



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, APRIL 25, 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 March 28, 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, APRIL 25, 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. CONSIDER AND ADOPT A RESOLUTION RATIFYING ALL ACTIONS TAKEN BY THE BUILDING STANDARDS COMMISSION FROM SEPTEMBER 1, 2021 TO FEBRUARY 28, 2022, AS SHOWN IN THE ATTACHED AGENDAS**

**IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM MARCH 28, 2022**

**V. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA**

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

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

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

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

**X. NEW CASES RESIDENTIAL**

- a. **HS-22-85 (CD 3)** 5713 Wellesley Avenue (Primary Structure) aka LOTS 7 and 3, BLOCK 50, CHAMBERLIN ARLINGTON HEIGHTS SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in the Deed Records of Tarrant County, Texas. Owner: Oneta E. Wade. Lienholder(s): None.
- b. **HS-22-88 (CD 6)** 10616 Flamewood Drive (Primary Structure) aka Lot 6B, Block 3, SOUTH OAK GROVE ESTATES, SECTION ONE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-178, Page 7, Plat Records, Tarrant County, Texas. Owner: Jennifer M. Silvey-Vandeventer. Lienholder: Tarrant County District Clerk.
- c. **HS-22-89 (CD 2)** 2605 Hutchinson Street (Primary Structure) aka 2605 Hutchinson Street, Fort Worth, TX 76106, more particularly described as being Lot 24, in Block 14, of DIAMOND HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388, Page 21, of the Map Records of Tarrant County, Texas. Owner(s): Jose Luis Rodriguez and Sandra Rodriguez. Lienholder(s): Jose Loera and wife, Maria Ontiveros Loera c/o Salvador Espino Esq.
- d. **HS-22-90 (CD 5)** 5200 Cottey Street (Primary Structure) aka Lot 6A, Block 6, Sunrise Addition situated in the City of Fort Worth, Tarrant County, Texas. Commonly known as 5200 Cottey Street, Fort Worth, Texas, 76105. Owner: Sharon Ann Mishaw. Lienholder(s): None.
- e. **HS-22-91 (CD 5)** 4428 Littlejohn Avenue (Accessory Structure Only) aka Lot Eight (8), Block Thirty-one (31), Eastwood Addition, Third Filing, to the City of Fort Worth, Tarrant County, Texas, being the same property conveyed by deed recorded in Volume 3424, Page 506, Deed Records of Tarrant County, Texas. Owner(s): Eddie Roy Minor and wife, Jimmie Minor. Lienholder(s): None.
- f. **HS-22-92 (CD 3)** 8014 West Elizabeth Lane (Primary Structure) aka Being Lot 13, in Block 5, of Broadmoor Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-E, Page 20, of the Plat Records of Tarrant County, Texas. Owner(s): Priscilla C. Martinez and Alfredo C. Salazar. Lienholder(s): First Guaranty Mortgage Corporation.

**XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-93 (CD 5)** 2301 McKenzie Street aka Being Lot 33Ab, Block 1, Avalon Heights, City of Fort Worth, Tarrant County Texas. Also known as 2301 McKenzie St., Fort Worth, TX 76105. Owner: Yadira Morales. Lienholder(s): AFI Mortgage and Charles A. Smith Estate.
- b. **ACP-22-94 (CD 2)** 2523 NW 25<sup>th</sup> Street aka Lot 12, Block 56, ROSEN HEIGHTS ADDITION, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas. SAVE AND EXCEPT all the oil, gas and other minerals in, on Or under, or that may be produced from said property aka Lot 12, Block 56, ROSEN HEIGHTS SECOND FILING ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat filed in Book 204, page 75, Deed Records of Tarrant County, Texas. Owner: Maria Rivera. Lienholder(s): None.
- c. **ACP-22-95 (CD 2)** 3006 NW Loraine Street aka Lot 21, in Block 161, of ROSEN HEIGHTS, 2<sup>ND</sup> ADDITION, an Addition in Tarrant County, Texas, according to the map or plat recorded in Volume 204A, Page 153 of the Plat Records of Tarrant County, Texas. Owner: MetroPlex Casas, LLC. Lienholder(s): 7 Bridge Funding LLC c/o Trustee-Taylor Willingham and TMI Financial, Inc.
- d. **ACP-22-97 (CD 5)** 5433 Dallas Avenue aka Lot 10, Block 5, Haynes Place Addition to the City of Fort Worth, Tarrant County, Texas, according to Deed Records of Tarrant County aka Lot 10, Block 5, HAYNES PLACE ADDITION, Second Filing, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-F, Page 339, Plat Records, Tarrant County, Texas. Owner: Chris Clampitt. Lienholder(s): None.

- e. **ACP-22-98 (CD 5)** 3401 South Hughes Avenue aka Lot 4, in Block 16, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 388-T, Page 37, of the Plat Records of Tarrant County, Texas. Owner(s): Jimmy Lee George and wife, Joyce Marie George. Lienholder(s): None.
- f. **ACP-22-99 (CD 5)** 2729 Vogt Street aka Lot 8, Block "D", SUNSHINE HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 974, Page 113, Deed Records, Tarrant County, Texas. Owner(s): Millard Wade and wife, Betty J. Wade. Lienholder(s): None.
- g. **ACP-22-100 (CD 3)** 8014 West Elizabeth Lane (Primary Structure) aka Being Lot 13, in Block 5, of Broadmoor Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-E, Page 20, of the Plat Records of Tarrant County, Texas. Owner(s): Priscilla C. Martinez and Alfredo C. Salazar. Lienholder(s): First Guaranty Mortgage Corporation.

