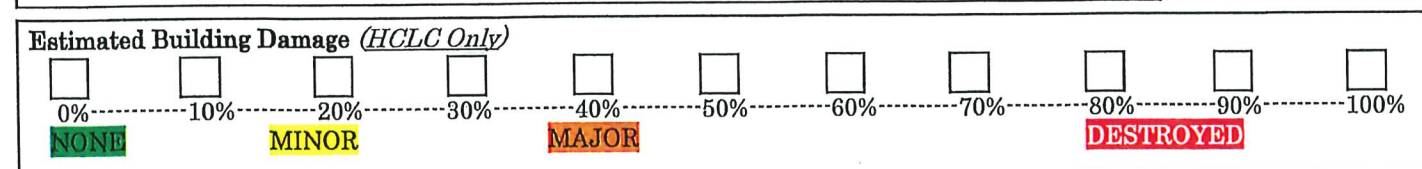
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4, - 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and portions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12/2022

INSPECTION INFORMATION

Address: 3132 ST. LOUIS AVE (Accessory #4) Number of Stories: 1

Legal Description: Block 34 Lot 19R Case No. 20-568045 Tax Acct No. 04813596

Exterior Only Interior & Exterior

CATEGORY

I - Hazardous

II - Sub (Major)

III - Sub (Minor)

OBSERVED DEFICIENCIES

| | MINOR | MODERATE | SEVERE | COMMENTS |
|----------------|--------------------------|-------------------------------------|-------------------------------------|---|
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated siding, walls and studs |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing / deteriorated studs, walls w/ breaches |
| Roof | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and mangled metal and ceiling joist |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches |
| Foundation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to deteriorated / leaning corner posts |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

STATUS

Open

Vacant

Secured

Secured (City)

Tenant Occupied

Owner Occupied

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

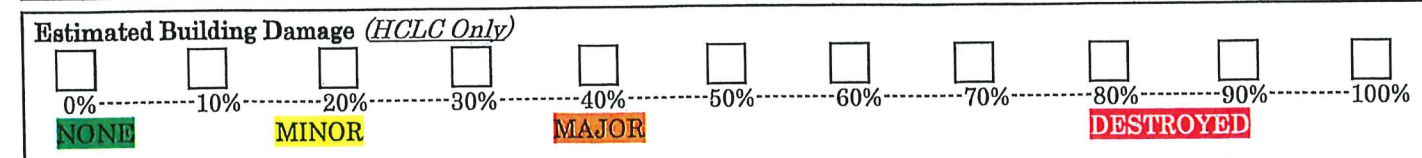
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and portions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12/2022

| | | | | | |
|--|--|-------------------|------------|---|------------------|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address | <u>3132 ST. LOUIS AVE (Accessory #5)</u> | Number of Stories | <u>1</u> | <input checked="" type="checkbox"/> I - Hazardous | |
| Legal Description: Block | <u>34</u> | Lot | <u>19R</u> | Case No. | <u>20-568045</u> |
| | | | | Tax Acct No. | <u>04813596</u> |
| <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Interior & Exterior | | | | <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor) | |

| | OBSERVED DEFICIENCIES | | | COMMENTS | STATUS |
|----------------|--------------------------|--------------------------|-------------------------------------|--|---|
| | MINOR | MODERATE | SEVERE | | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Open |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing with cracks in stone walls and studs | <input checked="" type="checkbox"/> Vacant |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing / deteriorated stone walls w/ separations | <input checked="" type="checkbox"/> Secured |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and mangled metal, boards and ceiling joist | <input type="checkbox"/> Secured (City) |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches | <input type="checkbox"/> Tenant Occupied |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to missing stone w/ cracks and separation | <input type="checkbox"/> Owner Occupied |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |

ADDITIONAL OBSERVATIONS
 Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building
 Mechanical
 Plumbing
 Electrical

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

STRUCTURE USE

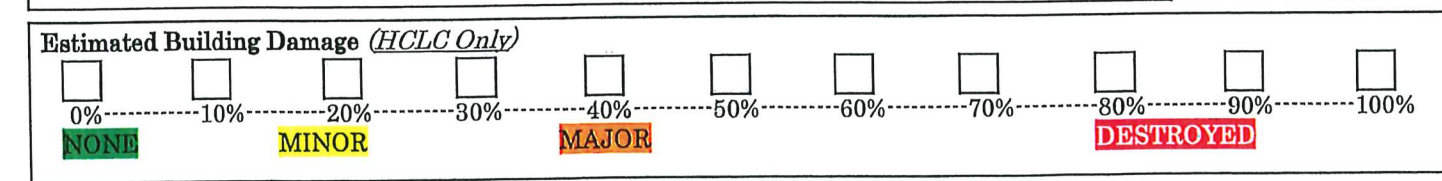
Single Family
 Two Family
 Commercial
 Accessory

FOUNDATION

Poured Concrete
 Stem Wall
 Pier & Beam

EXTERIOR

Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and portions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time 2/12/2022

| | | | | | |
|--|--|-----|---|--|------------------|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address | <u>3132 ST. LOUIS AVE (Accessory #6)</u> | | Number of Stories | <u>1</u> | |
| Legal Description: Block | <u>34</u> | Lot | <u>19R</u> | Case No. | <u>20-568045</u> |
| | | | | Tax Acct No. | <u>04813596</u> |
| <input type="checkbox"/> Exterior Only | | | <input checked="" type="checkbox"/> Interior & Exterior | | |
| | | | | <input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor) | |

| OBSERVED DEFICIENCIES | | | | COMMENTS |
|------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| | MINOR | MODERATE | SEVERE | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated boards with breaches |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing / deteriorated walls w/ breaches |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and mangled metal, boards and ceiling joist |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to missing / deteriorated / leaning corner posts |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

STATUS

Open

Vacant

Secured

Secured (City)

Tenant Occupied

Owner Occupied

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

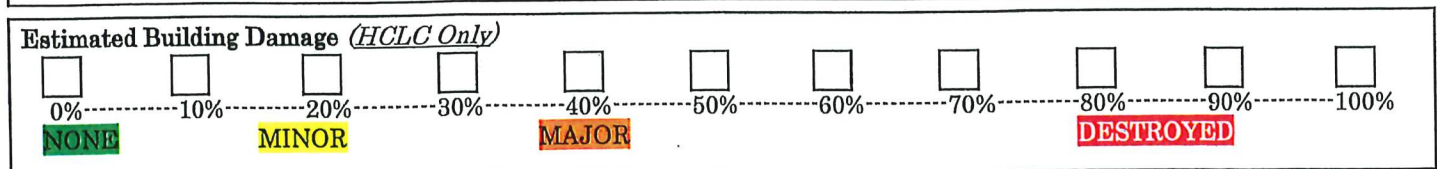
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and portions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12/2022

| | | | | | |
|-------------------------------|--|-----|--|--|------------------|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address | <u>3132 ST. LOUIS AVE (Metal Accessory #7)</u> | | Number of Stories | <u>1</u> | |
| Legal Description: Block | <u>34</u> | Lot | <u>19R</u> | Case No. | <u>20-568045</u> |
| | | | | Tax Acct No. | <u>04813596</u> |
| | | | <input type="checkbox"/> Exterior Only | <input checked="" type="checkbox"/> Interior & Exterior | |
| | | | | <input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor) | |

| | OBSERVED DEFICIENCIES | | | COMMENTS |
|----------------|--------------------------|-------------------------------------|-------------------------------------|--|
| | MINOR | MODERATE | SEVERE | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and mangled metal w/ deteriorated / missing boards w/ breaches |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated metal walls and studs w/ breaches |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and mangled metal w/ deteriorated ceiling joist |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to missing / deteriorated ceiling joist / corner post |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Doors/Windows | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Missing |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

STATUS

Open

Vacant

Secured

Secured (City)

Tenant Occupied

Owner Occupied

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

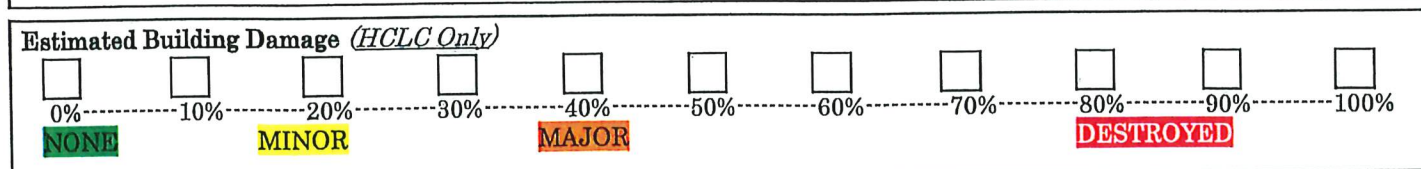
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and portions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12/2022

| | | | | | |
|--|--|---|-------------------|---|------------------|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address | <u>3132 ST. LOUIS AVE (Accessory #8)</u> | | Number of Stories | <u>1</u> | |
| Legal Description: Block | <u>34</u> | Lot | <u>19R</u> | Case No. | <u>20-568045</u> |
| | | | | Tax Acct No. | <u>04813596</u> |
| <input type="checkbox"/> Exterior Only | | <input checked="" type="checkbox"/> Interior & Exterior | | | |
| | | | | <input checked="" type="checkbox"/> I - Hazardous | |
| | | | | <input type="checkbox"/> II - Sub (Major) | |
| | | | | <input type="checkbox"/> III - Sub (Minor) | |

| | OBSERVED DEFICIENCIES | | | COMMENTS | STATUS | |
|----------------|--------------------------|--------------------------|-------------------------------------|---|---|--|
| | MINOR | MODERATE | SEVERE | | | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Open | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated boards with breaches | <input checked="" type="checkbox"/> Vacant | |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing / deteriorated walls w/ breaches | <input checked="" type="checkbox"/> Secured | |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and mangled metal, boards and ceiling joist | <input type="checkbox"/> Secured (City) | |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches | <input type="checkbox"/> Tenant Occupied | |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to missing / deteriorated / leaning corner posts | <input type="checkbox"/> Owner Occupied | |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | STRUCTURE USE | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Single Family | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Two Family | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Commercial | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> Accessory | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | FOUNDATION | |
| | | | | | <input type="checkbox"/> Poured Concrete | |
| | | | | | <input type="checkbox"/> Stem Wall | |
| | | | | | <input type="checkbox"/> Pier & Beam | |

ADDITIONAL OBSERVATIONS
 Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

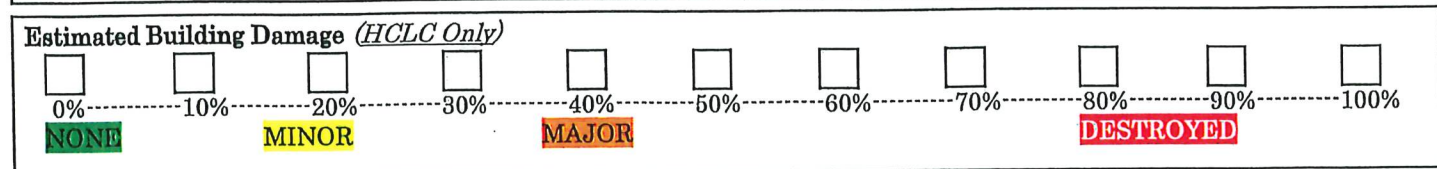
PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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

EXTERIOR

Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12/2022

INSPECTION INFORMATION

Address: 3132 ST. LOUIS AVE (Blue Accessory #9) Number of Stories: 1
 Legal Description: Block 34 Lot 19R Case No. 20-568045 Tax Acct No. 04813596
 Exterior Only Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

| | MINOR | MODERATE | SEVERE | COMMENTS |
|----------------|--------------------------|--------------------------|-------------------------------------|--|
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated boards with breaches |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing / deteriorated walls w/ breaches |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated decking and shingles |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to leaning corner posts |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

STATUS

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

STRUCTURE USE

- Single Family
- Two Family
- Commercial
- Accessory

FOUNDATION

- Poured Concrete
- Stem Wall
- Pier & Beam

EXTERIOR

- Frame
- Brick
- Stone
- Concrete
- Concrete Brick
- Metal

ADDITIONAL OBSERVATIONS

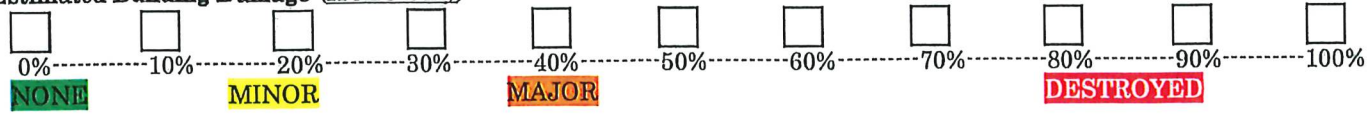
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

- Building
- Mechanical
- Plumbing
- Electrical

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

Estimated Building Damage (HCLC Only)



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12/2022

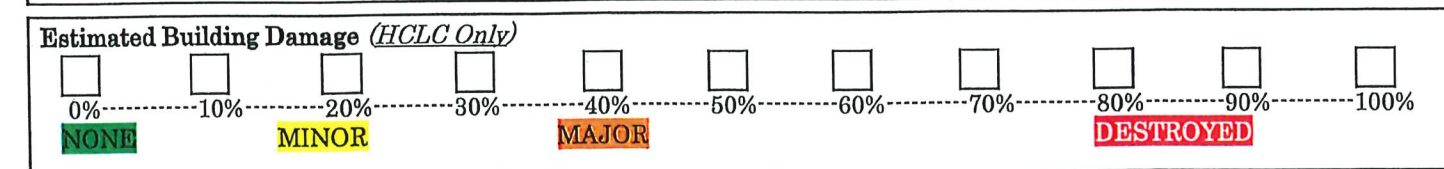
| | | | | | |
|-------------------------------|---|-----|--|--|------------------|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address | <u>3132 ST. LOUIS AVE (Small Brown Accessory #10)</u> | | Number of Stories | <u>1</u> | |
| Legal Description: Block | <u>34</u> | Lot | <u>19R</u> | Case No. | <u>20-568045</u> |
| | | | | Tax Acct No. | <u>04813596</u> |
| | | | <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Interior & Exterior | | |
| | | | | <input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor) | |

| OBSERVED DEFICIENCIES | | | | COMMENTS | STATUS | |
|------------------------------|--------------------------|--------------------------|-------------------------------------|---|---|--|
| MINOR | MODERATE | SEVERE | <input type="checkbox"/> Open | | <input checked="" type="checkbox"/> Vacant | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> Secured | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated boards with breaches | <input type="checkbox"/> Secured (City) | |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated walls | <input type="checkbox"/> Tenant Occupied | |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated decking and shingles | <input type="checkbox"/> Owner Occupied | |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches | | |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to deteriorated corner posts | | |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> Accessory | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

| | | | | | |
|--|-------------------------------------|-----------------------------------|-------------------------------------|---|------------------------------------|
| PERMITS REQUIRED* | | | | FOUNDATION | |
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Poured Concrete | <input type="checkbox"/> Stem Wall |
| <small>*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.</small> | | | | <input type="checkbox"/> Pier & Beam | |
| | | | | EXTERIOR | |
| | | | | <input checked="" type="checkbox"/> Frame | |
| | | | | <input type="checkbox"/> Brick | |
| | | | | <input type="checkbox"/> Stone | |
| | | | | <input type="checkbox"/> Concrete | |
| | | | | <input type="checkbox"/> Concrete Brick | |
| | | | | <input type="checkbox"/> Metal | |



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and portions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12/2022

| | | | | | |
|-------------------------------|---|-----|--|--|------------------|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address | <u>3132 ST. LOUIS AVE (Accessory #11)</u> | | Number of Stories | <u>1</u> | |
| Legal Description: Block | <u>34</u> | Lot | <u>19R</u> | Case No. | <u>20-568045</u> |
| | | | | Tax Acct No. | <u>04813596</u> |
| | | | <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Interior & Exterior | | |
| | | | | <input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor) | |

| OBSERVED DEFICIENCIES | | | | COMMENTS |
|------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| | MINOR | MODERATE | SEVERE | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated boards with breaches |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated walls and studs |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and mangled metal with deteriorated ceiling joist |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to deteriorated and missing boards |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

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

| |
|---|
| STRUCTURE USE |
| <input type="checkbox"/> Single Family |
| <input type="checkbox"/> Two Family |
| <input type="checkbox"/> Commercial |
| <input checked="" type="checkbox"/> Accessory |

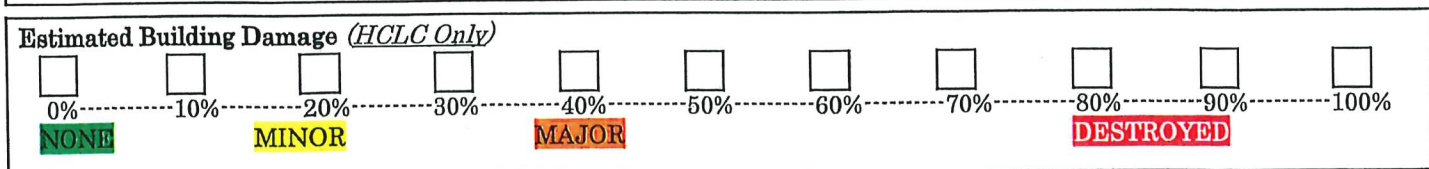
| |
|--|
| FOUNDATION |
| <input type="checkbox"/> Poured Concrete |
| <input type="checkbox"/> Stem Wall |
| <input type="checkbox"/> Pier & Beam |

| |
|---|
| EXTERIOR |
| <input checked="" type="checkbox"/> Frame |
| <input type="checkbox"/> Brick |
| <input type="checkbox"/> Stone |
| <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Concrete Brick |
| <input type="checkbox"/> Metal |