## **XII. CONTINUED ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL**

- a. **ACP-22-76 (CD 2)** 2600 Chestnut Avenue aka Lot 13, Block 65, ROSEN HEIGHTS ADDITION, First Filing to the City of Fort Worth, Tarrant County, Texas, also known as 2600 Chestnut Avenue, Fort Worth, Texas. Owner(s): Roy A. Jeter and wife, Nancy Carol Jeter. Lienholder(s): None.

## **XIII. AMENDMENT CASE RESIDENTIAL**

- a. **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(s): Happy State Bank.

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

- a. **ACP-22-10 (CD 8)** 3744 East 1<sup>st</sup> 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, TX c/o Tarrant County Sherriff's Department.
- b. **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 OF TARRANT COUNTY, TEXAS. Owner: JPMorgan Chase Bank, National Association. Lienholder(s): None.

## **XV. EXECUTIVE SESSION**


The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any case appearing on this agenda.

**XVI. ADJOURNMENT**

ASSISTANCE AT THE PUBLIC MEETINGS: This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

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

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.

<p>I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time <u>Tuesday, April 12, 2022 at 9:00 a.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 <p>City Secretary for the City of Fort Worth, Texas</p>
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# MINUTES

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

## **I. Call to Order: Pre-Meeting started at 9:03 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), and Mr. James Walker (Position 8).
- Ms. Kimberly Easton (Position 2) notified the City that she would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Ty Kitchens (Supervisor), 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 February 28, 2022 meeting**
- b. Changes submitted by Commissioners**

- No discussion pertaining to the February 28, 2022 meeting.
- No changes submitted for the February, 2022 Minutes.
- **Mr. Pedro Juarez (Position 9) arrived at 9:03 A.M.**

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

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

- No questions were asked concerning today's meeting.
- **Mr. Bill Schur (Position 7) arrived at 9:04 A.M.**

## **IV. Request for future agenda items**

- a. Any requests by Commissioners**

- Mr. Black asked if there had been an updates regarding the Commission using the computers in Council Chambers for voting and the Assistant Code Director Shannon Elder stated that the majority of the Boards and Commissions have votes that are more structured, and BSC motions are specialized, and it is hard to integrate those electronically
- Executive Secretary Annette Sefcik stated that she has not received notice regarding conversions that could be made.
- **Mr. Unell (Position 6) arrived at 9:06 A.M.**
- Mr. Clark asked about the email regarding a Ratification Resolution and Assistant City Attorney Christopher Austria stated that would be on the April agenda and would be discussed then.
- No other requests submitted.

## **V. Adjournment**

- Mr. Kerpoe moved to adjourn Pre-Meeting, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Easton absent.

- Pre-Meeting adjourned at 9:08 A.M.

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

**I. CALL TO ORDER**

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. Michael Unell (Position 6), Mr. Bill Schur (Position 7), Mr. James Walker (Position 8), and Mr. Pedro Juarez (Position 9).
- Ms. Kimberly Easton (Position 2) notified the City that she would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Ty Kitchens (Supervisor), Boyd Oomging (Acting Supervisor), Manny Ramirez and Marc Oler (Seniors Officer), Andrea Alexander (Officer), Homero Campos (Officer), Alfonso Hurtado (Officer), Alma Molina (Officer), Diana Navarro-Cruz (Officer), Marilyn Turner-Mims (Officer), Annette Sefcik (Executive Secretary), Belinda Burns (Title Investigator), 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. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM FEBRUARY 28, 2022**

- Mr. Black moved to accept the February 28, 2022 minutes, second by Mr. Kerpoe. MOTION CARRIED 8-0 with Ms. Easton absent.

**IV. 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.

**V. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

- No interpreter was requested for today's meeting.

**VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

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

**VII. CASES TO WITHDRAW OR CONTINUE FROM TODAY'S AGENDA**

- **Withdraw-** Administrative Civil Penalty Cases Residential: ACP-22-80---2403 Johnson Street.

- **Continue- Administrative Civil Penalty Cases Residential:** ACP-22-76---2600 Chestnut Avenue to the April 25, 2022 BSC meeting per City's request.
- Mr. Kerpoe moved to grant the City's request to withdraw the case read into record, second by Mr. Schur. MOTION CARRIED 8-0 with Ms. Easton absent.
- Mr. Kerpoe moved to grant the City's request to Continue the case read into record to the April 25, 2022 Building Standards Commission meeting, second by Mr. Schur. MOTION CARRIED 8-0 with Ms. Easton absent.

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

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

**IX. NEW CASES RESIDENTIAL**

- a. **HS-22-69 (CD 8)** 949 East Ramsey Avenue (Accessory Structure Only) aka Lot Eighteen (18) Block Thirty Two (32) HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, aka Lot 18, Block 32, Southland Subdivision of Hyde Park Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 310, page 11 of the Deed Records of Tarrant County, Texas. Owner(S): Verla C. Hamilton and Nonie Hamilton. Lienholder(s): City of Fort Worth and Bankers Insurance Company. **Gabrielle Hamilton, an heir, 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.
  - Gabrielle Hamilton testified that she will try to get the funds together to demolish the structure within the 30 day time frame but if she cannot, she was fine with a City demolition, and she could pay it off.
  - Assistant City Attorney Siang L. Sang restated staff recommendation.
  - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 8-0 with Ms. Easton absent.
  - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 8-0 with Ms. Easton absent.
- b. **HS-22-70 (CD 5)** 3118 Avenue M (Accessory Structure Only) aka Lot 4, Block 121, POLYTECHNIC HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded 07-30-94, in Volume 11673, Page 1289, Deed Records, Tarrant County, Texas (also known as 3118 Avenue M, Fort Worth, Texas, 76105). Owner: Wenceslado C. Garcia. Lienholder(s): Mark Satterwhite. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**
- c. **HS-22-72 (CD 8)** 1304 East Jefferson Avenue (Primary Structure) aka Lot 2, Block 52, HIGHLAND PARK ADDITION to the City of Fort Worth, Tarrant County, Texas according to the Plat filed in Book 310, Page 59, Deed Records of Tarrant County, Texas. Owner(s): Jack Johnson and wife, Corene Johnson. Lienholder(s): None. **Larry Johnson, an heir, and David Scarborough and Jon Tate, interested parties, appeared for this case. Jon Tate did not give testimony as he left before the case was called.**
- 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.
  - Larry Johnson stated the property belonged to his parents, who are deceased, and he is trying to sell the property.
  - David Scarborough stated he is in the process of buying the property and intends to take ownership within the end of next week. Mr. Scarborough stated the 30 days would be enough time.
  - Assistant City Attorney Siang L. Sang restated staff recommendation.
  - Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 7-1 with Mr. Kerpoe voting no and Ms. Easton absent.
  - Mr. Black moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 6-2 with Mr. Kerpoe and Mr. Schur voting no and Ms. Easton absent.