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
6. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time 2/12/2022

| | | | | | |
|--|---|-----|---|--|------------------|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address | <u>3132 ST. LOUIS AVE (Accessory #12)</u> | | Number of Stories | <u>1</u> | |
| Legal Description: Block | <u>34</u> | Lot | <u>19R</u> | Case No. | <u>20-568045</u> |
| | | | | Tax Acct No. | <u>04813596</u> |
| <input type="checkbox"/> Exterior Only | | | <input checked="" type="checkbox"/> Interior & Exterior | | |
| | | | | <input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor) | |

| OBSERVED DEFICIENCIES | | | | COMMENTS | STATUS | |
|------------------------------|--------------------------|--------------------------|-------------------------------------|---|---|--|
| MINOR | MODERATE | SEVERE | <input type="checkbox"/> Open | | <input checked="" type="checkbox"/> Vacant | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> Secured | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated boards with breaches | <input type="checkbox"/> Secured (City) | |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated walls and studs | <input type="checkbox"/> Tenant Occupied | |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and mangled metal with deteriorated ceiling joist | <input type="checkbox"/> Owner Occupied | |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches | | |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to deteriorated and missing boards | | |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> Accessory | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |

STRUCTURE USE

Single Family
 Two Family
 Commercial
 Accessory

FOUNDATION

Poured Concrete
 Stem Wall
 Pier & Beam

EXTERIOR

Frame
 Brick
 Stone
 Concrete
 Concrete Brick
 Metal

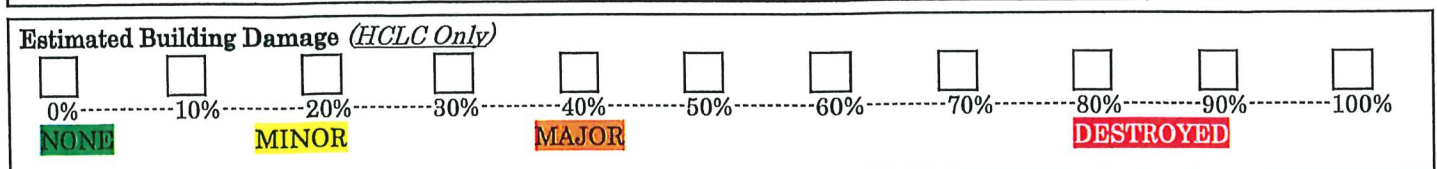
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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BUILDING STANDARDS DIVISION
 Structure Inspections Report

Inspecting Officer: M. TURNER-MIMS Date/Time: 2/12/2022

| | | | | | |
|-------------------------------|---|-----|--|--|------------------|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address | <u>3132 ST. LOUIS AVE (White Accessory #13)</u> | | Number of Stories | <u>1</u> | |
| Legal Description: Block | <u>34</u> | Lot | <u>19R</u> | Case No. | <u>20-568045</u> |
| | | | | Tax Acct No. | <u>04813596</u> |
| | | | <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Interior & Exterior | | |
| | | | | <input checked="" type="checkbox"/> I - Hazardous <input type="checkbox"/> II - Sub (Major) <input type="checkbox"/> III - Sub (Minor) | |

| OBSERVED DEFICIENCIES | | | | COMMENTS |
|-----------------------|--------------------------|--------------------------|-------------------------------------|--|
| MINOR | MODERATE | SEVERE | | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated boards with breaches |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated walls and studs |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Mangled metal with deteriorated ceiling joist |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to deteriorated / cracked headers corner post |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

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

| |
|---|
| STRUCTURE USE |
| <input type="checkbox"/> Single Family |
| <input type="checkbox"/> Two Family |
| <input type="checkbox"/> Commercial |
| <input checked="" type="checkbox"/> Accessory |

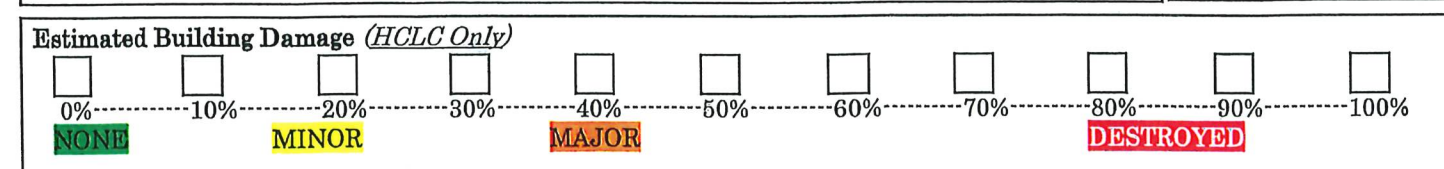
| |
|--|
| FOUNDATION |
| <input type="checkbox"/> Poured Concrete |
| <input type="checkbox"/> Stem Wall |
| <input type="checkbox"/> Pier & Beam |

| |
|---|
| EXTERIOR |
| <input checked="" type="checkbox"/> Frame |
| <input type="checkbox"/> Brick |
| <input type="checkbox"/> Stone |
| <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Concrete Brick |
| <input type="checkbox"/> Metal |

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4, - 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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



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7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer: **M. TURNER-MIMS**

Date/Time: **2/12/2022**

INSPECTION INFORMATION

Address: **3132 ST. LOUIS AVE (Large Accessory #14)** Number of Stories: **1**

Legal Description: Block **34** Lot **19R** Case No. **20-568045** Tax Acct No. **04813596**

Exterior Only Interior & Exterior

CATEGORY

I - Hazardous

II - Sub (Major)

III - Sub (Minor)

OBSERVED DEFICIENCIES

| | MINOR | MODERATE | SEVERE | COMMENTS |
|----------------|--------------------------|--------------------------|-------------------------------------|--|
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated boards with breaches |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and deteriorated walls and studs |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Missing and mangled metal w/ deteriorated ceiling joist |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deteriorated ceiling joist with breaches |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support due to missing / deteriorated ceiling joist / corner post |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

STATUS

Open

Vacant

Secured

Secured (City)

Tenant Occupied

Owner Occupied

STRUCTURE USE

Single Family

Two Family

Commercial

Accessory

FOUNDATION

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

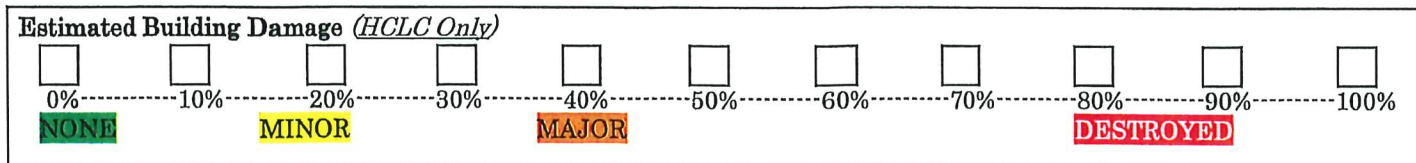
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PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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7. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

RECEIPT DATE 3/17/21 No. 734621

RECEIVED FROM Juan Santillan \$ 300.^{00/100}

Three hundred and 00/100 DOLLARS

FOR RENT
 FOR 2 days of labor @ 3132 St. Louis St. Ft. Worth TX 76110

| | | |
|---------|--|---------------------------------------|
| ACCOUNT | | <input checked="" type="radio"/> CASH |
| PAYMENT | | <input type="radio"/> CHECK |
| BAL DUE | | <input type="radio"/> MONEY ORDER |
| | | <input type="radio"/> CREDIT CARD |

FROM _____ TO _____

BY [Signature] 3-11

RECEIPTS
 SUBMITTED
 BY OWNER/
 HEIR

RECEIPT DATE 3/17/21 No. 734622

RECEIVED FROM Juan Santillan \$ 1,200.^{00/100}

One thousand, two hundred and 00/100 DOLLARS

FOR RENT
 FOR 3 man crew for 3 days of labor @ 3132 St. Louis Ft. Worth TX 76110

| | | |
|---------|--|---------------------------------------|
| ACCOUNT | | <input checked="" type="radio"/> CASH |
| PAYMENT | | <input type="radio"/> CHECK |
| BAL DUE | | <input type="radio"/> MONEY ORDER |
| | | <input type="radio"/> CREDIT CARD |

FROM _____ TO _____

BY Alex Barbo 3-11

RECEIPT DATE 3/13/21 No. 734615

RECEIVED FROM Juan Santillan \$ 900.00

Nine hundred and 00/100 DOLLARS

FOR RENT
 FOR Clean up labor @ 3132 St. Louis Ave. 6 person crew

| | | |
|---------|--|---------------------------------------|
| ACCOUNT | | <input checked="" type="radio"/> CASH |
| PAYMENT | | <input type="radio"/> CHECK |
| BAL DUE | | <input type="radio"/> MONEY ORDER |
| | | <input type="radio"/> CREDIT CARD |

FROM _____ TO _____

BY [Signature] 3-11

RECEIPT DATE 3/15/21 No. 734618

RECEIVED FROM Juan Santillan \$ 300.^{00/100}

Three hundred and 00/100 DOLLARS

FOR RENT
 FOR 2 laborers cleanup crew @ 3132 St. Louis St. Ft. Worth TX 76110

| | | |
|---------|--|-----------------------------------|
| ACCOUNT | | <input type="radio"/> CASH |
| PAYMENT | | <input type="radio"/> CHECK |
| BAL DUE | | <input type="radio"/> MONEY ORDER |
| | | <input type="radio"/> CREDIT CARD |

FROM _____ TO _____

BY Raul Frias 3-11

SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD FORT WORTH, TX 76140

CUSTOMER
 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247

Contract:NONCOMP GATE

| | | |
|------------------------------|------------------|------|
| SITE | TICKET # | CELL |
| 02 | 1701302 | |
| WEIGHMASTER | | |
| IN - Sylvia C. OUT - BETH L. | | |
| DATE/TIME IN | DATE/TIME OUT | |
| 3/13/21 10:41 am | 3/13/21 11:00 am | |
| VEHICLE | CONTAINER | |
| CASH14 D W/4'SID | | |
| REFERENCE | BLK RAM #261 | |
| BILL OF LADING | 8802 | |

SCALE IN GROSS WEIGHT 17,100 NET TONS 2.12 INBOUND
 SCALE OUT TARE WEIGHT 12,860 NET WEIGHT 4,240 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|-------|------|------------------------------------|---------|-----------|--------|---------|
| 11.00 | YD | Tracking QTY | | | | |
| 2.12 | tn | C&D Origin:City of Fort Worth 100% | \$42.98 | \$91.12 | \$0.00 | \$91.12 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$10.60 | \$0.00 | \$10.60 |

Signature _____

Payment(s)

CREDIT CARD-SCALE \$101.72

Check# 8802

The undersigned individual signing this document on behalf of Customer acknowledges that he or she has read and understands the terms and conditions on the reverse side and that he or she has the authority to sign this document on behalf of the customer.

RS-F042UPR (04/19)

SIGNATURE _____

NET AMOUNT

\$101.72

TENDERED \$101.72

CHANGE \$0.00

CHECK#

SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD-FORT WORTH, TX 76140

CUSTOMER
 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247

Contract:NONCOMP GATE

| | | |
|--------------------------------|------------------|------|
| SITE | TICKET # | CELL |
| 02 | 1701333 | |
| WEIGHMASTER | | |
| IN - Sylvia C. OUT - POWELL M. | | |
| DATE/TIME IN | DATE/TIME OUT | |
| 3/13/21 11:44 am | 3/13/21 12:04 pm | |
| VEHICLE | CONTAINER | |
| CASH14 D W/4'SID | | |
| REFERENCE | WHITE RAM #280 | |
| BILL OF LADING | 8802 | |

SCALE IN GROSS WEIGHT 17,120 NET TONS 1.75 INBOUND
 SCALE OUT TARE WEIGHT 13,620 NET WEIGHT 3,500 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|-------|------|------------------------------------|---------|-----------|--------|---------|
| 11.00 | YD | Tracking QTY | | | | |
| 1.75 | tn | C&D Origin:City of Fort Worth 100% | \$42.98 | \$89.00 | \$0.00 | \$89.00 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$8.75 | \$0.00 | \$8.75 |

Signature _____

Payment(s)

CREDIT CARD-SCALE \$97.75

The undersigned individual signing this document on behalf of Customer acknowledges that he or she has read and understands the terms and conditions on the reverse side and that he or she has the authority to sign this document on behalf of the customer.

NET AMOUNT

\$97.75

TENDERED \$97.75

CHANGE \$0.00

CHECK#

SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD FORT WORTH, TX 76140

CUSTOMER
 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247

Contract:NONCOMP GATE

SITE 02 TICKET # 1701430 CELL
 WEIGHMASTER
 IN BETH L. OUT POWELL M.
 DATE/TIME IN 3/13/21 2:38 pm DATE/TIME OUT 3/13/21 2:55 pm
 VEHICLE CASH14 D W/4'SID CONTAINER
 REFERENCE #21 WHITE RAM
 BILL OF LADING 8802

SCALE IN GROSS WEIGHT 16,660 NET TONS 1.53 INBOUND
 SCALE OUT TARE WEIGHT 13,600 NET WEIGHT 3,060 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|-------|------|--------------------------|---------|-----------|--------|---------|
| 11.00 | YD | Tracking QTY | | | | |
| 1.53 | tn | C&D | \$42.98 | \$89.00 | \$0.00 | \$89.00 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$7.65 | \$0.00 | \$7.65 |

Signature _____

| Payment(s) | NET AMOUNT |
|---------------------------|------------|
| CREDIT CARD-SCALE \$96.65 | \$96.65 |
| TENDERED | \$96.65 |
| CHANGE | \$0.00 |
| CHECK# | |

The undersigned individual signing this document on behalf of Customer acknowledges that he or she has read and understands the terms and conditions on the reverse side and that he or she has the authority to sign this document on behalf of the customer.

RS-F042UPR (04/19) SIGNATURE _____

SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD-FORT WORTH, TX 76140

CUSTOMER 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247

Contract:NONCOMP GATE

SITE 02 TICKET # 1701385 CELL
 WEIGHMASTER
 IN - BETH L. OUT - POWELL M.
 DATE/TIME IN 3/13/21 1:07 pm DATE/TIME OUT 3/13/21 1:33 pm
 VEHICLE CASH12 DT CONTAINER
 REFERENCE #308 BLACK RAM
 BILL OF LADING 8802

SCALE IN GROSS WEIGHT 16,180 NET TONS 1.56 INBOUND
 SCALE OUT TARE WEIGHT 13,060 NET WEIGHT 3,120 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|------|------|--------------------------|---------|-----------|--------|---------|
| 9.00 | YD | Tracking QTY | | | | |
| 1.56 | tn | C&D | \$42.98 | \$89.00 | \$0.00 | \$89.00 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$7.80 | \$0.00 | \$7.80 |

Signature _____

| Payment(s) | NET AMOUNT |
|---------------------------|------------|
| CREDIT CARD-SCALE \$96.80 | \$96.80 |
| TENDERED | |
| CHANGE | |
| CHECK# | |

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RS-F042UPR (04/19) SIGNATURE _____

SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD FORT WORTH, TX 76140

CUSTOMER
 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247

Contract:NONCOMP GATE

| | | |
|----------------|------------------|------------------|
| SITE | TICKET # | CELL |
| 02 | 1701669 | |
| WEIGHMASTER | | |
| DATE/TIME IN | IN - BETH L. | OUT - Kristi B. |
| | 3/15/21 11:23 am | 3/15/21 11:44 am |
| VEHICLE | CASH14 D W/4'SID | CONTAINER |
| REFERENCE | #114 WHITE RAM | |
| BILL OF LADING | 8802 | |

SCALE IN GROSS WEIGHT 17,640 NET TONS 1.99 INBOUND
 SCALE OUT TARE WEIGHT 13,660 NET WEIGHT 3,980 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|-----------------|------|------------------------------------|---------|-----------|--------|---------|
| 11.00 | YD | Tracking QTY | | | | |
| 1.99 | tn | C&D Origin:City of Fort Worth 100% | \$43.12 | \$89.00 | \$0.00 | \$89.00 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$9.95 | \$0.00 | \$9.95 |
| Signature _____ | | | | | | |

| | |
|---------------------------|------------------|
| Payment(s) | NET AMOUNT |
| CREDIT CARD-SCALE \$98.95 | \$98.95 |
| Check# 8802 | TENDERED \$98.95 |
| | CHANGE \$0.00 |
| | CHECK# |

The undersigned individual signing this document on behalf of Customer acknowledges that he or she has read and understands the terms and conditions on the reverse side and that he or she has the authority to sign this document on behalf of the customer.

RS-F042UPR (04/19) SIGNATURE _____

SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD FORT WORTH, TX 76140

CUSTOMER
 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247

Contract:NONCOMP GATE

| | | |
|----------------|---------------------|-----------------|
| SITE | TICKET # | CELL |
| 02 | 1701882 | |
| WEIGHMASTER | | |
| DATE/TIME IN | Kristi B. | DATE/TIME OUT |
| | 3/15/21 4:20 pm | 3/15/21 4:43 pm |
| VEHICLE | CASH14 D W/4'SID | CONTAINER |
| REFERENCE | WHITE RAM 2500 #232 | |
| BILL OF LADING | CC 8802 | |

SCALE IN GROSS WEIGHT 17,340 NET TONS 1.74 INBOUND
 SCALE OUT TARE WEIGHT 13,860 NET WEIGHT 3,480 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|-----------------|------|--------------------------|---------|-----------|--------|---------|
| 11.00 | YD | Tracking QTY | | | | |
| 1.74 | tn | C&D | \$43.12 | \$89.00 | \$0.00 | \$89.00 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$8.70 | \$0.00 | \$8.70 |
| Signature _____ | | | | | | |

| | |
|---------------------------|------------------|
| Payment(s) | NET AMOUNT |
| CREDIT CARD-SCALE \$97.70 | \$97.70 |
| Check# 8802 | TENDERED \$97.70 |
| | CHANGE \$0.00 |
| | CHECK# |

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RS-F042UPR (04/19) SIGNATURE _____

SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD FORT WORTH, TX 76140

CUSTOMER
 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247
 Contract:NONCOMP GATE

| | | |
|---|--|-------------|
| SITE 02 | TICKET # 1702136 | CELL |
| WEIGHMASTER | | |
| IN - Sylvia C OUT - BETH L. | | |
| DATE/TIME IN 3/16/21 11:20 am | DATE/TIME OUT 3/16/21 11:40 am | |
| VEHICLE CASH14 D W/4'SID | CONTAINER | |
| REFERENCE BLK RAM #5 | | |
| BILL OF LADING 8802 | | |

SCALE IN GROSS WEIGHT 17,160 NET TONS 2.11 INBOUND
 SCALE OUT TARE WEIGHT 12,940 NET WEIGHT 4,220 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|-------|------|---|---------|-----------|--------|---------|
| 11.00 | YD | Tracking QTY | | | | |
| 2.11 | tn | C&D Origin:City of Fort Worth 100% | \$43.12 | \$90.98 | \$0.00 | \$90.98 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$10.55 | \$0.00 | \$10.55 |

Signature _____

Payment (s)
 CREDIT CARD-SCALE \$101.53
 Check# 8802

| | |
|-------------------|----------|
| NET AMOUNT | \$101.53 |
| TENDERED | \$101.53 |
| CHANGE | \$0.00 |
| CHECK# | |

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RS-F042UPR (04/19) SIGNATURE _____

SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD FORT WORTH, TX 76140

CUSTOMER
 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247
 Contract:NONCOMP GATE

| | | |
|--|---|-------------|
| SITE 02 | TICKET # 1702244 | CELL |
| WEIGHMASTER | | |
| IN - BETH L. OUT - Kristi B. | | |
| DATE/TIME IN 3/16/21 1:43 pm | DATE/TIME OUT 3/16/21 2:05 pm | |
| VEHICLE CASH14 D W/4'SID | CONTAINER | |
| REFERENCE #60 BLACK RAM | | |
| BILL OF LADING 8802 | | |

SCALE IN GROSS WEIGHT 16,460 NET TONS 1.78 INBOUND
 SCALE OUT TARE WEIGHT 12,900 NET WEIGHT 3,560 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|-------|------|--------------------------|---------|-----------|--------|---------|
| 11.00 | YD | Tracking QTY | | | | |
| 1.78 | tn | C&D | \$43.12 | \$89.00 | \$0.00 | \$89.00 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$8.90 | \$0.00 | \$8.90 |

Signature _____

Payment (s)
 CREDIT CARD-SCALE \$97.90
 Check# 8802

| | |
|-------------------|---------|
| NET AMOUNT | \$97.90 |
| TENDERED | \$97.90 |
| CHANGE | |

The undersigned individual signing this document on behalf of Customer acknowledges that he or she has read and understands the terms and conditions

SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD FORT WORTH, TX 76140

CUSTOMER
 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247

Contract:NONCOMP GATE

| | | |
|-----------------------|------------------|---|
| SITE | TICKET # | CELL |
| 02 | 1702351 | |
| WEIGHMASTER | | |
| IN - BETH L. | | OUT - Kristi B. |
| DATE/TIME IN | 3/16/21 4:12 pm | DATE/TIME OUT 3/16/21 4:30 pm |
| VEHICLE | CASH14 D W/4'SID | CONTAINER |
| REFERENCE | #118 BLACK RAM | |
| BILL OF LADING | 8802 | |

SCALE IN GROSS WEIGHT 15,880 NET TONS 1.42 INBOUND
 SCALE OUT TARE WEIGHT 13,040 NET WEIGHT 2,840 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|-------|------|--------------------------|---------|-----------|--------|---------|
| 11.00 | YD | Tracking QTY | | | | |
| 1.42 | tn | C&D | \$43.12 | \$89.00 | \$0.00 | \$89.00 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$7.10 | \$0.00 | \$7.10 |

Signature _____

Payment (\$) CREDIT CARD-SCALE \$96.10
 Check# 8802

| | |
|-------------------|---------|
| NET AMOUNT | \$96.10 |
| TENDERED | \$96.10 |
| CHANGE | \$0.00 |
| CHECK# | |

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RS-F042UPR (04/19) SIGNATURE _____

SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD FORT WORTH, TX 76140

CUSTOMER
 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247

Contract:NONCOMP GATE

| | | |
|-----------------------|---------------------|--|
| SITE | TICKET # | CELL |
| 02 | 1702630 | |
| WEIGHMASTER | | |
| IN - Anyela W | | OUT - Sylvia C |
| DATE/TIME IN | 3/17/21 12:14 pm | DATE/TIME OUT 3/17/21 12:33 pm |
| VEHICLE | CASH10 | CONTAINER |
| REFERENCE | BLACK RAM 2500 #199 | |
| BILL OF LADING | 8802 | |

SCALE IN GROSS WEIGHT 17,420 NET TONS 2.19 INBOUND
 SCALE OUT TARE WEIGHT 13,040 NET WEIGHT 4,380 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|------|------|------------------------------------|---------|-----------|--------|---------|
| 7.00 | YD | Tracking QTY | | | | |
| 2.19 | tn | C&D Origin:City of Fort Worth 100% | \$43.12 | \$94.43 | \$0.00 | \$94.43 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$10.95 | \$0.00 | \$10.95 |

Signature _____

Payment (\$) CREDIT CARD-SCALE \$105.38
 Check# 8802

| | |
|-------------------|----------|
| NET AMOUNT | \$105.38 |
| TENDERED | \$105.38 |
| CHANGE | \$0.00 |
| CHECK# | |

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SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD FORT WORTH, TX 76140

CUSTOMER
 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247

Contract:NONCOMP GATE

| | | |
|--|---|-----------------|
| SITE 02 | TICKET # 1702784 | CELL |
| WEIGHMASTER | | |
| IN - BETH L. | | OUT - Sylvia C. |
| DATE/TIME IN 3/17/21 3:22 pm | DATE/TIME OUT 3/17/21 3:58 pm | |
| VEHICLE CASH14 D W/4'SID | CONTAINER | |
| REFERENCE #276 BLACK RAM | | |
| BILL OF LADING 8802 | | |

SCALE IN GROSS WEIGHT 16,900 NET TONS 1.94 INBOUND
 SCALE OUT TARE WEIGHT 13,020 NET WEIGHT 3,880 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|-------|------|--------------------------|---------|-----------|--------|---------|
| 11.00 | YD | Tracking QTY | | | | |
| 1.94 | tn | C&D | \$43.12 | \$89.00 | \$0.00 | \$89.00 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$9.70 | \$0.00 | \$9.70 |

Signature _____

Payment(s)
 CREDIT CARD-SCALE \$98.70
 Check# 8802

| |
|------------------------------|
| NET AMOUNT \$98.70 |
| TENDERED \$98.70 |
| CHANGE \$0.00 |
| CHECK# |

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RS-F042UPR (04/19)

SIGNATURE _____

SITE
SOUTHEAST LANDFILL 817-478-6462
6288 SALT ROAD FORT WORTH, TX 76140

CUSTOMER
 000111
 CASH CUSTOMER
 VARIOUS
 VARIOUS, TX 76247

Contract:NONCOMP GATE

| | | |
|--|---|---------------|
| SITE 02 | TICKET # 1701226 | CELL |
| WEIGHMASTER | | |
| IN - Sylvia C. | | OUT - BETH L. |
| DATE/TIME IN 3/13/21 8:45 am | DATE/TIME OUT 3/13/21 9:01 am | |
| VEHICLE CASH14 D W/4'SID | CONTAINER | |
| REFERENCE WHITE RAM #227 | | |
| BILL OF LADING 8802 | | |

SCALE IN GROSS WEIGHT 18,420 NET TONS 2.29 INBOUND
 SCALE OUT TARE WEIGHT 13,840 NET WEIGHT 4,580 CASH

| QTY. | UNIT | DESCRIPTION | RATE | EXTENSION | TAX | TOTAL |
|-------|------|--------------------------|---------|-----------|--------|---------|
| 11.00 | YD | Tracking QTY | | | | |
| 2.29 | tn | C&D | \$42.98 | \$98.42 | \$0.00 | \$98.42 |
| 1.00 | | City of Ft Worth Env Fee | \$5.00 | \$11.45 | \$0.00 | \$11.45 |

Signature _____

Payment(s)
 CREDIT CARD-SCALE \$109.87
 Check# 8802

| |
|-------------------------------|
| NET AMOUNT \$109.87 |
| TENDERED \$109.87 |
| CHANGE \$0.00 |

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**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

HS-22-57 **Property Address:** 5424 Sun Valley Drive (Primary Structure)

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

Legal Description: West ½ of Lot 4, Block 9, of SUN VALLEY ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-V, Page 92, of the Plat Records of Tarrant County, Texas

SKEY No. 03059669 **Reference No(s).** 21-605244

Owner(s) per Deed: CM Jackson Enterprises LLC---GWD D221157175

Owner(s) per TAD: Same

Mailing Address: 1241 W Green Oak Blvd., Arlington, TX 76013

Agenda Category: New Case – Residential **Code Compliance Officer:** Theo Jenkins

Council District No. 5

CASE BACKGROUND:

WITHDRAWN—OWNER REPAIRING WITH PERMIT PB-22-03065

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

HS-22-58 **Property Address:** 809 Sharondale Street (Primary Structure)

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

Legal Description: BEING LOT 20, BLOCK 12 OF GREENBRIAR, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-R, PAGE 58, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 01101420 **Reference No(s).** 20-543920

Owner(s) per Deed: Kenneth D Heath---GWD D2190202628

Owner(s) per TAD: Same

Mailing Address: 809 Sharondale Street, Fort Worth, TX 76115

Agenda Category: New Case – Residential **Code Compliance Officer:** Andrea Alexander

Council District No. 9

CASE BACKGROUND:

- Case Originated: **February 4, 2020.**
- This case was initiated by: **Officer Alexander.**
- Notices: **2/5/2020, 8/3/2020, 4/28/2021, and 11/17/2021.**
- No active permits on file.
- Structure is vacant and secure.
- Administrative Search Warrant was served on **February 16, 2022 without the owner present.**
- Current owner's deed was recorded **February 1, 2019.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 10, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - The ceiling has large breaches allowing the elements to enter the structure
 - Carport has rotted wood and the roof is collapsing
 - Deteriorated wood on the exterior of the structure
 - Strong noxious odors due to rodent infestation
 - Overwhelming accumulation of trash, cat food, aluminum cans, household items, etc.
 - The structure is unsafe and unsanitary
- 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: FEBRUARY 28, 2022**

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

Kenneth D Heath, 809 Sharondale Street, Fort Worth, TX 76115 (Cert. # 9489009000276227066887);
Curtis Glenn Heath, 2100 Washington Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276227066894)

Motion: _____ **Made by:** _____

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



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer A Alexander Date/Time 02/16/2022

| | | | |
|---|---|---|--|
| INSPECTION INFORMATION | | CATEGORY | |
| Address <u>809 Sharondale St.</u> | Number of Stories <u>1</u> | <input checked="" type="checkbox"/> I - Hazardous | |
| Legal Description: Block <u>12</u> Lot <u>20</u> Case No. <u>20-543920</u> Tax Acct No. <u>01101420</u> | | <input type="checkbox"/> II - Sub (Major) | |
| <input type="checkbox"/> Exterior Only | <input checked="" type="checkbox"/> Interior & Exterior | <input type="checkbox"/> III - Sub (Minor) | |

| OBSERVED DEFICIENCIES | | | | COMMENTS |
|-----------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| MINOR | MODERATE | SEVERE | | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rotten/deteriorated wood |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Carport overhang rotten/sagging/collapsing |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Floor | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Filled with trash, debris, and rubbish |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Broken/damaged/missing |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire hazard/electrical wire low in back |
| 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"/> | Not sanitary/trash/debris/infestation |

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

| |
|---|
| STRUCTURE USE |
| <input checked="" type="checkbox"/> Single Family |
| <input type="checkbox"/> Two Family |
| <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Accessory |

| |
|--|
| FOUNDATION |
| <input type="checkbox"/> Poured Concrete |
| <input type="checkbox"/> Stem Wall |
| <input type="checkbox"/> Pier & Beam |

| |
|---|
| EXTERIOR |
| <input checked="" type="checkbox"/> Frame |
| <input type="checkbox"/> Brick |
| <input type="checkbox"/> Stone |
| <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Concrete Brick |
| <input type="checkbox"/> Metal |

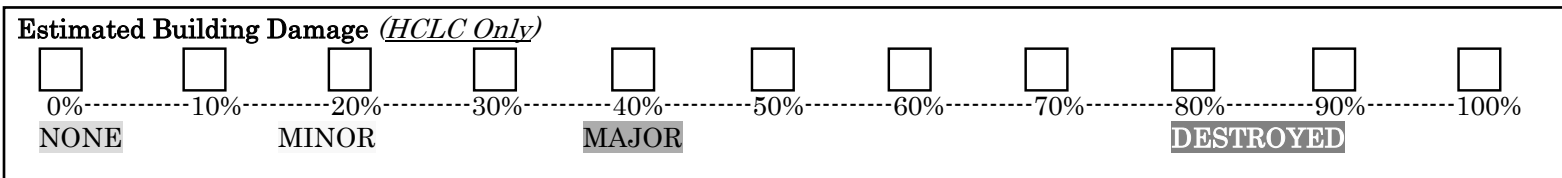
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements. Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

HS-22-59 **Property Address:** 2821 NW 25th Street (Primary Structure)

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

Legal Description: Lot 11, Block 127, ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 204, Page 75, Plat Records of Tarrant County, Texas

SKEY No. 02549025 **Reference No(s).** 21-602886

Owner(s) per Deed: Johnny Castillo and Michelle Castillo---WDVL D218152136

Owner(s) per TAD: Same

Mailing Address: 3744 Griggs Avenue, Fort Worth, TX 76119-2018

Agenda Category: New Case – Residential **Code Compliance Officer:** Bill Jones

Council District No. 2

CASE BACKGROUND:

- Case Originated: **September 8, 2021.**
- This case was initiated by: **Officer Jones.**
- Fire Date: **September 8, 2021.**
- Notices: **9/8/2021, 11/4/2021, 12/7/2021.**
- A residential razing permit **was applied for on February 8, 2022.**
- Structure is vacant and secure.
- Inspection was conducted on **February 10, 2022 with written permission from the owner, Michelle Castillo.**
- Current owner's deed was recorded **July 11, 2018.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 10, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severe fire damage
 - Charred ceiling joist
 - Charred rafters and roof decking
 - A portion of the roof is burned away
 - Charred wall framing
 - Fire damaged exterior wall
 - Fire damaged electrical wires and fixtures
 - Fire damaged windows and doors
 - Missing interior load bearing wall
 - Missing section of floor
 - Missing plumbing pipes and fixtures
- 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: FEBRUARY 28, 2022**

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

Johnny Castillo and Michelle Castillo, 689 Luella Road, Sherman, TX 75090 (Cert. # 9489009000276227066900);
Johnny Castillo and Michelle Castillo aka Michelle Denise Castillo aka Michelle D. Tanner, 1858 Franklin Road,
Sherman, TX 75090 (Cert. # 9489009000276227066917);
Johnny Castillo and Michelle Castillo aka Michelle Denise Castillo aka Michelle D. Tanner, 689 Wella Road,
Sherman, TX 75090 (Cert. # 9489009000276227066924);
Johnny Castillo and Michelle Castillo aka Michelle Denise Castillo aka Michelle D. Tanner, 2821 NW 25th Street,
Fort Worth, TX 76106 (Cert. # 9489009000276227066931);
Lienholder: GNC Management, LLC c/o Trustee-William C. Shaddock, 8608 Tuscan Way, Godley, TX 76044
(Cert. # 9489009000276227066948);
GNC Management, LLC c/o Trustee-William C. Shaddock, 2400 Dallas Parkway, Suite 560, Plano, TX 75093
(Cert. # 9489009000276227066955)