- d. **HS-22-73 (CD 5)** 3021 Avenue N (Accessory Structure Only) aka Lot 12, Block 120, POLYTECHNIC HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas. Owner: Shirley Spivey. Lienholder(s): None. **Annie Y. Crenshaw, and heir, and Marvin Dixon, 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.
  - Annie Crenshaw provided a POA regarding the property, and asked for sixty (60) days as there are items in the structure that need to be removed.
  - Marvin Dixon testified that he will assist Ms. Crenshaw in any way he can to try to get this demolished but that it was full of items that she will need to remove from the structure.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed to sixty (60) days.
  - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Walker. MOTION CARRIED 8-0 with Ms. Easton absent.
  - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Lindsay. MOTION CARRIED 8-0 with Ms. Easton absent.
- e. **HS-22-74 (CD 8)** 2816 East 1<sup>st</sup> Street (Primary Structure and Accessory Structure) aka Lot 5, Block 3, RIVERSIDE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat rec. in Vol. 63 page 97 Plat Records, Tarrant County, Texas. Owner: Jeff Watson. Lienholder: City of Fort Worth. **Donald R. Watson, an heir, appeared for this case.**
- Staff presented the recommendation to declare the structures substandard and hazardous and to order the owner to repair or demolish the structures within thirty (30) days.
  - Donald Watson stated the property was owned by his father who is deceased.
  - Mr. Watson testified that his father owned several properties and his sister has been taking care of them as he has been incarcerated. He further stated that now that he is out, he will be able to take care of this and asked for one hundred and twenty (120) days to get the repairs made as this was going to be his residence.
  - Chairman Clark stated the maximum amount of time that could be allowed is ninety (90) days without an Action Plan.
  - Mr. Watson then stated he did not have an Action Plan and asked for ninety (90) days.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed to ninety (90) days.
  - Mr. Unell moved to declare the structures substandard and hazardous, second by Mr. Schur. MOTION CARRIED 8-0 with Ms. Easton absent.
  - Mr. Unell moved that the owner be ordered to repair or demolish the structures within ninety (90) days, second by Mr. Schur. MOTION CARRIED 8-0 with Ms. Easton absent.

**BREAK 10:55 A.M.-11:06 A.M.**

**X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-77 (CD 8)** 2721 Ennis Avenue aka Lot No. Seven (7) in Block No. Eighty Three (83) Riverside Addition to the City of Fort Worth, Tarrant County, Texas; (Formerly Sylvania Addition). Owner(s): Curtis Session Jr., Debra Yvonne Session, and Yolanda Rochelle Session. Lienholder(s): None. **Cory Session, an interested party, appeared for this case. Mr. Session was recognized as an agent for the owners.**
- 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.
  - Cory Session stated that he is the cousin of the current owners, the owners live out of state, and he has been managing the property for them.
  - Chairman Clark recognized Mr. Session as an agent for the owner for this meeting.
  - Mr. Session testified that the property was tenant occupied and he has given several notices to the tenant to clean up the property. Mr. Session further stated that the owners are in the process of evicting the tenant and that he has personally gone to the property and started removing items.



- Mr. Session asked that no penalty be issued and for the maximum time that could be allowed to clean the property.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Schur moved 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, second by Mr. Walker. MOTION CARRIED 8-0 with Ms. Easton absent.
  - Mr. Schur moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Walker. MOTION CARRIED 8-0 with Ms. Easton absent.
- b. **ACP-22-78 (CD 2)** 1608 Lee Avenue aka lot, tract or parcel of land situated in Tarrant County, Texas and known and described as Lot No. (4) in Block No. One Hundred Two (102), North Fort Worth (now Fort Worth), Tarrant County, Texas. Owner(s): Tomas Medina and Juanita Medina. Lienholder(s): None. **Maria Vargas and Noelle Torres, heirs, and Brian Singletary, 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.
  - Maria Vargas stated that there are people living on the property that are not supposed to be there and will not allow them to enter and clean the property. Ms. Vargas stated she and other family members are working to evict them.
  - Noelle Vargas restated what Ms. Vargas testified about and stated she has been over there several times to try to clean up but the squatters will not let her on the property and have threatened her.
  - Brian Singletary stated that he was an attorney hired by several of the neighbors of this property to come and testify at today's meeting for the City to take action on the property. He further testified that after hearing the circumstances he would be glad to assist the heirs in taking care of this case.
  - Both heirs asked that no penalty be assessed at this time and asked for ninety (90) days to clean the property.
  - Assistant City Attorney Siang L. Sang stated the City is unopposed to assessing no penalty, but is still requesting thirty (30) days to abate the nuisance.
  - Mr. Walker moved to not assess an Administrative Civil Penalty at this time, second by Mr. Juarez. MOTION CARRIED 8-0 with Ms. Easton absent.
  - Mr. Walker moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 8-0 with Ms. Easton absent.
- c. **ACP-22-79 (CD 5)** 6713 Jewell Avenue aka Being Lot 8 in Block 13, GREEN HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 388-Y, Page 72, Deed Records, Tarrant County, Texas. Owner: Edna S. Hulsey. Lienholder(s): None. **Edward Hulsey, an agent for the owner, appeared for this case.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty five (45) days for a total of \$9,000.00, and order the owner to abate the nuisance within thirty (30) days. The reason for the higher penalty requested is because this property, with the same owner, has been before the Commission previously for the same violations.
  - Edward Hulsey presented a POA. Mr. Hulsey testified that the property was his mother's, and she is elderly and currently in an assisted living facility.
  - Mr. Hulsey stated on the previous occasion this property has been in violation, it has been him who has cleaned it up, and detailed what he has been able to take care of on the property.
  - Mr. Hulsey asked for sixty (60) days and no penalty.
  - Assistant City Attorney Siang L. Sang restated staff recommendation.
  - Mr. Juarez moved to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty five (45) days for a total of \$9,000.00, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Easton absent.
  - Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Easton absent.
- d. **ACP-22-81 (CD 7)** 6211 Shadydell Drive aka Lot 21, Block 7-R, JENKINS HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-80, Page 6, Plat Records,