Motion: _____ **Made by:** _____

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



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer **Bill Jones**

Date/Time **February 10, 2022 1:54 PM**

| | | | |
|--|--|---|-----------------|
| INSPECTION INFORMATION | | CATEGORY | |
| Address | 2821 NW 25th St aka Rosen Heights Second Filing | Number of Stories | 1 |
| Legal Description: Block | 127 | Lot | 11 |
| Case No. | 21-602886 | Tax Acct No. | 02549026 |
| <input type="checkbox"/> Exterior Only | | <input checked="" type="checkbox"/> Interior & Exterior | |
| | | <input checked="" type="checkbox"/> I - Hazardous | |
| | | <input type="checkbox"/> II - Sub (Major) | |
| | | <input type="checkbox"/> III - Sub (Minor) | |

| OBSERVED DEFICIENCIES | | | | COMMENTS | STATUS |
|-----------------------|--------------------------|-------------------------------------|-------------------------------------|---|---|
| MINOR | MODERATE | SEVERE | | | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Severe fire damage | <input checked="" type="checkbox"/> Open |
| Exterior Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front exterior wall had heavy fire damage | <input checked="" type="checkbox"/> Vacant |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire damage, missing drywall | <input checked="" type="checkbox"/> Secured |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Charred decking, hole near front door | <input type="checkbox"/> Secured (City) |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Heavy fire damage, missing drywall | <input type="checkbox"/> Tenant Occupied |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Owner Occupied |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Large section is missing | STRUCTURE USE |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire damaged | <input checked="" type="checkbox"/> Single Family |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire damaged wires and fixtures | <input type="checkbox"/> Two Family |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | missing pipes and fixtures | <input type="checkbox"/> Commercial |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> Accessory |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | FOUNDATION |

ADDITIONAL OBSERVATIONS

Severe fire damage to the structure. There are charred ceiling joists, charred rafters, and charred roof decking. A portion of the roof above the front door has burned away. Electrical wires and fixtures are fire damaged. Windows and doors are fire damaged. It appears that interior walls had been removed prior to the fire, and there is a temporary support holding up the roof structure. Wall framing at the front of the structure is charred.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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

Foundation

Poured Concrete

Stem Wall

Pier & Beam

EXTERIOR

Frame

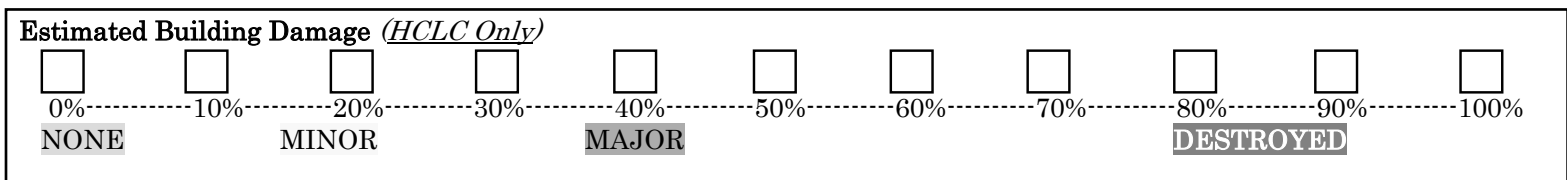
Brick

Stone

Concrete

Concrete Brick

Metal



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

The exterior wall at the front of the structure is heavily fire damaged. A large section of the floor inside the structure is missing. Plumbing and plumbing fixtures appear to have been removed prior to the fire. Ceilings and walls are missing most drywall.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

HS-22-60 **Property Address:** 313 Clairemont Avenue (Accessory Structure Only)

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

Legal Description: Lot 7, Block 6, TURNER'S SUBDIVISION OF BEACON HILL ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 49, Deed Records of Tarrant County, Texas

SKEY No. 03197107 **Reference No(s).** 21-607534

Owner(s) per Deed: Terry W Gibbons---SWD D190211838

Owner(s) per TAD: Same

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

Agenda Category: New Case – Residential **Code Compliance Officer:** Theo Jenkins

Council District No. 5

CASE BACKGROUND:

- Case Originated: **November 11, 2021.**
- This case was initiated by: **A citizen complaint.**
- Fire Date: **Unknown.**
- Notices: **11/11/2021.**
- No active permits on file as of **February 16, 2022.**
- Structure is **vacant and secured by the City on November 24, 2021.**
- Inspection was conducted on **February 14, 2022 with permission from the owner, Terry Gibbons.**
- Current owner's deed was recorded **December 28, 1998.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 10, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Large breaches in roof allowing the elements to enter the structure
 - Charred ceiling joists
 - Charred roof decking with damaged shingles
 - Scattered combustible items
 - Damaged siding
- 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: FEBRUARY 28, 2022**

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

Terry W. Gibbons, 3508 Ashland Avenue, Fort Worth, TX 76107-6207 (Cert. # 9489009000276227066962);
Terry W. Gibbons, 313 Clairemont Avenue, Fort Worth, TX 76103-2213 (Cert. # 9489009000276227066979);
Terry W. Gibbons, 2213 Lorrie Lane, Weatherford, TX 76087 (Cert. # 9489009000276227066986);
Terry W. Gibbons, 2021 MRT 5 18 2020 18, Fort Worth, TX 76107 (Cert. # 9489009000276227066993);
Terry W. Gibbons, 3836 Collinwood Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276227067006)

Motion: _____ **Made by:** _____

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



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer

Date/Time

INSPECTION INFORMATION

Address Number of Stories

Legal Description: Block Lot Case No. Tax Acct No.

Exterior Only Interior & Exterior

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"/> | Large breaches and charred wood |
| Exterior Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Missing / damaged siding |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Heavy smoke damage along with visible insulation |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Large breaches |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Large breaches |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Doors/Windows | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fire damaged |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire |
| 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

EXTERIOR

Frame

Brick

Stone

Concrete

Concrete Brick

Metal

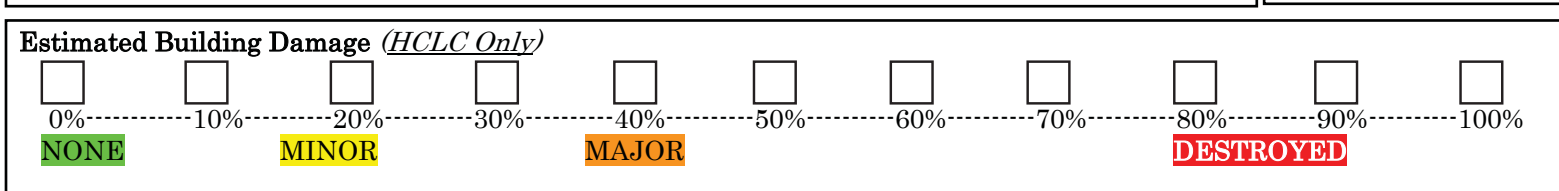
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.
9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022

HS-22-61 **Property Address:** 4903 Wichita Street (Primary Structure and Accessory Structure)

Category: **Primary-CAT II (Substandard) Accessory-CAT I (Substandard & Hazardous)**

Legal Description: BEING Lot 12, Block 27, Glen Park Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-0, Page 167, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being Lot 9, Block 28, Glen Park Addition, according to the Plat thereof recorded in Volume 388-V, Page 110 (P.R.T.C.T.) situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 1 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 2: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 2 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 3: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 3 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.),

SKEY No. 00401279 **Reference No(s).** 21-606706

Owner(s) per Deed: Gospel Properties, LLC---GWDVL D220339869

Owner(s) per TAD: Same

Mailing Address: 7917 Spindrift Court, Fort Worth, TX 76137

Agenda Category: New Case – Residential **Code Compliance Officer:** Andrea Alexander

Council District No. 8

CASE BACKGROUND:

- Case Originated: **October 27, 2021.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **October 27, 2021.**
- Notices: **1/12/2022.**
- No active permits on file.
- Structure is vacant and secure.
- Inspection was conducted on **February 15, 2022 with permission from the owner, Sebastian Caycedo.**
- Current owner's deed was recorded **December 28, 2020.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 10, 2022.**
- The primary structure is currently in a substandard condition due to:
 - Exterior walls are damaged
 - Siding is missing and damaged
 - Interior ceiling has large cracks
 - Holes in the floor
 - Exposed plumbing visible from the exterior
- The accessory structure is currently in a substandard and hazardous condition due to:
 - Structure has extensive fire damage
 - Charred structural framing
 - Charred beams
 - Charred ceiling joist
 - Charred roof decking
 - The structure has inadequate support due to severe fire damage
- There are other conditions that contribute to these structures being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

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

Gospel Properties, LLC, 7917 Spindrift Court, Fort Worth, TX 76137 (Cert. # 9489009000276227353017);
Gospel Properties, LLC c/o Agent-Juan Caycedo, 7917 Spindrift Court, Fort Worth, TX 76137
(Cert. # 9489009000276227353024);
Juan Caycedo aka Juan Sebastian Caycedo aka Sebastian Caycedo, 7917 Spindrift Court, Fort Worth,
TX 76137 (Cert. # 9489009000276227353031);
Lienholder: Happy State Bank, 1901 Central Drive, Bedford, TX 76021 (Cert. # 9489009000276227353048);
Happy State Bank c/o Trustee-PLA Services, 701 S. Taylor, LB-120, Amarillo, TX 79101
(Cert. # 9489009000276227353055);
Happy State Bank c/o Trustee-PLA Services, 701 S. Taylor, Suite 501, Amarillo, TX 79101
(Cert. # 9489009000276227353062)

Motion: _____ **Made by:** _____

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



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer A Alexander Date/Time 02/15/2022

| | | |
|--|----------------------------|--|
| INSPECTION INFORMATION | | CATEGORY |
| Address <u>4903 Wichita (primary)</u> | Number of Stories <u>1</u> | <input type="checkbox"/> I - Hazardous |
| Legal Description: Block <input type="checkbox"/> Lot <input type="checkbox"/> Case No. <input type="checkbox"/> Tax Acct No. <input type="checkbox"/> | | <input checked="" type="checkbox"/> II - Sub (Major) |
| <input type="checkbox"/> Exterior Only <input type="checkbox"/> Interior & Exterior | | <input type="checkbox"/> III - Sub (Minor) |

| | OBSERVED DEFICIENCIES | | | COMMENTS |
|----------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| | MINOR | MODERATE | SEVERE | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rotten wood, missing/damaged siding |
| Interior Walls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Damaged with holes |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Ceilings | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Holes in ceiling |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Floor | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hole in floor |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

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

| |
|--|
| STRUCTURE USE |
| <input type="checkbox"/> Single Family |
| <input type="checkbox"/> Two Family |
| <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Accessory |

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

| |
|---|
| EXTERIOR |
| <input checked="" type="checkbox"/> Frame |
| <input type="checkbox"/> Brick |
| <input type="checkbox"/> Stone |
| <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Concrete Brick |
| <input type="checkbox"/> Metal |

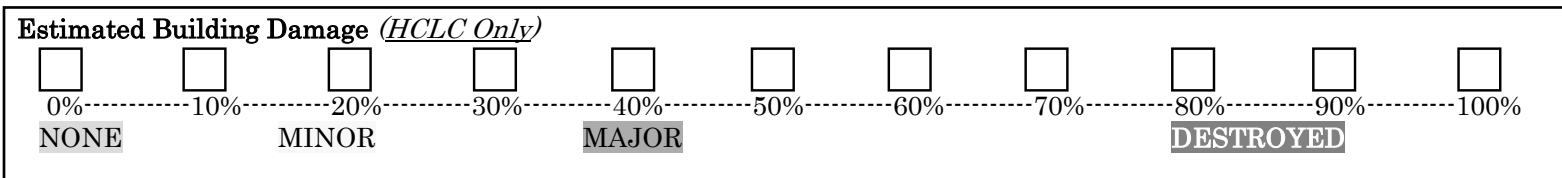
ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements. Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.



BUILDING STANDARDS DIVISION

Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer Date/Time

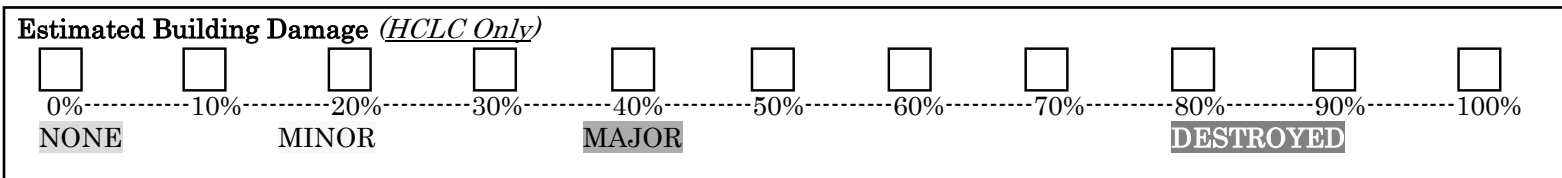
| | | | | | |
|--|------------------------------------|---|--|---|--|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address <input type="text" value="4903 Wichita St."/> | | Number of Stories <input type="text" value="2"/> | | <input checked="" type="checkbox"/> I - Hazardous | |
| Legal Description: Block <input type="text" value="28"/> | Lot <input type="text" value="9"/> | Case No. <input type="text" value="21-606706"/> | Tax Acct No. <input type="text" value="01056565"/> | <input type="checkbox"/> II - Sub (Major) | |
| <input type="checkbox"/> Exterior Only | | <input checked="" type="checkbox"/> Interior & Exterior | | <input type="checkbox"/> III - Sub (Minor) | |

| OBSERVED DEFICIENCIES | | | | COMMENTS | STATUS |
|-----------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------------------|---|
| MINOR | MODERATE | SEVERE | | | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire damage | <input checked="" type="checkbox"/> Open |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior walls charred | <input checked="" type="checkbox"/> Vacant |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire damage | <input checked="" type="checkbox"/> Secured |
| Roof | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fire damage | <input type="checkbox"/> Secured (City) |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire damaged/ceiling joist charred | <input type="checkbox"/> Tenant Occupied |
| Foundation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Inadequate support | <input type="checkbox"/> Owner Occupied |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Doors/Windows | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Fire damaged/missing | |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| Health Hazards | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Collapse hazard support post charred | |

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

| | | | | | |
|--|-------------------------------------|-----------------------------------|-------------------------------------|---|--|
| PERMITS REQUIRED* | | | | STRUCTURE USE | |
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Single Family | |
| <i>*Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.</i> | | | | <input type="checkbox"/> Two Family | |
| | | | | <input type="checkbox"/> Commercial | |
| | | | | <input checked="" type="checkbox"/> Accessory | |
| | | | | FOUNDATION | |
| | | | | <input type="checkbox"/> Poured Concrete | |
| | | | | <input type="checkbox"/> Stem Wall | |
| | | | | <input type="checkbox"/> Pier & Beam | |
| | | | | EXTERIOR | |
| | | | | <input checked="" type="checkbox"/> Frame | |
| | | | | <input type="checkbox"/> Brick | |
| | | | | <input type="checkbox"/> Stone | |
| | | | | <input type="checkbox"/> Concrete | |
| | | | | <input type="checkbox"/> Concrete Brick | |
| | | | | <input type="checkbox"/> Metal | |



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements. Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

HS-22-41 **Property Address:** 5120 Elgin Street (Primary Structure)

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

Legal Description: ACCT. NO. 01829106; LOT 16, BLOCK 2, OUT OF THE FW MURPHY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 12169, PAGE 1074, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 01829106 **Reference No(s).** 21-597932

Owner(s) per Deed: A New Home 4 U Inc.-CD D213005640

Owner(s) per TAD: Same

Mailing Address: 6145 Wedgewood Drive, Fort Worth, TX 76133

Agenda Category: Continued New Case Residential **Code Compliance Officer:** Theo Jenkins

Council District No. 5

CASE BACKGROUND:

- Case Originated: **August 13, 2021.**
- This case was initiated by: **Officer Jenkins.**
- Notices: **8/13/2021 and 11/11/2021.**
- No active permits on file as of **February 16, 2022.**
- Structure is vacant and secure.
- Inspection was conducted on **February 14, 2021 with permission from the owner, Richard Abrams.**
- Current owner's deed was recorded **January 7, 2013.**
- Notice to appear at today's hearing was mailed and posted on the property on **February 10, 2022.**
- This case was to be presented before the Building Standards Commission on **January 24, 2022**, but was continued to today's meeting at the request of the owner as he was out of town.
- This structure is currently in a substandard condition due to:
 - Deteriorated wood siding with small breaches
 - Missing floor joists causing the floor to be weakened
 - Missing sub floor
 - Water damage to the interior structure framing
 - Structure is separating from the frame
- 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: FEBRUARY 28, 2022**

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

A New Home 4 U Inc., 6145 Wedgewood Drive, Fort Worth, TX 76133 (Cert. # 9489009000276227064753);
A New Home 4 U Inc, 6145 Wedgewood Drive, Suite 101, Fort Worth, TX 76133 (Cert. # 9489009000276227064760);
A New Home 4 U Inc, 6750 Locke Avenue, Fort Worth, TX 76116 (Cert. # 9489009000276227064784);
A New Home 4 U Inc, PO Box 123550, Fort Worth, TX 76121-3550 (Cert. # 9489009000276227064791);
A New Home 4 U Inc. c/o Richard Abrams, 6145 Wedgewood Drive, Fort Worth, TX 76133
(Cert. # 9489009000276227064807);
A New Home 4 U Inc. c/o Richard Abrams, 6145 Wedgewood Drive, Suite 101, Fort Worth, TX 76133
(Cert. # 9489009000276227064814);
A New Home 4 U Inc. c/o Richard Abrams, 6750 Locke Avenue, Fort Worth, TX 76116
(Cert. # 9489009000276227064821);
A New Home 4 U Inc, c/o Richard Abrams, PO Box 123550, Fort Worth, TX 76121-3550
(Cert. # 94890090002762270064838);
A New Home 4 U Inc, c/o Richard Abrams, 4301 Briarhaven Road, Fort Worth, TX 76109-4602
(Cert. # 9489009000276227064845);
A New Home 4 U Inc, c/o Richard Abrams, PO Box 1178, Fort Worth, TX 76101-1778
(Cert. # 9489009000276227064852);
Jumbo Property Management, LLC c/o William Andrew Leslie, 1225 E Leuda Street, Fort Worth, TX 76104
(Cert. # 9489009000276227064869)

Motion: _____ **Made by:** _____

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

From: Dick Abrams
To: [Sefcik, Pamela Annette](#)
Subject: 5120 ELGIN
Date: Tuesday, February 8, 2022 3:01:04 PM
Attachments: [scan0005.pdf](#)

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

I received the order. It sets my next hearing on Monday, February 28th. As I stated previously, I will be returning from a 9 hour flight around 6AM that morning. It will be impossible for me to attend the hearing at 9:30AM. I would appreciate a continuance until your March 28, 2022 hearing.

Thanks - -

Dick Abrams, C.P.A.
Chairman, Founder
817.370.0000
817.732.4445 fax

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer Date/Time

| | | | | | |
|---|--|---|--|---|--|
| INSPECTION INFORMATION | | | | CATEGORY | |
| Address <input type="text" value="5120 ELGIN ST"/> | | Number of Stories <input type="text" value="1"/> | | <input checked="" type="checkbox"/> I - Hazardous | |
| Legal Description: Block <input type="text" value="2"/> Lot <input type="text" value="16"/> | | Case No. <input type="text" value="21-597932"/> | | <input type="checkbox"/> II - Sub (Major) | |
| | | Tax Acct No. <input type="text" value="01829106"/> | | <input type="checkbox"/> III - Sub (Minor) | |
| <input type="checkbox"/> Exterior Only | | <input checked="" type="checkbox"/> Interior & Exterior | | | |

| OBSERVED DEFICIENCIES | | | | COMMENTS |
|-----------------------|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------|
| | MINOR | MODERATE | SEVERE | |
| Fire Damage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Damaged and missing siding |
| Interior Walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Holes |
| Roof | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Ceilings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Collapsed |
| Foundation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Damaged |
| Floor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Doors/Windows | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Damaged wood around trim |
| Electrical | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ripped from walls |
| Gas | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |
| Health Hazards | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | N/A |

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

| | |
|---|-------------------------------------|
| STRUCTURE USE | |
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Two Family |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Accessory |

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

ADDITIONAL OBSERVATIONS

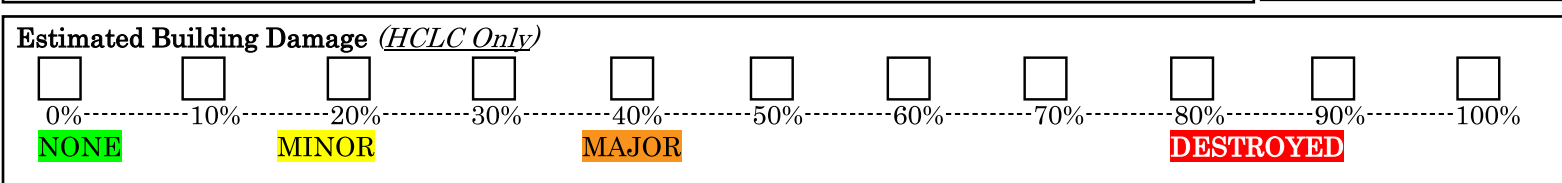
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

Building Mechanical Plumbing Electrical

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

| | |
|---|-----------------------------------|
| EXTERIOR | |
| <input checked="" type="checkbox"/> Frame | <input type="checkbox"/> Brick |
| <input type="checkbox"/> Stone | <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Concrete Brick | <input type="checkbox"/> Metal |



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.
2. All wood used in the construction of buildings shall be protected against termite damage and decay.
3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.
4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.
5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.
7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.
8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.
9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.
10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.
11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.
12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.
13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.
14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.
15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

ACP-22-10 **Property Address:** 3744 East 1st Street

Legal Description: Being a part of the B.E. WALLER SURVEY, Abstract No. 1659, Tract 4B, in the City of Fort Worth, Tarrant County, Texas, described as follows: BEGINNING 80 feet West of the Northeast corner of said survey at a point in the South line of East First Street; THENCE West 100 feet along the South line of East First Street; THENCE South 140 feet; THENCE North 140 feet to the South line of East First Street to the PLACE OF THE BEGINNING

SKEY No. 04692020 **Reference No(s).** 20-552731

Owner(s) per Deed: J. Chandler Sheppard--WD D192005036

Owner(s) per TAD: Same

Mailing Address: 909 Thomas Street, Denton, TX 76201-2448

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **April 24, 2020**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **no measurable** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **thirty three (33)** 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 **twenty three (23)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 3, 2022** and expired on **January 13, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **February 10, 2022**. The last inspection was performed on **February 25, 2022**.

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 the property contains a health hazard of items that can harbor vectors. Previously, this property was scheduled for the October 25, 2021 BSC hearing. Since the Nuisance Abatement Order was posted on January 3, 2022 there has been no measurable progress. This address has had an active trash service since 1/4/2022.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **January 13, 2022** Date of BSC Meeting: **February 28, 2022**
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: FEBRUARY 28, 2022**

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

J. Chandler Sheppard, 909 Thomas Street, Fort Worth, TX 76201-2448 (Cert. # 9489009000276227353079);
J. Chandler Sheppard, 100 Brandies Street, Fort Worth, TX 76111 (Cert. #9489009000276227353086);
TLENT LLC c/o Marion Coates, 3012 S University Drive #115, Fort Worth, TX 76109
(Cert. #9489009000276227353093);
TLENT LLC c/o Marion Coates, 4805 Pershing Avenue, Fort Worth, TX 76109 (Cert. #9489009000276227353109);
TLENT LLC c/o Marion Coates, 100 Brandies Street, Fort Worth, TX 76101 (Cert. #9489009000276227353116);
Rebecca Boyd, 100 Brandies Street, Fort Worth, TX 76111 (Cert. #9489009000276227353123);
Rebecca Boyd, 909 Thomas Street, Denton, TX 76201-2448 (Cert. #9489009000276227353130);
Danea Anderson, 14656 N Interstate Hwy 35, Elm Mott, TX 76640 (Cert. #9489009000276227353147);
Wallace D. Sheppard aka Wallace D. Sheppard II, 3744 East 1st Street, Fort Worth, TX 76111
(Cert. #9489009000276227353154);
Brian Sheppard, 909 Thomas Street, Denton, TX 76201-2448 (Cert. #9489009000276227353161);
Brian Sheppard, PO Box 1011, Denton, TX 76202 (Cert. #9489009000276227353178);
Teresa Johnson, 100 Brandies Street, Fort Worth, TX 76111 (Cert. #9489009000276227353185);
Teresa Johnson, 909 Thomas Street, Denton, TX 76201-2448 (Cert. #9489009000276227353192);
Eric Sheppard, 3744 East 1st Street, Fort Worth, TX 76111 (Cert. #9489009000276227353208);
Eric Sheppard, 1869 Rand Street, Fort Worth, TX 76103 (Cert. #9489009000276227072512);
Lienholder: Tarrant County Bail Bond Board of Tarrant County, TX c/o Tarrant County Sherriff's Dept.,
100 W Belknap Street, Fort Worth, TX 76102 (Cert. # 9489009000276227353215)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

ACP-22-62 **Property Address:** 5333 Carver Drive

Legal Description: Lot 2, Block 12 of HARLEM HILLS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 122, Plat Records, Tarrant County, Texas

SKEY No. 01177540 **Reference No(s).** 21-590611

Owner(s) per Deed: Donald A. Jennings and Linda N. Conner---SWDVL D208425839

Owner(s) per TAD: Same

Mailing Address: 11845 Ballot Lane, Crowley, TX 76036

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

Council District No. 3

EVIDENTIARY REPORT:

This violation was identified on **April 27, 2021**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **some measurable** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **thirteen (13)** inspections by multiple officers since the inception of this case. **No (0)** 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 **four (4)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 3, 2022** and expired on **January 13, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **February 10, 2022**. The last inspection was performed on **February 25, 2022**.

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 the property contains a health hazard of items that can harbor vectors. Since the Nuisance Abatement Order was posted on January 3, 2022, there has been some measurable progress. This address has had an active trash service since 11/7/2008.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **January 13, 2022** Date of BSC Meeting: **February 28, 2022**
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: FEBRUARY 28, 2022**

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

Donald A. Jennings and Linda N. Conner, 11845 Ballot Lane, Crowley, TX 76036 (Cert. # 9489009000276227353222);
Donald A. Jennings Estate and, Linda N. Conner, 11845 Ballot Lane, Crowley, TX 76036
(Cert. #9489009000276227353239);
Donald A. Jennings Estate and, Linda N. Conner, 904 10th Ave NE, Ardmore, OK 73401-7236
(Cert. #9489009000276227353246);
Donald A. Jennings Estate and, Linda N. Conner, 5333 Carver Drive, Fort Worth, TX 76107
(Cert. #9489009000276227353253);
Linda N. Conner aka Linda N. Jennings, 10036 Regent Row, Benbrook, TX 76126
(Cert. #9489009000276227353260);
Linda N. Conner aka Linda N. Jennings, 904 10th Ave NE, Ardmore, OK 73401-7236
(Cert. #9489009000276227353277);
Linda N. Conner aka Linda N. Jennings, 7690 Floyd Hampton Road, Crowley, TX 76036
(Cert. #9489009000276227353284);
Linda N. Conner aka Linda N. Jennings, 5333 Carver Drive, Fort Worth, TX 7610
7 (Cert. #9489009000276227353291);
Linda N. Conner aka Linda N. Jennings, 11845 Ballot Lane, Crowley, TX 76036
(Cert. #9489009000276227353307);
Linda N. Conner aka Linda N. Jennings, 15 King Drive, Leicester, NC 28748-7536
(Cert. #9489009000276227353314);
Linda N. Conner aka Linda N. Jennings, 904 Martin Luther King Drive, Ardmore, OK 73401-7521
(Cert. #9489009000276227353321);
Linda N. Conner aka Linda N. Jennings, 31 Kera Drive, Mountain View, AR 72560
(Cert. #9489009000276227353338);
Linda N. Conner aka Linda N. Jennings, 381 Kera Drive, Mountain View, AR 72560
(Cert. #9489009000276227353345);
Denis Chenry Muilenburg, 7690 Floyd Hampton Road, Crowley, TX 76036 (Cert. #9489009000276227353352);
Denis Chenry Muilenburg, 5333 Carver Drive, Fort Worth, TX 76107 (Cert. #9489009000276227353369);
Lienholder: Countrywide Bank, FSB, 1199 North Fairfax Street, Suite 500, Alexandria, VA 22314
(Cert. # 9489009000276227353376);
Countrywide Bank, FSB c/o Tommy Bastian, 15000 Surveyor Blvd., Addison, TX 75001
(Cert. # 9489009000276227353383);
Countrywide Bank, FSB c/o Mortgage Electronic Registration Systems, Inc., PO Box 2026, Flint, MI
48501-2026 (Cert. # 9489009000276227353390)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

ACP-22-63 **Property Address:** 1315 North Commerce Street

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

SKEY No. 01899430 **Reference No(s).** 21-585071

Owner(s) per Deed: Mario Rivera and wife, Margie Rivera---WD D200340154

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

Mailing Address: 1315 North Commerce Street, TX 76106

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

Council District No. 2

EVIDENTIARY REPORT:

WITHDRAW---NUISANCE ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

ACP-22-64 **Property Address:** 920 East Davis Avenue

Legal Description: Lot Six (6) in Block Twenty-Nine (29) of HYDE PARK Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records of Tarrant County, Texas

SKEY No. 02855372 **Reference No(s).** 21-598282

Owner(s) per Deed: Thomas Earl Thornton and mother, Margie Thornton---WD D19008328

Owner(s) per TAD: Thomas Earl Thornton Estate and Margie Thornton Estate

Mailing Address: 920 East Davis Avenue, Fort Worth, TX 76104

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

Council District No. 8

EVIDENTIARY REPORT:

This violation was identified on **July 15, 2021**. This violation was **officer** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **no measurable** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **fifteen (15)** inspections by multiple officers since the inception of this case. **No (0)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **three (3)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 3, 2022** and expired on **January 13, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **February 10, 2022**. The last inspection was performed on **February 25, 2022**.

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 January 3, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had an active trash service since 9/25/2018.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: January 13, 2022 **Date of BSC Meeting: February 28, 2022**
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: FEBRUARY 28, 2022

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

Thomas Earl Thornton and mother, Margie Thornton, 920 East Davis Avenue, Fort Worth, TX (Cert. # 9489009000276227218514);
Thomas Earl Thornton Estate and Marie Thornton Estate, 920 East Davis Avenue, Fort Worth, TX 76104 (Cert. #9489009000276227218521);
Thomas Earl Thornton Estate, 2412 Louisiana Avenue, Fort Worth, TX 76104 (Cert. #9489009000276227218538);
Thomas Earl Thornton Estate, 15617 Three Fathoms Bank, Corpus Christi, TX 78418 (Cert. #9489009000276227218545);
Margie Thornton Estate, 2412 Louisiana Avenue, Fort Worth, TX 76104 (Cert. #9489009000276227218552);
Margie Thornton Estate, 15617 Three Fathoms Bank, Corpus Christi, TX 78418 (Cert. #9489009000276227218569);
Artist Thornton, 736 Havenwood Drive, Dallas, TX 75232-4318 (Cert. #9489009000276227218576);
Artist Thornton, 3605 Settlement Road, Copperas Cove, TX 76522 (Cert. #9489009000276227218583);
Artist Thornton, PO Box 210647, Dallas, TX 75211 (Cert. #9489009000276227218590);
Artist Thornton, 15617 Three Fathoms Bank, Corpus Christi, TX 78418 (Cert. #9489009000276227218606);
Elaine Thornton, 15617 Three Fathoms Bank, Corpus Christi, TX 78418 (Cert. #9489009000276227218613);
Elaine Thornton, 736 Havenwood Drive, Dallas, TX 75232-4318 (Cert. #9489009000276227218620);
Elaine Thornton, PO Box 210647, Dallas, TX 75211 (Cert. #9489009000276227218637);
Eddie Thornton, 2412 Louisiana Avenue, Fort Worth, TX 76104 (Cert. #9489009000276227218644);
Eddie Thornton, 920 East Davis Avenue, Fort Worth, TX 76104 (Cert. #9489009000276227218651);
JP Thornton, 2412 Louisiana Avenue, Fort Worth, TX 76104 (Cert. #9489009000276227218668);
JP Thornton, 6901 Wicks Trail, Fort Worth, TX 76133-5029 (Cert. #9489009000276227218675);
JP Thornton, 813 Crawford Street, Apt 2203, Fort Worth, TX 76104-3472 (Cert. #9489009000276227218682);
Odene Thornton aka Oline Thornton Estate, 2412 Louisiana Avenue, Fort Worth, TX 76104 (Cert. #9489009000276227218699);
Odene Thornton aka Oline Thornton Estate, 920 East Davis Avenue, Fort Worth, TX 76104 (Cert. #9489009000276227218705);
Brenda Joyce Dixon Thornton, 2412 Louisiana Avenue, Fort Worth, TX 76104 (Cert. #9489009000276227218712);
Lawrence Thornton, 3 Napa Valley Road, Gaithersburg, MD 20878-4113 (Cert. #9489009000276227218729);
Lawrence Thornton, 4931 Indian Wood Road, Unit 460, Culver City, CA 90230-8467 (Cert. #9489009000276227218736);
Rebecca Thornton aka Rebecca Thornton Petty, 5182 Nolan Street, Fort Worth, TX 76119-5763 (Cert. #9489009000276227218743);
Sallie Mae Thornton aka Sallie Mae Randolph Estate, 3237 Emerson Street, Fort Worth, TX 76119 (Cert. #9489009000276227218750);
Sallie Mae Thornton aka Sallie Mae Randolph Estate, 6133 Bianca CI 47, Fort Worth, TX 76132 (Cert. #9489009000276227218767);
Howard Earl Randolph Jr, 584 Creekbend Street, Crowley, TX 76036 (Cert. #9489009000276227218774);
Richard Drayon Thornton, 584 Creekbend Street, Crowley, TX 76036 (Cert. #9489009000276227218781);
Richard Drayon Thornton, 100 E Thornhill Drive #22, Fort Worth, TX 76115 (Cert. #9489009000276227218798);
David Ray Randolph, 2800 Burton Avenue, Fort Worth, TX 76105 (Cert. #9489009000276227218804);
Joseph Donell Randolph, 1421 Cloverdale Drive, Fort Worth, TX 76134 (Cert. #9489009000276227218811);
Joseph Donell Randolph, 1700 Homedale Drive, Apt 1505, Fort Worth, TX 76112 (Cert. #9489009000276227218828);
Quincy Jamil Randolph, 1421 Cloverdale Drive, Fort Worth, TX 76134 (Cert. #9489009000276227218835);
Quincy Jamil Randolph, 584 Creekbend Street, Cowley, TX 76036 (Cert. #9489009000276227218842);
Quincy Jamil Randolph, 204 N 6th Street, Apt 2, Midlothian, TX 76065 (Cert. #9489009000276227218859);
Quincy Jamil Randolph, 204 N 6th Street, Apt 4, Midlothian, TX 76065 (Cert. #9489009000276227218866);
Quincy Jamil Randolph, 204 N 6th Street, Apt 7, Midlothian, TX 76065 (Cert. #9489009000276227218873)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

ACP-22-65 **Property Address:** 3122 Avenue M

Legal Description: BEING LOT 3, IN BLOCK 121, OF PLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEROF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 02249367 **Reference No(s).** 17-462408

Owner(s) per Deed: Landon W Austin---GWD D211234727

Owner(s) per TAD: Same

Mailing Address: 1111 Bert Drive, Apt A, Arlington, TX 76012

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

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **October 7, 2021**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **no** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **ten (10)** inspections by multiple officers since the inception of this case. **One (1)** citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **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 **January 3, 2022** and expired on **January 13, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **February 10, 2022**. The last inspection was performed on **February 24, 2022**.