Tarrant County, Texas. Owner: Joseph P. Stallcup. Lienholder: City of Fort Worth. **No one appeared for this case.**

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

**LUNCH BREAK 12:02 P.M.-1:02 P.M.**

- **Lunch Session started at 12:27 P.M.**
- Chairman Clark called the Lunch Session to order.
- Mr. Kerpoe asked Assistant City Attorney Christopher Austria if Commissioners have to make motions as stated, meaning could they be worded differently, and Mr. Austria confirmed.
- Mr. Lindsay asked if the order to vacate motion has ever been used and Assistant Code Director Shannon Elder stated that it has been used before many years ago for a house that was partially collapsed, and the individual was still living in the structure. Ms. Elder further stated that prior to having to request a motion to vacate, the City will make efforts to relocate individuals if possible.
- Mr. Lindsay asked if the order to vacate motion could be used where there are squatters on a property and Mr. Austria replied that it would not be advised for the legal ramifications, but could be used in particular circumstances, and restated the City would try to relocate an individual first.
- Mr. Unell asked if an owner has been given a notice to appear for a substandard and hazardous structure and they bring in documentation from an Engineer that says the structure is structurally sound, how would that affect the case and Ms. Elder answered that could be considered testimony or evidence for the Commission to review. Ms. Elder then reminded the Commissions that according to the ordinance, there are varying reasons on why a structure could be declared substandard and hazardous.
- Chairman Clark stated he would review the letter, but would prefer to ask the Engineer questions in response to what City presents and Mr. Schur agreed. Mr. Unell stated that in his opinion, the evidence presented by the City at times is not very convincing and Ms. Elder replied that in most cases the owner is not contesting the status, but the time the City is asking to resolve the issue.
- **Lunch session adjourned at 12:42 P.M.**

**XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-82 (CD 6)** 6404 Winn Street aka LOT 10, BLOCK 136, WEDGWOOD ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-39, PAGE 62, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Stephan A. Seate and wife, Cynthia Emily Long Seate. Lienholder(s): None. **Stephen Seate, the owner, appeared for this case.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty five (45) days for a total of \$9,000.00, and order the owner to abate the nuisance within thirty (30) days. The reason for the higher penalty requested is because this property, with the same owner, has been before the Commission previously for the same violations.
  - Stephen Seate testified that he has people who live with him that are bringing items on the property, details what clean-up has been done, and provided pictures for the Commission to review.
  - Mr. Seate asked for no penalty and stated that the property could be cleaned within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated staff recommendation.
  - Mr. Lindsay moved to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty five (45) days for a total of \$9,000.00, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Easton absent.
  - Mr. Lindsay moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 8-0 with Ms. Easton absent.
- b. **ACP-22-83 (CD 6)** 2401 Durringer Road aka Lot 1, Block 10, SOUTHWEST HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-10, Page 33, Plat Records, Tarrant County, Texas, and being further described as: 2401 Durringer Drive, Fort Worth, Texas, 76133. Owner: Henry Oyervides Jr. Lienholder(s): None. **Sylvia Smitherman, an heir, appeared for this case.**
- Staff presented the recommendation to not assess an Administrative Civil Penalty at this time, and order the owner to abate the nuisance within thirty (30) days.

- Sylvia Smitherman testified that her step-brother lives on the property and she has made several attempts to get him to leave the property. She stated she is trying to get him evicted.
- Ms. Smitherman stated that she has gone to the property to clean it up herself, but has been denied access by the step-brother. She asked for ninety (90) days to get the step-brother out and clean the property.
- Assistant City Attorney Siang L. Sang restated staff recommendation.
- Mr. Kerpoe moved to not assess an Administrative Civil Penalty at this time, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Easton absent.
- Mr. Kerpoe moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Black.
- Mr. Unell moved for a substitute motion to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 6-2 with Mr. Black and Mr. Kerpoe voting no and Ms. Easton absent.

## XII. AMENDMENT CASES RESIDENTIAL

- a. **HS-22-06 (CD 3)** 5705 Blackmore Avenue (Primary Structure) aka Lot or parcel of land lying and being situated in Tarrant County, Texas and described as Lot Nos. 3 and 4, in Block No. 99, of Chamberlain Arlington Heights, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas. Owner(s): Leroy Slater and wife, Mary Slater. Lienholder(s): None. **Christopher Slater and Mack Slater Jr., heirs, appeared for this case. Neither of the heirs gave testimony as Superintendent Oscar Reyes would state that City is unopposed the amendment request.**
- Executive Secretary Annette Sefcik read the case background and written amendment request into record.
  - Superintendent Oscar Reyes stated the City was unopposed to an additional ninety (90) days as requested.
  - Chairman Clark asked both Christopher Slater and Mack Slater Jr. if they had any testimony and both acknowledged for the record they did not.
  - Mr. Black moved to grant an additional ninety (90) days to repair or demolish the structure, second by Mr. Kerpoe. MOTION CARRIED 8-0 with Ms. Easton 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 West Trust c/o Trustee-Merie Yazbek. Lienholder(s): Znotes, LLP., John Botts, and Westside Builders. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**

## XIII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY COMMERCIAL

- a. **ACP-22-30 (CD 7)** Jacksboro Hwy. aka Being a parcel of land out of the J. WILCOX SURVEY, NO. 33, ABSTRACT NO. 1716, IN Tarrant County, Texas, and being a part of a 4.2 acre tract of land out of said survey conveyed to R.D.T. St. Claire and wife, Lillian St. Claire to Sylvester B. Elam, et ux by deed records in Volume 1617, Page 30 of the Deed Records of Tarrant County, Texas. Containing 0.876 acre land, more or less. SAVE AND EXCEPT that portion taken under Condemnation Proceedings shown by metes and bounds on that one certain order of the court filed in Volume 15205, Page 280, Deed Records of Tarrant County, Texas. Owner: Anthony Springfield dba Real Estate Enterprises. Lienholder(s): Internal Revenue Service, The National Bank of Texas at Fort Worth. **Anthony T. Springfield, the owner, appeared for this case.**
- Executive Secretary Annette Sefcik read the case background and written amendment request into record.
  - Anthony Springfield described what clean-up he has completed and provided pictures for the Commission to review.
  - Mr. Springfield asked for an additional ninety (90) days to abate the nuisance, asked to have the previously assessed Administrative Civil Penalty of \$4,500 removed, and stated for the record that he

considers this with the following Jacksboro Hwy case as one property and that is how he has gone about the clean-up.

- Officer Hurtado testified that 20% of the nuisance has been abated.
- Assistant City Attorney Siang L. Sang stated the City was opposed the amendment request for an additional ninety (90) days but that the City would leave the reduction or removal of the previously Assessed Administrative Civil Penalty to the discretion of the Commission.
- Mr. Unell moved to grant the amendment request for an additional thirty (30) days to abate the nuisance, second by Mr. Black. MOTION CARRIED 7-1 with Mr. Kerpoe voting no and Ms. Easton absent.
- Mr. Unell moved to deny the request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Easton absent.

- b. **ACP-21-31 (CD 7)** 7601 Jacksboro Hwy. aka Being a parcel of land out of the J. Wilcox Survey, Abstract No. 1716, also being that certain tract of land described and recorded in Volume 1760, Page 1559 of the Tarrant County, Deed Records, and being more particularly described by metes and bounds.. Owner: Anthony T. Springfield dba Real Estate Enterprises. Lienholder(s): Internal Revenue Service, Midland Fundling LLC, and Bank of Texas. **Anthony T. Springfield, the owner, appeared for this case.**

- Executive Secretary Annette Sefcik read the case background and written amendment request into record.
- Anthony Springfield described what clean-up he has completed and provided pictures for the Commission to review.
- Mr. Springfield asked for an additional ninety (90) days to abate the nuisance, asked to have the previously assessed Administrative Civil Penalty of \$4,500 removed, and stated for the record that he considers this with the above Jacksboro Hwy case as one property and that is how he has gone about the clean-up.
- Officer Hurtado testified that 10% of the nuisance has been abated.
- Assistant City Attorney Siang L. Sang stated the City was opposed the amendment request for an additional ninety (90) days but that the City would leave the reduction or removal of the previously Assessed Administrative Civil Penalty to the discretion of the Commission.
- Mr. Schur moved to grant the amendment request for an additional thirty (30) days to abate the nuisance, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Easton absent.
- Mr. Schur moved to deny the request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Black.
- Mr. Unell moved for a substitute motion to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Black. MOTION CARRIED 8-0 with Ms. Easton absent.

**BREAK 3:10 P.M.-3:21 P.M.—AT 3:10 P.M. MR. BRIAN BLACK LEFT THE MEETING**

**CHAIRMAN CLARK STATED THE COMMISSION WILL GO IN ORDER ON THE AGENDA AND NOW HEAR CASES THAT DO NOT HAVE CITIZENS IN ATTENDANCE TO GIVE TESIMONY**

#### **XIV. NEW CASE RESIDENTIAL**

- a. **HS-22-70 (CD 5)** 3118 Avenue M (Accessory Structure Only) aka Lot 4, Block 121, POLYTECHNIC HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded 07-30-94, in Volume 11673, Page 1289, Deed Records, Tarrant County, Texas (also known as 3118 Avenue M, Fort Worth, Texas, 76105). Owner: Wenceslado C. Garcia. Lienholder(s): Mark Satterwhite. **No one 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.
- Assistant City Attorney Siang L. Sang restated staff recommendation.
- Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Black and Ms. Easton absent.
- Mr. Walker moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 7-0 with Mr. Black and Ms. Easton absent.