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 progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on January 3, 2022. The property contains a health hazard of items that can harbor vectors. This address has had an active trash service since 9/2016.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **January 13, 2022** Date of BSC Meeting: **February 28, 2022**
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: FEBRUARY 28, 2022**

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

Landon W Austin, 1111 Bert Drive, Apt A, Arlington, TX 76012 (Cert. # 9489009000276227218880);
Landon W. Austin, 3122 Avenue M, Fort Worth, TX 76105 (Cert. #9489009000276227218897);
Landon W. Austin, PO Box 50593, Fort Worth, TX 76105-0593 (Cert. #9489009000276227218903);
Lienholder: Wells Fargo Bank, NA, PO Box 11701, Newark, NJ 07101-4701 (Cert. # 9489009000276227218910);
Wells Fargo Bank, NA, 4101 Wiseman Blvd, Bldg. 10, San Antonio, TX 78251 (Cert. # 9489009000276227218927);
Wells Fargo Bank, NA, 2801 4th Ave S, Minneapolis, MN 55408 (Cert. # 9489009000276227218934);
Wells Fargo Bank, NA c/o Trustee-10333 Richmond Avenue #860, Houston, TX 77042
(Cert. # 9489009000276227218941)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

ACP-22-66 **Property Address:** 5564 Burton Avenue

Legal Description: Lot 17, Block 2, Parkside Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in the Deed Records of Tarrant County. More Commonly known as 5564 Burton Street, Fort Worth, Texas, 76119

SKEY No. 02134624 **Reference No(s).** 21-590200

Owner(s) per Deed: Eddie Stegger---GWD D221103483

Owner(s) per TAD: Same

Mailing Address: 1736 Montclair Drive, Fort Worth, TX 76103

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

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on **April 21, 2021**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **no measurable** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **fourteen (14)** inspections by multiple officers since the inception of this case. **Two (2)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **three (3)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 3, 2022** and expired on **January 13, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **February 10, 2022**. The last inspection was performed on **February 24, 2022**.

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 January 3, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had an active trash service since 6/25/2020.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **January 13, 2022** Date of BSC Meeting: **February 28, 2022**
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: FEBRUARY 28, 2022**

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

Eddie Stegger, 1736 Montclair Drive, Fort Worth, TX 76103-1906 (Cert. # 9489009000276227218958);
Eddie Stegger, 3737 S Hughes Avenue, Fort Worth, TX 76119-2041 (Cert. # 9489009000276227218965);
Eddie Stegger, 5564 Burton Avenue, Fort Worth, TX 76119-2041 (Cert. # 9489009000276227218972)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

ACP-22-67 **Property Address:** 4416 Rector Avenue

Legal Description: Lot 21, Block 29, KELLIS PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 399, Plat Records, Tarrant County, Texas

SKEY No. 01491768 **Reference No(s).** 21-587961

Owner(s) per Deed: Jerry Dee Rogers---WD D185594018

Owner(s) per TAD: Same

Mailing Address: 4416 Rector Avenue, Denton, TX 76133-1132

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

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **March 21, 2021**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Since the inception of this case there has been **no measurable** effort to remove the items. Despite the City's efforts the property remains in violation.

There have been **twelve (12)** inspections by multiple officers since the inception of this case. **No (0)** citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant **was not** needed to enter the property. There have been **seven (7)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 3, 2022** and expired on **January 13, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **February 10, 2022**. The last inspection was performed on **February 25, 2022**.

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

Staff recommendation: Assess a civil penalty of **\$9,000.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on January 3, 2022. This property, with the same owner, was brought before the Commission in April 2018. The property contains a health hazard of items that can harbor vectors. This address has had an active trash service since 6/14/2017.**

Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **January 13, 2022** **Date of BSC Meeting:** **February 28, 2022**
Number of days since NAO expired: **45**

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

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

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

Jerry Dee Rogers, 4416 Rector Avenue, Fort Worth, TX 76133-1132 (Cert. # 9489009000276227353079);
Sarah Elizabeth Gonzalez, 4416 Rector Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276227218996); Hugh
Bryan Kilgore, 4416 Rector Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276227219009)

Motion: _____ **Made by:** _____

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



ORDER OF THE COMMISSION

Certified/Return Receipt Requested

3
April 23, 2018

PRIOR COMMISSION ORDER

Jerry D. Rogers aka Jerry Rogers aka Jerry Dee Rogers
(Cert. # 9489 0090 0027 6037 9670 15)
4416 Rector Avenue
Fort Worth, TX 76133-1132

RE: 4416 Rector Avenue aka Lot 21, Block 29, KELLIS PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 399, Plat Records, Tarrant County, Texas, ACP-18-127, Reference #17-462588, ADMINISTRATIVE CIVIL PENALTY

Attached please find the Fort Worth Building Standards Commission Order of **April 23, 2018** for the property referenced herein. The Commission ordered that you:

- 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 May 23, 2018.**
- **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 in writing 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 May 23, 2018.** 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) 392-7300 to schedule a final inspection.

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-7300 ♦ FAX 817-392-2249

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-18-127**

On **April 23, 2018** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 21, Block 29, KELLIS PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 399, Plat Records, Tarrant County, Texas, and located on property more commonly known as 4416 Rector Avenue, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Jerry D. Rogers aka Jerry Rogers aka Jerry Dee Rogers** 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, and similar items (used, broken, and discarded boxes, buckets, plastic tubs, crates, furniture and any other miscellaneous household items); and~~
 - b. ~~used, broken, or discarded building materials (scrap wood and scrap metal); and~~
 - c. ~~used, discarded, or broken automotive parts or equipment); and~~
 - d. ~~any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors such as (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, not assessed an Administrative Civil Penalty at this time.

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 21, Block 29, KELLIS PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 399, Plat Records, Tarrant County, Texas, and located on property more commonly known as 4416 Rector 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 May 23, 2018 to comply with this Order.**

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

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an administrative civil penalty, you may request an Amendment of this Order. You must file your request in writing and submit the request to the Code Compliance Department, 818 Missouri Avenue, Fort Worth, Texas 76104. Code Compliance must receive any request for an Amendment before the close of business on **May 23, 2018**. 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 the address listed above.

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

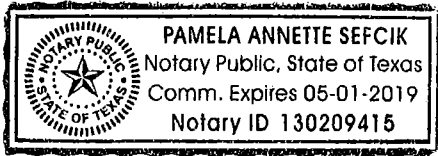
SIGNED this the 27th day of April, 2018.

Michael G. Ward
Michael Ward, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 27th day of April, 2018 by Michael Ward, Chairman of the Building Standards Commission of the City of Fort Worth.



Pamela Annette Sefcik
Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2019

AFTER RECORDING RETURN TO:

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

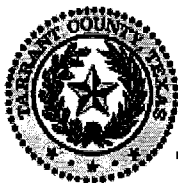
Belinda
Approved by Legal as to form and legality

[Signature]
Approved by Code

2 of 2
ACP-18-127
MCW

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CITY OF FORT WORTH
818 MISSOURI AVENUE
FT WORTH, TX 76104

Submitter: CITY OF FORT WORTH/CODE
COMPLIANCE

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 5/3/2018 11:43 AM

Instrument #: D218095007

OPR

4

PGS

\$24.00

By: _____

Mary Louise Garcia

D218095007

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

HS-22-04 **Property Address:** 608 Colvin Avenue (Primary Structure)

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

Legal Description: LOT 9, BLOCK 1, WEST MORNINGSIDE TO BE AN ADDITION TO FORT WORTH, TEXAS, ACCORDING TO PLAT AND DEDICATION RECORDED IN VOLUME 881, PAGE 541, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 04710932 **Reference No(s).** 21-585243

Owner(s) per Deed: Miguel Nava---D204117597

Owner(s) per TAD: Same

Mailing Address: 1220 W. Mason Street, Fort Worth, TX 76103

Agenda Category: Amendment Case Code Compliance Officer: Marilyn Turner-Mims
Residential

Council District No. 8

CASE BACKGROUND:

- Case Originated: **February 22, 2021.**
- This case was initiated by: **Officer Turner-Mims**
- Fire Date: **February 22, 2021.**
- Notices: **4/9/2021 and 8/4/2021.**
- 2 Active permits on file **PB21-17925** Residential Remodeling Construction Permit as of **November 2, 2021**
- and **PE22-01410** Electrical Permit as of **January 31, 2022.**
- The owner was not present at the **October 25, 2021** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owner had until **November 23, 2021** to comply with the Order.
- The owner requested an amendment on **November 23, 2021.**
- The owner requested an additional **sixty (60) days** to complete the repairs/demolish.
- A notice to appear at today's hearing was posted and mailed on **February 10, 2022.**
- **The primary structure has had repairs made to the roof and interior walls studs. As a result of repairs completed, this has brought the structure from being in a substandard and hazardous condition to substandard condition.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

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

Miguel Nava, 1220 W Mason Street, Fort Worth, TX 76103 (Cert. # 9489009000276227064876);
Miguel Nava, 608 Colvin Avenue, Fort Worth, TX 76104-6417 (Cert. # 9489009000276227064883);
Miguel A. Nava, 6025 Maceo Lane, Fort Worth, TX 76112 (Cert. # 9489009000276227064890);
Johnny Erick Nava, 1220 W. Mason Street, Fort Worth, TX 76110 (Cert. # 9489009000276227064906);
Michelle Cristal Nava, 1120 Irene Drive, Mesquite, TX 75149 (Cert. # 9489009000276227064913);
Jennifer Nava, 608 Colvin Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276227064920);
Miguel Enrique Nava, 1220 W. Mason Street, Fort Worth, TX 76110 (Cert. # 9489009000276227064937);
Lienholder: Judith O. Smith Mortgage Group, Inc., 6125 I20, Suite 140, Fort Worth, TX 76132
(Cert. # 9489009000276227064944)

Motion: _____ **Made by:** _____

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



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

Date: 11-23-2021 BSC Case No. ~~21-585243~~ 16-22-04

Date of Order: 11-24-2021 Final Day to Comply with Order: 11-24-2021

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

Address of Property: 608 Colvin Ave, Fort Worth, Tx, 76104

Owner / Lienholder / Mortgagee Name: Miguel Nava

Owner / Lienholder / Mortgagee Phone Number: (817) 733-7197

Owner / Lienholder / Mortgagee Mailing Address: 608 Colvin Ave. Fort Worth, Tx
76104

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: Mid-to
Late January due to holiday's forming stop to production. (60 days)

Justification for Request: Waiting on permit and holidays are
delaying the process. Also, owner has been ill + unable
to take care of.

*Miguel Nava
Signature

11-22-2021
Date

Miguel Nava
Printed Name

608 Colvin Ave, Fort Worth, Tx, 76104
Address (including City/State/Zip)

(817) 733-7197
Telephone Number

Johnnyericknava2@gmail.com
E-Mail Address

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

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

FOR OFFICE USE ONLY
RECEIVED BY: Annette JF
RECEIVED DATE: 11/23/21

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



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

October 25, 2021

Miguel Nava
(Cert. # 9489009000276227550409)
1220 W. Mason Street
Fort Worth, TX 76103

RE: 608 Colvin Avenue (Primary Structure) aka LOT 9, BLOCK 1, WEST MORNINGSIDE TO BE AN ADDITION TO FORT WORTH, TEXAS, ACCORDING TO PLAT AND DEDICATION RECORDED IN VOLUME 881, PAGE 541, PLAT RECORDS, TARRANT COUNTY, TEXAS, HS-22-04, Reference #21-585243, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **October 25, 2021** 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 24, 2021.**
- 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 24, 2021.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the repair or demolition of the structure is complete you **must** contact the Code Compliance Department at (817) 999-8270 to schedule a final inspection.

CC: Miguel Nava, 608 Colvin Avenue, Fort Worth, TX 76104-6417 (Cert. # 9489009000276227550416); Miguel A. Nava, 6025 Maceo Lane, Fort Worth, TX 76112 (Cert. # 9489009000276227550423); Johnny Erick Nava, 1220 W. Mason Street, Fort Worth, TX 76110 (Cert. # 9489009000276227550430); Michelle Cristal Nava, 1120 Irene Drive, Mesquite, TX 75149 (Cert. # 9489009000276227550447); Jennifer Nava, 608 Colvin Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276227550454); Miguel Enrique Nava, 1220 W. Mason Street, Fort Worth, TX 76110 (Cert. # 9489009000276227550461); Lienholder: Judith O. Smith Mortgage Group, Inc., 6125 I20, Suite 140, Fort Worth, TX 76132 (Cert. # 9489009000276227550478)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-22-04**

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **October 25, 2021** regarding the structure present on **LOT 9, BLOCK 1, WEST MORNINGSIDE TO BE AN ADDITION TO FORT WORTH, TEXAS, ACCORDING TO PLAT AND DEDICATION RECORDED IN VOLUME 881, PAGE 541, PLAT RECORDS, TARRANT COUNTY, TEXAS**, and more commonly known as **608 Colvin Avenue (Primary Structure) ("Affected Property")** in Fort Worth, Texas; and

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

WHEREAS notice of the public hearing was mailed to the Owner **twelve (12)** 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 **thirty (30)** 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 **LOT 9, BLOCK 1, WEST MORNINGSIDE TO BE AN ADDITION TO FORT WORTH, TEXAS, ACCORDING TO PLAT AND DEDICATION RECORDED IN VOLUME 881, PAGE 541, PLAT RECORDS, TARRANT COUNTY, TEXAS**, and more commonly known as **608 Colvin Avenue (Primary Structure) ("Affected Property")** in Fort Worth, Texas in conformance to the codes of the City within **thirty (30)** days of the effective date of this Order. 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, 2021 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, 2021**. 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 2nd day of November, 2021.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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

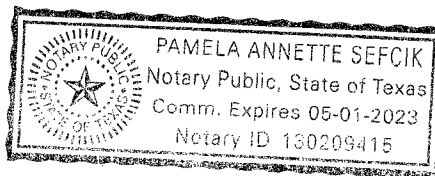
Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

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

Approved by Legal as to form and legality

Approved by Code



**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

ACP-21-141 **Property Address:** 5612 Blackmore Avenue

Legal Description: Lots 33 and 34, in Block NINETY SEVEN (97) of the CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas

SKEY No. 00510327 **Reference No(s).** 19-531780

Owner(s) per Deed: Richard A. Young---WD D211244749, D211244750

Owner(s) per TAD: Same

Mailing Address: 8022 Marydean Avenue, Fort Worth, TX 76116

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

Council District No. 3

CASE BACKGROUND:

- This case was identified on **August 19, 2019** and was **officer** initiated.
- An agent for the owner was present at the **September 27, 2021** hearing when the Commission assessed an Administrative Civil Penalty of **\$50.00 per day for forty four (44) days for a total of \$2,200.00** and ordered the owner to abate the nuisance within **sixty (60) days**.
- The owner had until **November 26, 2021** to comply with the Order.
- An agent for the owner requested an amendment on **November 23, 2021**.
- An agent for the owner requested an additional **ninety (90) days** to abate the nuisance and a reduction or removal of the **\$2,200.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **February 10, 2022**.
- **At this time, 65% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

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

Richard A Young, 8022 Marydean Avenue, Fort Worth, TX 76116 (Cert. # 9489009000276227064591);
Richard A. Young, 5612 Blackmore Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276227064968);
Saundra Brooks, 43586 Cedarhurst Drive, Van Buren Township, MI 48111 (Cert. # 9489009000276227064975);
Beverlyn M. Fitts, 408 Newcastle Drive, Desoto, TX 75115 (Cert. # 9489009000276227064982);
DeAnne Young, 5030 Cobb School Road, Mableton, GA 30126 (Cert. #9489009000276227064999);
DeAnne Young, PO Box 16592, Fort Worth, TX 76162 (Cert. # 948900900276227065002)

Motion: _____ **Made by:** _____

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

FORT WORTH®



FORT WORTH BUILDING STANDARDS COMMISSION REQUEST FOR AMENDMENT

Date: November 23, 2021 BSC Case No. ACP-21-141
Date of Order: September 27, 2021 Final Day to Comply with Order: November 26, 2021
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 5612 Blackmore Fort Worth, TX 76107
Owner / Lienholder / Mortgagee Name: Richard A. Young POA DeAnne Young
Owner / Lienholder / Mortgagee Phone Number: (850) 559-2457 POA DeAnne Young
Owner / Lienholder / Mortgagee Mailing Address: PO Box 116592 Fort Worth TX 76162
POA DeAnne Young

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: We would like to request 90 days to complete the clean up of the property. I would also like penalty removed.

Justification for Request: We are making this request as more time and help is needed to make the final changes to the property based on city request.