**XV. ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL**

- a. **ACP-22-81 (CD 7)** 6211 Shadydell Drive aka Lot 21, Block 7-R, JENKINS HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-80, Page 6, Plat Records, Tarrant County, Texas. Owner: Joseph P. Stallcup. Lienholder: City of Fort Worth. **No one 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.
- Assistant City Attorney Siang L. Sang restated staff recommendation.
- Mr. Juarez moved 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, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Black and Ms. Easton absent.
- Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Walker. MOTION CARRIED 7-0 with Mr. Black and Ms. Easton absent.

**XVI. AMENDMENT CASE 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 West Trust c/o Trustee-Merie Yazbek. Lienholder(s): Znotes, LLP., John Botts, and Westside Builders. **No one appeared for this case.**

- Executive Secretary Annette Sefcik read the case background and written amendment request into record.
- Officer Campos testified that no progress has been made to repair or demolish the structure.
- Assistant City Attorney Siang L. Sang stated the City was opposed to the amendment request as no one appeared for the case to testify and no progress has been made to repair or demolish the structure.
- Mr. Lindsay moved to deny amendment request, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Mr. Black and Ms. Easton absent.

**XVII. EXECUTIVE SESSION**

- No session was conducted.

**XVIII. ADJOURNMENT**

- Mr. Unell moved to adjourn the regular meeting, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Black absent.
- **Regular meeting adjourned at 3:39 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**HS-22-85**                      **Property Address:** 5713 Wellesley Avenue (Primary Structure)

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

**Legal Description:**        LOTS 7 and 3, BLOCK 50, CHAMBERLIN ARLINGTON HEIGHTS SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in the Deed Records of Tarrant County, Texas

**SKEY No.** 00501654    **Reference No(s).** 22-612332

**Owner(s) per Deed:**        Ondeta E. Wade---D162070057

**Owner(s) per TAD:**        Oneta E. Wade

**Mailing Address:**         5921 Fletcher Avenue, Fort Worth, TX 76107

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

**Council District No.**     3

**CASE BACKGROUND:**

- Case Originated: **January 20, 2022.**
- This case was initiated by: **Officer Campos.**
- Fire Date: **January 19, 2022.**
- Notices: **1/21/2022, 3/8/2022, and 3/30/2022.**
- No active permits on file.
- Structure is vacant and secure.
- Administrative Search Warrant was served on **April 14, 2022 without the owner present.**
- Current owner's deed was recorded **November 13, 1962.**
- Notice to appear at today's hearing was mailed and posted on the property on **April 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Severe fire damage
  - Charred framing, including roof rafters, ceiling joists, and wall framing
  - Severe fire damage to electrical wires and fixtures
  - Severe fire damage to plumbing pipes and fixtures
  - Fire damage to roof, including some holes
  - Severely damaged doors and windows
  - Significant accumulation of debris inside the structure
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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

Oneta E. Wade, 5921 Fletcher Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276316092322);  
Oneta E. Wade aka Oneta Thomas, 5921 Fletcher Avenue, Fort Worth, TX 76107-6628  
(Cert. # 9489009000276315374696);  
Oneta E. Wade aka Oneta Eddington Wade aka Oneta Thomas, 5801 Bryant Irvin Road #317B, Fort Worth,  
TX 76132 (Cert. # 9489009000276315374702);  
Earnest Thomas, 5921 Fletcher Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276315374719);  
Gwendolyn Robinson aka Gwendolyn Clayton Robinson aka Arthurlene Clayton aka Gwen Henson, 1016 129<sup>th</sup> Street  
S, Tacoma, WA 98444 (Cert. # 9489009000276315374726)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer  Date/Time

<b>INSPECTION INFORMATION</b>		<b>CATEGORY</b>	
Address	<input type="text" value="5713 Wellesley Ave aka Chamberlain Arlington Hts 2nd"/>	Number of Stories	<input type="text" value="1"/>
Legal Description: Block	<input type="text" value="50"/>	Lot	<input type="text" value="7&amp;8"/>
Case No.	<input type="text" value="22-612332"/>	Tax Acct No.	<input type="text" value="00501654"/>
<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 checked="" type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Moderate smoke and fire damage
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe smoke and fire damage
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Moderate fire damage
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe smoke and fire damage
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Soft floors in areas
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe damage to doors and windows
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe damage to wires and fixtures
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe damage to pipes and fixtures
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Accumulation of debris

<b>STATUS</b>
<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

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

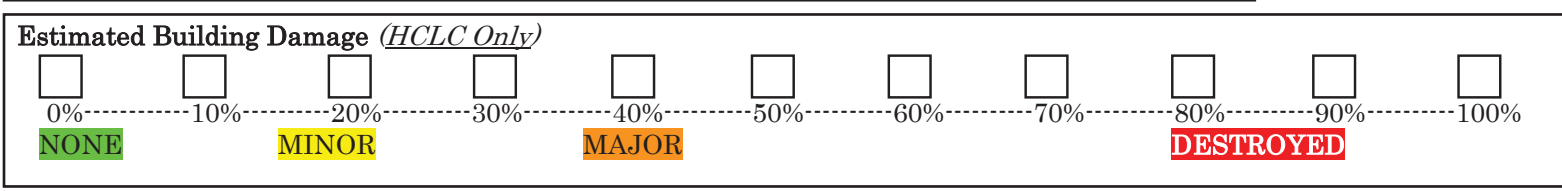
<b>FOUNDATION</b>
<input type="checkbox"/> Poured Concrete <input type="checkbox"/> Stem Wall <input checked="" type="checkbox"/> Pier & Beam

**ADDITIONAL OBSERVATIONS**

Fire damaged wood-framed residential structure. I observed charred framing (roof rafters, ceiling joists, and wall framing). Also observed fire damaged electrical wires and fixtures, fire damaged plumbing pipes and fixtures, fire damaged roof overhangs, and light charring to roof decking. The roof overhang is burned away on the west side, as well as some holes burned through the roof. Also observed severely damaged doors and windows. The floor was soft in areas, and there is an accumulation of debris inside the structure. Walls and ceilings are fire damaged.

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

<b>EXTERIOR</b>
<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





**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**HS-22-88**                      **Property Address:** 10616 Flamewood Drive (Primary Structure)

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

**Legal Description:**        Lot 6B, Block 3, SOUTH OAK GROVE ESTATES, SECTION ONE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-178, Page 7, Plat Records, Tarrant County, Texas

**SKEY No.** 05465397    **Reference No(s).** 20-56966

**Owner(s) per Deed:**        Jennifer M.Silvey Vandeventer---D212261710

**Owner(s) per TAD:**        Jennifer M. Silvey Vandeventer

**Mailing Address:**            10616 Flamewood Drive, Fort Worth, TX 76140

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

**Council District No.**        6

**CASE BACKGROUND:**

- Case Originated: **January 12, 2022.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **January 12, 2022.**
- Notices: **1/12/2022 and 2/16/2022.**
- No active permits on file.
- Structure is vacant and secure.
- Administrative Search Warrant was served on **April 11, 2022 without the owner present.**
- Current owner's deed was recorded **October 23, 2012.**
- Notice to appear at today's hearing was mailed and posted on the property on **April 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Severe fire damage
  - Charred framing including roof rafters, ceiling joists, and wall framing
  - Chard roof decking and sheathing
  - Portions of the roof are partially missing
  - Fire damaged electrical wires and fixtures
  - Significant accumulation of debris inside the structure
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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

Jennifer M. Silvey Vandeventer, 10616 Flamewood Drive, Fort Worth, TX 76140 (Cert. # 9489009000276315374764);  
Jennifer Vandeventer aka Jennifer Bagby aka Jennifer Thomason aka Jennifer Jostmeyer, 10616 Flamewood Drive, Fort Worth, TX 76140 (Cert. # 9489009000276315374771);  
Jennifer M. Vandeventer c/o Tim Curry Criminal Justice Center, 401 West Belknap Street, Fort Worth, TX 76196 (Cert. # 9489009000276315374788);  
Jennifer M. Vandeventer c/o Lanette Murdock Silvey, 9201 Benbrook Lane, Argyle, TX 76226 (Cert. # 9489009000276315374795);  
Lienholder: Tarrant County District Clerk, 100 North Calhoun Street, 2<sup>nd</sup> Floor, Fort Worth, TX 76196 (Cert. # 9489009000276315374801)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer  Date/Time

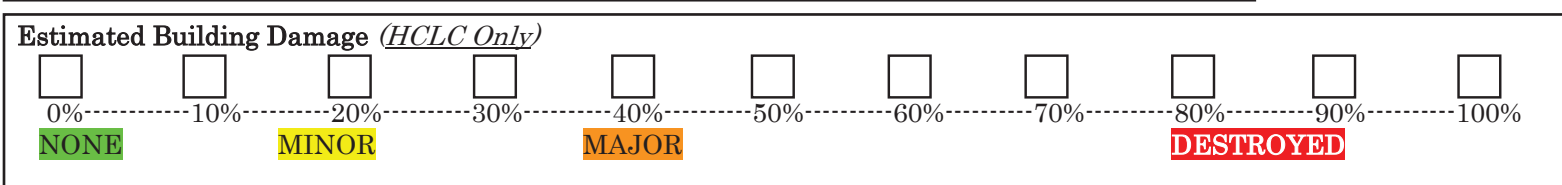
<b>INSPECTION INFORMATION</b>				<b>CATEGORY</b>	
Address <input type="text" value="10616 Flamewood Dr."/>			Number of Stories <input type="text" value="1"/>		<input checked="" type="checkbox"/> I - Hazardous
Legal Description: Block <input type="text" value="3"/> Lot <input type="text" value="6B"/>		Case No. <input type="text" value="20-569166"/>		Tax Acct No. <input type="text" value="05465397"/>	
<input checked="" type="checkbox"/> Exterior Only			<input 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 checked="" type="checkbox"/>	Fire damage	<input checked="" type="checkbox"/> Vacant
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke damage and damaged siding	<input checked="" type="checkbox"/> Secured
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged and missing	<input type="checkbox"/> Secured (City)
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes and partially missing	<input type="checkbox"/> Tenant Occupied
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing, fire damaged, ceiling joist charred	<input type="checkbox"/> Owner Occupied
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accumulation of trash and debris	<input checked="" type="checkbox"/> Single Family
Doors/Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Broken/damaged/framing fire damaged	<input type="checkbox"/> Two Family
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged electrical	<input type="checkbox"/> Commercial
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Damaged plumbing	<input 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.

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

---

**HS-22-89**                      **Property Address:** 2605 Hutchinson Street (Primary Structure)

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

**Legal Description:**        2605 Hutchinson Street, Fort Worth, TX 76106, more particularly described as being Lot 24, in Block 14, of DIAMOND HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388, Page 21, of the Map Records of Tarrant County, Texas