Dr. DeAnne Young
Signature

November 23, 2021
Date

Dr. DeAnne Young
Printed Name

Address (including City/State/Zip)

(850) 559-2457 POA
Telephone Number

deanne_y@hotmail.com
E-Mail Address

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

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

JP
Verbeek
POA

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

FOR OFFICE USE ONLY
RECEIVED BY: [Signature]
RECEIVED DATE: 11/23/21

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

STATUTORY DURABLE POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, SUBTITLE P, TITLE 2, ESTATES CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO. IF YOU WANT YOUR AGENT TO HAVE THE AUTHORITY TO SIGN HOME EQUITY LOAN DOCUMENTS ON YOUR BEHALF, THIS POWER OF ATTORNEY MUST BE SIGNED BY YOU AT THE OFFICE OF THE LENDER, AN ATTORNEY AT LAW, OR A TITLE COMPANY.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until:

- (1) You die or revoke the power of attorney;
- (2) Your agent (attorney-in-fact) resigns, is removed by court order, or is unable to act for you; or
- (3) A guardian is appointed for your estate.

I, **Richard A. Young**, whose full name is **Richard Arthur Young**, and whose date of birth is December 30, 1961, and address is 5612 Blackmore Ave., Fort Worth, Tarrant County, Texas, 76107, hereby appoint my daughter, **DeAnne Young**, as my Agent (my Agent) to act for me in any lawful way with respect to all of the following powers that I have initialed below.

My Agent's full name is **DeAnne Nicole Young**, and her date of birth is December 18, 1981, and her residential address is 5030 South Cobb School Rd., Mableton, Cobb County, GA 30126;

TO GRANT A SPECIFIC POWER TO YOUR AGENT THAT LIMITS HER AUTHORITY TO ACT ONLY IN CERTAIN MATTERS, YOU MUST INITIAL THE LINE IN FRONT OF THE POWER YOU ARE GRANTING.

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

TO GRANT GENERAL POWERS TO YOUR AGENT THAT WILL AUTHORIZE HER TO ACT IN ALL OF THE FOLLOWING MATTERS, YOU MUST INITIAL THE LINE IN FRONT OF (O) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS LISTED FROM (A) THROUGH (N).

- _____ (A) Real property transactions;
- _____ (B) Tangible personal property transactions;
- _____ (C) Stock and bond transactions;
- _____ (D) Commodity and option transactions;
- _____ (E) Banking and other financial institution transactions;
- _____ (F) Business operating transactions;
- _____ (G) Insurance and annuity transactions;
- _____ (H) Estate, trust, and other beneficiary transactions;
- _____ (I) Claims and litigation;
- _____ (J) Personal and family maintenance;
- _____ (K) Benefits from social security, Medicare, Medicaid, or other governmental programs or Civil or military service;
- _____ (L) Retirement plan transactions;
- _____ (M) Tax matters;
- _____ (N) Digital assets and the content of an electronic communication;

BBB (O) ALL OF THE POWERS LISTED FROM (A) THROUGH (N). YOU DO NOT HAVE TO INITIAL THE LINE IN FRONT OF ANY OTHER POWER IF YOU INITIAL LINE (O).

SPECIAL INSTRUCTIONS:

Special Instructions applicable to your Agent's compensation: (Initial in front of one of the following sentences to have it apply; if no selection is made, your Agent will be entitled to compensation that is reasonable under the circumstances):

BAR My Agent is entitled to reimbursement of reasonable expenses incurred on my behalf, and to compensation that is reasonable under the circumstances.

_____ My Agent is entitled to reimbursement of reasonable expenses incurred on my behalf, and shall receive no compensation for serving as my Agent.

Special Instructions applicable to Co-Agents: (If you have appointed co-agents to act, initial in front of one of the following sentences to have it apply; if no selection is made, each Agent will be entitled to act independently):

_____ Each of my Co-Agents may act independently for me.

_____ My Co-Agents may act for me only if the Co-Agents act jointly.

_____ My Co-Agents may act for me only if a majority of the Co-Agents act jointly.

Special Instructions applicable to gifts: (Initial in front of the following sentence to have it apply):

_____ I grant to my Agent the power to apply my property to make gifts outright to or for the benefit of a person, including by the exercise of a presently exercisable general power of appointment held by me, except that the amount of a gift to an individual may not exceed the amount of annual exclusions allowed from the federal gift tax for the calendar year of the gift.

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS THAT LIMIT OR EXTEND THE POWERS GRANTED TO YOUR AGENT.

UNLESS YOU DIRECT OTHERWISE BELOW, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED AND/OR TERMINATED.

CHOOSE ONE OF THE FOLLOWING ALTERNATIVES BY CROSSING OUT THE ALTERNATIVE NOT CHOSEN:

(A) This power of attorney is not affected by my subsequent disability or incapacity.

RRR

~~(B) This power of attorney becomes effective upon my disability or incapacity.~~

YOU SHOULD CHOOSE ALTERNATIVE (A) IF THIS POWER OF ATTORNEY IS TO BECOME EFFECTIVE ON THE DATE IT IS EXECUTED.

IF NEITHER (A) NOR (B) IS CROSSED OUT, IT WILL BE ASSUMED THAT YOU CHOSE ALTERNATIVE (A).

If alternative (B) is chosen and a definition of my disability or incapacity is not contained in this power of attorney, then I shall be considered disabled or incapacitated for the purposes of this power of attorney if a physician certifies in writing at a date later than the date this power of attorney is executed that, based on the physician's medical examination of me, I am mentally incapable of managing my financial affairs. I authorize the physician who examines me for this purpose to disclose my mental or physical condition to another person for purposes of this power of attorney.

Special Instructions applicable to the definition of my disability or incapacity:

IF YOU SELECTED ALTERNATIVE (B) ABOVE, THEN YOU MAY GIVE SPECIAL INSTRUCTIONS TO YOUR AGENT THAT LIMITS OR EXTENDS THE DEFINITION OF YOUR DISABILITY OR INCAPACITY ON THE FOLLOWING LINES. LEAVE THE LINES BLANK IF YOU ARE SATISFIED WITH THE DEFINITION OF DISABILITY OR INCAPACITY AS STATED ABOVE.

A third-party who accepts this power of attorney is fully protected from any action taken under this power of attorney that is based on the determination made by a physician of my disability or incapacity.

I agree that any third-party that receives a copy of this document may act under it.

Revocation/Termination of this durable power of attorney is not effective as to a third-party until the third-party receives actual notice of the revocation/termination.

I agree to indemnify the third-party for any claims that arise against the third-party because of reliance on this power of attorney.

Texas law determines the meaning and effect of this durable power of attorney.

If my Agent dies, becomes incapacitated, resigns, refuses to act, is removed by court order, and/or is convicted of a crime of moral turpitude, then such Agent's authority to act under this power of attorney shall be terminated,.

Conversely, if my Agent dies, becomes incapacitated, resigns, refuses to act, is removed by court order, and/or is convicted of a crime of moral turpitude, then my Agent's authority to act under this power of attorney shall be terminated, and this durable power of attorney shall remain effective with respect to my successor agent whose name is **Beverlyn M. Fitts** and full name is **Beverlyn Marie Fitts**, and whose date of birth is June 20, 1954, and residential address is 408 Newcastle Dr., Desoto, Dallas County, TX 75115, and this durable

power of attorney shall remain effective with respect the successor Agent, who shall have the authority to act solely and independently on my behalf. .

SIGNED this 26 day of April 2021.

Richard A. Young

By: _____
Richard A. Young., Principal,

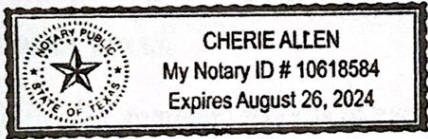
STATE OF TEXAS

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§
§

COUNTY OF TARRANT

Richard A. Young, acknowledged this document before me on this 26th day of

April, 2021.



Cherie Allen

NOTARY PUBLIC
My Commission expires: 8/26/2024

IMPORTANT INFORMATION FOR AGENT

AGENT'S DUTIES:

When you accept the authority granted under this power of attorney, you establish a "fiduciary" relationship with the Principal. This is a special legal relationship that imposes on you legal duties that continue until you resign or the power of attorney is terminated, suspended, or revoked by the Principal, or by operation of law.

A fiduciary duty generally includes the duty to:

- (1) act in good faith;
- (2) do nothing beyond the authority granted in this power of attorney;
- (3) act loyally for the Principal's benefit;
- (4) avoid conflicts that would impair your ability to act in the Principal's best interest; and,
- (5) disclose your identity as an agent when you act for the Principal by writing or printing the name of the Principal and signing your own name as "Agent" in the following manner: (Principal's Name) by (Your Signature) as Agent.

In addition, the Durable Power of Attorney Act (Subtitle P, Title 2, Estates Code) requires you to:

- (1) maintain records of each action taken or decision made on behalf of the Principal;
- (2) maintain all records until delivered to the Principal, released by the Principal, or discharged by a court; and,
- (3) if requested by the Principal, provide an accounting to the Principal that, unless otherwise directed by the Principal or otherwise provided in the Special Instructions, must include:
 - (A) the property belonging to the Principal that has come to your knowledge or into your possession;
 - (B) each action taken or decision made by you as Agent;
 - (C) a complete account of receipts, disbursements, and other actions of you as Agent that includes the source and nature of each receipt, disbursement, or action, with receipts of principal and income shown separately;
 - (D) a listing of all property over which you have exercised control that includes an adequate description of each asset and the asset's current value, if known to you;
 - (E) the cash balance on hand and the name and location of the depository at which the cash balance is kept;
 - (F) each known liability;
 - (G) any other information and facts known to you as necessary for a full and definite understanding of the exact condition of the property belonging to the Principal; and,

(H) all documentation regarding the Principal's property.

TERMINATION OF AGENT'S AUTHORITY:

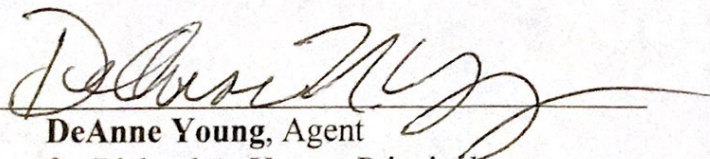
You must stop acting on behalf of the Principal if you learn of any event that terminates or suspends this power of attorney or your authority under this power of attorney. An event that terminates this power of attorney or your authority to act under this power of attorney includes:

- (1) the Principal's death;
- (2) the Principal's revocation of this power of attorney or your authority;
- (3) the occurrence of a termination event stated in this power of attorney;
- (4) if you are married to the Principal, the dissolution of your marriage by court decree of divorce or annulment, or declaration that your marriage is void, unless provided otherwise in this power of attorney;
- (5) the appointment and qualification of a permanent guardian of the Principal's estate, unless a court's order provides otherwise; or,
- (6) if ordered by a court, your removal as Agent under this power of Attorney. An event that suspends this power of attorney or your authority to act under this power of attorney is the appointment and qualification of a temporary a temporary guardian unless a court order provides otherwise.

LIABILITY OF AGENT:

The authority granted to you under this power of attorney is specified in the Durable Power of Attorney Act (Subtitle P, Title 2, Estates Code). If you violate the Durable Power of Attorney Act or act beyond the authority granted, then you may be liable for any damages caused by the violation or subject to prosecution for misapplication of property by a fiduciary under Chapter 32 of the Texas Penal Code.

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

By: 
DeAnne Young, Agent
for Richard A. Young, Principal

Date: 4/26/24

THORNE & SKINNER
Attorneys at Law

KIM R. THORNE
Board Certified Personal Injury Trial Law
Texas Board of Legal Specialization
e-mail kthorne@tstgroup.com
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123 West Main Street, Suite 300
Grand Prairie, Texas 75050
972.264.1614 • *metro* 972.263.5163
toll-free 1.888.636.3676 • *fax* 972.642.5113

May 20, 2021

Certified Mail No. 7017240000051322945
RETURN RECEIPT REQUESTED and REGULAR U.S. MAIL

Greg Taylor
& All Occupants
5612 Blackmore
Fort Worth, Texas 76107

RE: NOTICE TO VACATE

Dear Mr. Taylor:

I write on behalf of Richard A. Young, Sr., owner of the property you are occupying at 5612 Blackmore, Fort Worth, Texas 76107. Please accept this letter as notice to vacate Mr. Young's property immediately. If you have not vacated the property, removing therefrom all of your personal possessions, on or before June 27, 2021, I will be forced to file a forcible entry and detainer suit (eviction) case against you and all occupants of these premises. In that event, I will also seek a court award of attorney fees and for repair of any damages you may cause to the property.

Very truly yours,



KIM R. THORNE

KRT:kjm

5612 Blackmore Fort Worth, TX 76107

The following images have been provided to show that progress is been made regarding clearing the property. Initially, we were unable to get into the backyard due to the amount of debris and greenage that had accumulated. Since the last court appearance, we removed many of the items that needed to be addressed in the backyard. I recently relocated by to Texas due to the health of my father and have also been dealing with financial hardship as I was forced to resign from my job in GA to come back to assist my father. Since then I have become responsible for the financial aspects of business affairs for my father and the property. A great deal of debris has been removed from the property. I am submitting this documentation of the progress that has been made. Thank you for your consideration.



Before



Before

5612 Blackmore Fort Worth, TX 76107



Before



Before

5612 Blackmore Fort Worth, TX 76107



Before



Before

5612 Blackmore Fort Worth, TX 76107



Before

5612 Blackmore Fort Worth, TX 76107



After

5612 Blackmore Fort Worth, TX 76107



After



After

5612 Blackmore Fort Worth, TX 76107



After

5612 Blackmore Fort Worth, TX 76107



After



After

5612 Blackmore Fort Worth, TX 76107



After



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

September 27, 2021

Richard A. Young
(Cert. # 9489009000276227178900)
8022 Marydean Avenue
Fort Worth, TX 76116

RE: 5612 Blackmore Avenue aka Lots 33 and 34, in Block NINETY SEVEN (97) of the CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas, ACP-21-141, Reference #19-531780, CONTINUED ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 27, 2021** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for forty four (44) days for a total of \$2,200.00.**
- 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 November 26, 2021.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **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 26, 2021.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you **must** contact the Code Compliance Department at (817) 944-2613 to schedule a final inspection.

CC: Richard A. Young, 5612 Blackmore Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276227178917); Sandra Brooks, 43586 Cedarhurst Drive, Van Buren Township, MI 48111 (Cert. # 9489009000276227178924); Beverly M. Fitts, 408 Newcastle Drive, Desoto, TX 75115 (Cert. # 9489009000276227178931); DeAnne Young, 5030 Cobb School Road, Mableton, GA 30126 (Cert. #9489009000276227178948); DeAnne Young, PO Box 16592, Fort Worth, TX 76162 (Cert. # 9489009000276227178955)

Enclosures: BSC Order

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-21-141**

On **September 27, 2021** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Block NINETY SEVEN (97) of the CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas,** and located on property more commonly known as **5612 Blackomore Avenue, Fort Worth, Texas ("Affected Property")**.

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

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

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Fifty Dollars (\$50.00) per day for a total of Two Thousand Two Hundred Dollars (\$2,200.00)** for failure to remove the accumulation in the **Forty Four (44) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Block NINETY SEVEN (97) of the CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas,** and located on property more commonly known as **5612 Blackomore Avenue, 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 November 26, 2021 to comply with this Order.**

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

Document ID: 2021-10-04-11:00:00

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 26, 2021**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

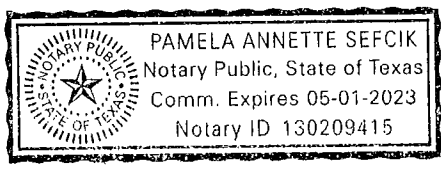
IT IS FURTHER ORDERED THAT IF THE OWNER OF THE AFFECTED PROPERTY DOES NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT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

SIGNED this the 5th day of October, 2021.

Paul Clark
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 5th day of October, 2021 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

AFTER RECORDING RETURN TO:
City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Christy Austin
Approved by Legal as to form and legality

[Signature]
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

ACP-22-27 **Property Address:** 3005 Strong Avenue

Legal Description: BEING LOT 13 AND THE WEST ½ OF LOT 12 IN BLOCK 10 OF BURCH HILL ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 144 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 00375888 **Reference No(s).** 19-538281

Owner(s) per Deed: Ana Maria Chacon---WD D221273000

Owner(s) per TAD: Amado Gonzalez

Mailing Address: 3005 Strong Avenue, Fort Worth, TX 76105

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

Council District No. 8

CASE BACKGROUND:

- This case was identified on **November 14, 2019** and was **citizen** initiated.
- The owner was present at the **December 6, 2021** hearing when the Commission assessed an Administrative Civil Penalty of **\$50.00 per day for forty five (45) days for a total of \$2,250.00** and ordered the owner to abate the nuisance within **forty five (45) days**.
- The owner had until **January 20, 2022** to comply with the Order.
- The owner requested an amendment on **January 19, 2022**.
- The owner requested an additional **ninety (90)** days to abate the nuisance and a reduction or removal of the **\$2,250.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **February 10, 2022**.
- **At this time, 30% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

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

Ana Maria Chacon, 3005 Strong Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276227066603);
Ana Maria Chacon, 1069 N. H Street, San Bernadino, CA 92411 (Cert. # 9489009000276227066610);
Ana Maria Chacon, 6756 Golondrina Drive, San Bernadino, CA 92404 (Cert. # 9489009000276227064777);
Ana Maria Chacon, 579 W. Evans Street, San Bernadino, CA 92405 (Cert. # 9489009000276227066627);
Amado Gonzalez, 3005 Strong Avenue, Fort Worth, TX 76105-3944 (Cert. # 9489009000276227066634)

Motion: _____ **Made by:** _____

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

FORT WORTH®



FORT WORTH BUILDING STANDARDS COMMISSION REQUEST FOR AMENDMENT

Date: 1/19/22 BSC Case No. ACP-22-27

Date of Order: 12/6/21 Final Day to Comply with Order: 1/20/22

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

Address of Property: 3005 Strong Avenue

Owner / Lienholder / Mortgagee Name: Ana Maria Chacon

Owner / Lienholder / Mortgagee Phone Number: (817) 808-1501

Owner / Lienholder / Mortgagee Mailing Address: 3005 Strong Ave.
FW TX 7605

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

Justification for Request: 90 days / penalty reduced / removed
weather, health issues / limited income

Ana Maria Chacon
Signature

1/19/22
Date

Ana Maria Chacon
Printed Name

Address (including City/State/Zip)

Telephone Number

E-Mail Address

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

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

FOR OFFICE USE ONLY
RECEIVED BY: [Signature]
RECEIVED DATE: 1/19/22

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



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

December 6, 2021

Ana Maria Chacon
(Cert. # 9489009000276227188107)
3005 Strong Avenue
Fort Worth, TX 76105

RE: 3005 Strong Avenue aka BEING LOT 13 AND THE WEST ½ OF LOT 12 IN BLOCK 10 OF BURCH HILL ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 144 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, ACP-22-27, Reference #19-538281, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **December 6, 2021** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day forty five (45) days for a total of \$2,250.00.**
- Remove the items outlined in Section 11A-26 within **forty five (45) days** of the effective date of the Order.
- **Last day to comply with the Order is January 20, 2022.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **forty five (45) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on January 20, 2022.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you **must** contact the Code Compliance Department at (817) 944-2613 to schedule a final inspection.

CC: Ana Maria Chacon, 1069 N. H Street, San Bernadino, CA 92411 (Cert. # 9489009000276227188114); Ana Maria Chacon, 6756 Golondrina Drive, San Bernadino, CA 92404 (Cert. # 9489009000276227188121); Ana Maria Chacon, 579 W. Evans Street, San Bernadino, CA 92405 (Cert. # 9489009000276227188138); Amado Gonzalez, 3005 Strong Avenue, Fort Worth, TX 76105-3944 (Cert. # 9489009000276227188145)

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

Administrative Civil Penalty

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-27**

On **December 6, 2021** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **BEING LOT 13 AND THE WEST ½ OF LOT 12 IN BLOCK 10 OF BURCH HILL ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 144 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS**, and located on property more commonly known as **3005 Strong Avenue, Fort Worth, Texas** ("**Affected Property**").

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

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

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

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the 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 **BEING LOT 13 AND THE WEST ½ OF LOT 12 IN BLOCK 10 OF BURCH HILL ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 144 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS**, and located on property more commonly known as **3005 Strong Avenue, Fort Worth, Texas**, within **forty five (45) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until January 20, 2022 to comply with this Order.**

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

Administrative Civil Penalty

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an administrative civil penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **January 20, 2022**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. . You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

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

SIGNED this the 14th day of December, 2021.

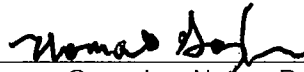
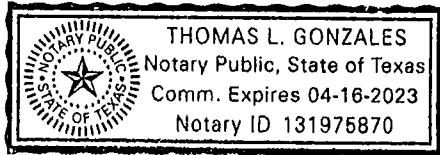


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

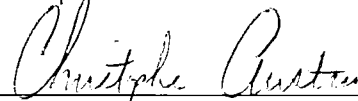
This instrument was acknowledged before me on this the 14th day of December, 2021 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



Thomas Gonzales, Notary Public, State of Texas #131975870
My Commission Expires 04-16-2023

AFTER RECORDING RETURN TO:

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



Approved by Legal as to form and legality



Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

ACP-22-28 **Property Address:** 2116 Salisbury Avenue

Legal Description: Lots 8 and 9, Block 26, Diamond Hill Addition to the City of Fort Worth, Tarrant County, Texas

SKEY No. 00705489 **Reference No(s).** 21-581997

Owner(s) per Deed: Ortensia Rodriguez---WD D199114521

Owner(s) per TAD: Same

Mailing Address: 2116 Salisbury Avenue, Fort Worth, TX 76106-7461

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

Council District No. 2

CASE BACKGROUND:

- This case was identified on **January 8, 2021** and was **citizen** initiated.
- The owner was not present at the **December 6, 2021** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **January 5, 2022** to comply with the Order.
- The owner requested an amendment on **January 5, 2022**.
- The owner requested an additional **ninety (90)** days to abate the nuisance and a reduction or removal of the **\$4,500.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **February 10, 2022**.
- **At this time, 90% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

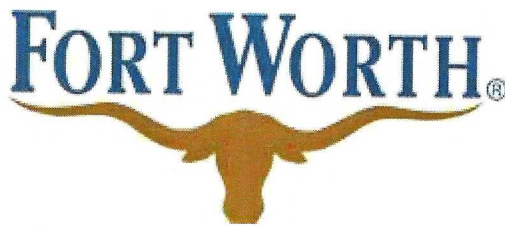
**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

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

Ortensia Rodriguez, 2116 Salibury Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276227066641);
Lienholder: W.M. Fitch Jr. aka William M. Fitch Jr., 3220 North Freeway, Fort Worth, TX 76111
(Cert. # 9489009000276227066658);
W.M. Fitch Jr. aka William M. Fitch Jr., 5041 Givemy Lane, Fort Worth, TX 76111
(Cert. # 9489009000276227066665); W.M. Fitch Jr. aka William M. Fitch Jr., 23284 Bay Side Circle, Bullard,
TX 75757 (Cert. # 9489009000276227066672)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 1-5-2022 BSC Case No. ACP-22-28
Date of Order: 12-6-21 Final Day to Comply with Order: 1-5-2022
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 2116 SALISBURY AVE
Owner / Lienholder / Mortgagee Name: Ortensia Rodriguez
Owner / Lienholder / Mortgagee Phone Number: (817) 333-4211
Owner / Lienholder / Mortgagee Mailing Address: 2116 SALISBURY AVE
FORT WORTH, TX

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: Need more time to clean. And Dismiss the Fine. (90 Days)

Justification for Request: Been sick so need more time about 90 more days

Ortensia Rodriguez
Signature

1-5-22
Date

Ortensia Rodriguez
Printed Name

2116 Salisbury Ft Worth Tx 76104
Address (including City/State/Zip)

817 333-4211
Telephone Number

E-Mail Address

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

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

FOR OFFICE USE ONLY
RECEIVED BY: [Signature]
RECEIVED DATE: 1/5/2022

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.

I.D. VERIFIED
[Signature]



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

December 6, 2021

Ortensia Rodriguez
(Cert. # 9489009000276227188152)
2116 Salisbury Avenue
Fort Worth, TX 76106-7461

RE: 2116 Salisbury Avenue aka Lots 8 and 9, Block 26, Diamond Hill Addition to the City of Fort Worth, Tarrant County, Texas, ACP-22-28, Reference #21-581997, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **December 6, 2021** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day forty five (45) days for a total of \$4,500.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is January 5, 2022.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on January 5, 2022.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you **must** contact the Code Compliance Department at (817) 944-2613 to schedule a final inspection.

CC: Lienholder: W.M. Fitch Jr. aka William M. Fitch Jr., 3220 North Freeway, Fort Worth, TX 76111 (Cert. # 9489009000276227188169); W.M. Fitch Jr. aka William M. Fitch Jr., 5041 Givemy Lane, Fort Worth, TX 76111 (Cert. # 9489009000276227188176); W.M. Fitch Jr. aka William M. Fitch Jr., 23284 Bay Side Circle, Bullard, TX 75757 (Cert. # 9489009000276227188183)

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

Administrative Civil Penalty

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-28**

On **December 6, 2021** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lots 8 and 9, Block 26, Diamond Hill Addition to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **2116 Salisbury Avenue, Fort Worth, Texas** ("**Affected Property**").

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

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

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

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **Lots 8 and 9, Block 26, Diamond Hill Addition to the City of Fort Worth, Tarrant County, Texas**, and located on property more commonly known as **2116 Salisbury 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 January 5, 2022 to comply with this Order.**

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

Administrative Civil Penalty

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an administrative civil penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **January 5, 2022**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. . You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

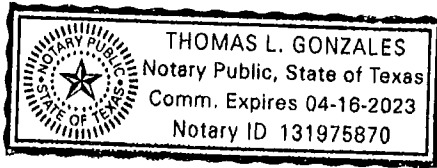
IT IS FURTHER ORDERED THAT IF THE OWNER OF THE AFFECTED PROPERTY DOES NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT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

SIGNED this the 14th day of December, 2021.

Paul Clark
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 14th day of December, 2021 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



Thomas Gonzales
Thomas Gonzales, Notary Public, State of Texas #131975870
My Commission Expires 04-16-2023

AFTER RECORDING RETURN TO:

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

Christopher Austin
Approved by Legal as to form and legality

[Signature]
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

ACP-22-29 **Property Address:** 1443 East Jefferson Avenue

Legal Description: Lot 22, Block 58, of Highland Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas

SKEY No. 01247913 **Reference No(s).** 21-593730

Owner(s) per Deed: Norma Rodriguez---WDVL D195077840

Owner(s) per TAD: Same

Mailing Address: 1900 Daniels Street, TX 76104-5907

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

Council District No. 8

CASE BACKGROUND:

- This case was identified on **June 2, 2021** and was **citizen** initiated.
- The owner was not present at the **December 6, 2021** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty five (45) days for a total of \$4,500.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **January 5, 2022** to comply with the Order.
- An agent for the owner requested an amendment on **January 5, 2022**.
- An agent for the owner requested an additional **thirty (30) days** to abate the nuisance and a reduction or removal of the **\$4,500.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **February 10, 2022**.
- **At this time, 90% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

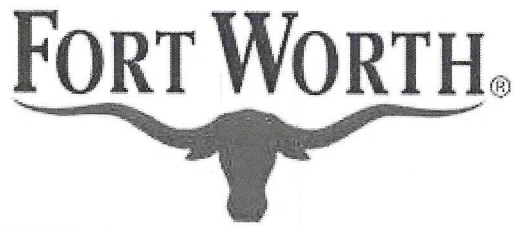
**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: FEBRUARY 28, 2022**

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

Norma Rodriguez, 1900 Daniels Street, Fort Worth, TX 76104-5907 (Cert. # 94890090002762275907);
Norma Rodriguez, 1909 Daniels Street, Fort Worth, TX 76104 (Cert. # 9489009000276227066696);
Norma Rodriguez, 1443 East Jefferson Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276227066702);
Norma Rodriguez, 3704 Livingston Avenue, Fort Worth, TX 76110-4832 (Cert. # 9489009000276227066719);
Janet Casio, 1443 East Jefferson Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276227066726);
Janet Casio, 3875 Dowdell Street, Fort Worth, TX 76119 (Cert. # 9489009000276227066733);
Nayeli Casio, 1443 East Jefferson Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276227066740)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

1/05/2022

Date: 01/04/2022

BSC Case No. acp-22-29

Date of Order: 12/06/2021

Final Day to Comply with Order: 01/05/2022

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

Address of Property: 1443 E. Jefferson Ave. Fort Worth, TX 76104

Owner / Lienholder / Mortgagee Name: Norma Casio/Rodriguez

Owner / Lienholder / Mortgagee Phone Number: (817)443-4993

Owner / Lienholder / Mortgagee Mailing Address: 1443 E. Jefferson Ave. Fort Worth, TX 76104

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days and
Penalty removed

Justification for Request: my mother is in prison and I'm low on funds

Janet Casio
Signature

01/04/2022
Date

Janet Casio
Printed Name

1443 E. Jefferson Ave Fort Worth, Tx 76104
Address (including City/State/Zip)

(817)443-4993
Telephone Number

janetcasio1996@gmail.com
E-Mail Address

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

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

FOR OFFICE USE ONLY
RECEIVED BY: *Art G. J...*
RECEIVED DATE: 1/5/2022

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.

Texas Statutory Durable Power Of Attorney

STATUTORY DURABLE POWER OF ATTORNEY

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

I, Norme Casio 1443 E Jefferson Ave. Ft Worth TX 76104 (insert your name and address), appoint 76104

Nayeli Casio 1443 E Jefferson Ave. Ft Worth TX 76104 (insert the name and address of the person appointed) as my agent (attorney-in-fact) to act for me in any lawful way with respect to all of the following powers except for a power that I have crossed out below.

TO WITHHOLD A POWER, YOU MUST CROSS OUT EACH POWER WITHHELD

Real property transactions;

Tangible personal property transactions;

Stock and bond transactions;

Commodity and option transactions;

Banking and other financial institution transactions;

Business operating transactions;

Insurance and annuity transactions;

Estate, trust, and other beneficiary transactions;

Claims and litigation;

Personal and family maintenance;

Benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;

Retirement plan transactions;

Tax matters.

IF NO POWER LISTED ABOVE IS CROSSED OUT, THIS DOCUMENT SHALL BE CONSTRUED AND INTERPRETED AS A GENERAL POWER OF ATTORNEY AND MY AGENT (ATTORNEY IN FACT) SHALL HAVE THE POWER AND AUTHORITY TO PERFORM OR UNDERTAKE ANY ACTION I COULD PERFORM OR UNDERTAKE IF I WERE PERSONALLY PRESENT.

SPECIAL INSTRUCTIONS:

Special instructions applicable to gifts (initial in front of the following sentence to have it apply):

I grant my agent (attorney in fact) the power to apply my property to make gifts, except that the amount of a gift to an individual may not exceed the amount of annual exclusions allowed from the federal gift tax for the calendar year of the gift.

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

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

CHOOSE ONE OF THE FOLLOWING ALTERNATIVES BY CROSSING OUT THE ALTERNATIVE NOT CHOSEN:

(A) This power of attorney is not affected by my subsequent disability or incapacity.

(B) This power of attorney becomes effective upon my disability or incapacity.

YOU SHOULD CHOOSE ALTERNATIVE (A) IF THIS POWER OF ATTORNEY IS TO BECOME EFFECTIVE ON THE DATE IT IS EXECUTED.

IF NEITHER (A) NOR (B) IS CROSSED OUT, IT WILL BE ASSUMED THAT YOU CHOSE ALTERNATIVE (A).

If Alternative (B) is chosen and a definition of my disability or incapacity is not contained in this power of attorney, I shall be considered disabled or incapacitated for purposes of this power of attorney if a physician certifies in writing at a date later than the date this power of attorney is executed that, based on the physician's medical examination of me, I am mentally incapable of managing my financial affairs. I authorize the physician who

examines me for this purpose to disclose my physical or mental condition to another person for purposes of this power of attorney. A third party who accepts this power of attorney is fully protected from any action taken under this power of attorney that is based on the determination made by a physician of my disability or incapacity.

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

If any agent named by me dies, becomes legally disabled, resigns, or refuses to act, I name the following (each to act alone and successively, in the order named) as successor(s) to that agent:

Janet Casio Norma Rodriguez
Liza Ruiz.

Signed this 01 day of 04, 2021

Norma Casio
(your signature)

State of Texas

County of Johnson

This document was acknowledged before me on Jan 4, 2021 (date)

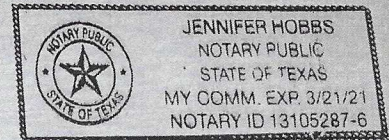
by Norma Casio (name of principal)

Jennifer Hobbs (signature of notarial officer)

(Seal, if any, of notary) _____

Jennifer Hobbs (printed name)

My commission expires: 3/21/21



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



ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

December 6, 2021

Norma Rodriguez
(Cert. # 9489009000276227188190)
1900 Daniels Street
Fort Worth, TX 76104-5907

RE: 1443 East Jefferson Avenue aka Lot 22, Block 58, of Highland Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas, ACP-22-29, Reference #21-593730, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **December 6, 2021** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day forty five (45) days for a total of \$4,500.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is January 5, 2022.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER**, the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on January 5, 2022.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you **must** contact the Code Compliance Department at (817) 944-2613 to schedule a final inspection.

CC: Norma Rodriguez, 1909 Daniels Street, Fort Worth, TX 76104 (Cert. # 9489009000276227188206); Norma Rodriguez, 1443 East Jefferson Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276227188213); Norma Rodriguez, 3704 Livingston Avenue, Fort Worth, TX 76110-4832 (Cert. # 9489009000276227188220); Janet Casio, 1443 East Jefferson Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276227188237); Janet Casio, 3875 Dowdell Street, Fort Worth, TX 76119 (Cert. # 9489009000276227188244); Nayeli Casio, 1443 East Jefferson Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276227188252)

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

CODE COMPLIANCE DEPARTMENT

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

Administrative Civil Penalty

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-29**

On **December 6, 2021** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 22, Block 58, of Highland Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas**, and located on property more commonly known as **1443 East Jefferson Avenue, Fort Worth, Texas ("Affected Property")**.

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

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

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

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **Lot 22, Block 58, of Highland Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas**, and located on property more commonly known as **1443 East Jefferson 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 January 5, 2022 to comply with this Order.**

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

Administrative Civil Penalty

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an administrative civil penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **January 5, 2022**. After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. . You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

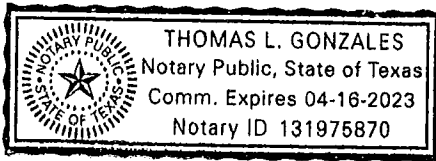
IT IS FURTHER ORDERED THAT IF THE OWNER OF THE AFFECTED PROPERTY DOES NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount 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 14th day of December, 2021.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 14th day of December, 2021 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



Thomas Gonzales, Notary Public, State of Texas #131975870
My Commission Expires 04-16-2023

AFTER RECORDING RETURN TO:

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

Approved by Legal as to form and legality

Approved by Code