**SKEY No.** 00704989    **Reference No(s).** 22-613655

**Owner(s) per Deed:**        Jose Luis Rodriquez and Sandra Rodriguez---D208352427

**Owner(s) per TAD:**        Jose L Rodriguez and Sandra Rodriguez

**Mailing Address:**         2605 Hutchinson Street, Fort Worth, TX 76106

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

**Council District No.**     2

**CASE BACKGROUND:**

- Case Originated: **February 8, 2022.**
- This case was initiated by: **Officer Campos.**
- Fire Date: **October 11, 2021.**
- Notices: **2/9/2022, 3/30/2022, and 3/31/2022.**
- No active permits on file.
- Structure is vacant and secure.
- Inspection was conducted on **April 12, 2022 with written permission to enter the structure from Sandra Rodriguez, the owner.**
- Current owner's deed was recorded **September 10, 2008.**
- Notice to appear at today's hearing was mailed and posted on the property on **April 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Severe fire damage
  - Heavy fire damage to the roof, with a portion of the roof burned away
  - Charred framing, including roof rafters
  - Charred ceiling joists and floor joists on both the 1<sup>st</sup> and 2<sup>nd</sup> level
  - Charred wall framing
  - Fire damage to the floor, with large holes present
  - Fire damage to electrical wires and fixtures
  - Fire damage to plumbing pipes and fixtures
  - Severely damaged doors and windows
  - Fire damage to interior walls and ceilings
  - Fire damage to exterior walls
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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

Jose Luis Rodriguez and Sandra Rodriguez, 2605 Hutchinson Street, Fort Worth, TX 76140  
(Cert. # 9489009000276315374818);  
Jose Luis Rodriguez and Sandra Rodriguez, 4625 E. Montecito Avenue, Fresno, CA 93702  
(Cert. # 9489009000276315374825);  
Jose Luis Rodriguez and Sandra Rodriguez, 2705 Rosen Avenue, Fort Worth, TX 76106  
(Cert. # 9489009000276315374831);  
Jose Luis Rodriguez and Sandra Rodriguez, 2604 NW 29<sup>th</sup> Street. Fort Worth, TX 76106  
(Cert. # 9489009000276315374849);  
Jose Luis Rodriguez and Sandra Rodriguez, 14851 SW 104<sup>th</sup> Street, Miami, FL 33196  
(Cert. # 9489009000276315374856);  
Jose Luis Rodriguez and Sandra Rodriguez, 4516 E. Harvey Avenue, Apt. 109, Fresno, CA 93702  
(Cert. # 9489009000276315374863);  
Lienholders: Jose Loera and wife, Maria Ontiveros Loera c/o Trustee-Salvador Espino Esq., 5528 Venera Court,  
Fort Worth, TX 76106 (Cert. # 9489009000276315374870);  
Jose Loera and wife, Maria Ontiveros Loera c/o Trustee-Salvador Espino Esq., 3009 Race Street, Fort Worth,  
TX 76111 (Cert. # 9489009000276315374887)

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

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

# BUILDING STANDARDS DIVISION

## Structure Inspections Report

Inspecting Officer  Date/Time

<b>INSPECTION INFORMATION</b>		<b>CATEGORY</b>	
Address	<input type="text" value="2605 Hutchinson St aka Diamond Hill Addition"/>	Number of Stories	<input type="text" value="2"/>
Legal Description: Block	<input type="text" value="14"/>	Lot	<input type="text" value="24"/>
Case No.	<input type="text" value="22-613655"/>	Tax Acct No.	<input type="text" value="00704989"/>
<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 checked="" type="checkbox"/>	Severe fire damage
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire and smoke damaged
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe fire damage
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Severe damage at the rear of the structure
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe fire damage
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire damaged with large holes
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe fire damage
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe damage to wires and fixtures
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severe damage to pipes and fixtures
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

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

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

**ADDITIONAL OBSERVATIONS**

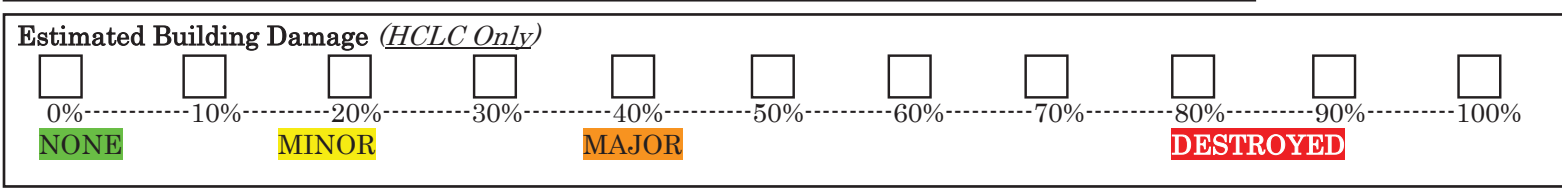
Severe fire damage. Two-story wood-framed residential structure. Fire damage to the roof, with a portion of the roof burned away at the rear of the structure. Charred framing, including floor joists (1st and 2nd level), ceiling joists, rafters, and wall framing. There is severe fire damage to interior and exterior walls and interior ceilings. Electrical wires and fixtures are severely fire damaged.

<b>EXTERIOR</b>
<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

**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)*

Plumbing pipes and fixtures are severely fire damaged. All windows are fire damaged as well as all interior and exterior doors. Mechanical systems are severely fire damaged. The stairway leading to the 2nd level appears to have completely burned away.

After some research, the date of the fire was found to be October 11, 2021.



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**HS-22-90**                      **Property Address:** 5200 Cottey Street (Primary Structure)

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

**Legal Description:**        Lot 6A, Block 6, Sunrise Addition situated in the City of Fort Worth, Tarrant County, Texas.  
Commonly known as 5200 Cottey Street, Fort Worth, Texas

**SKEY No.** 03031209    **Reference No(s).** 21-600038

**Owner(s) per Deed:**        Sharon Ann Mishaw---D216169170

**Owner(s) per TAD:**        Sharon A. Mishaw

**Mailing Address:**         PO Box 8504, Fort Worth, TX 76124

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

**Council District No.**     5

**CASE BACKGROUND:**

**WITHDRAW---DEMOLISHED**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**HS-22-91**                      **Property Address:** 4428 Littlejohn Avenue (Accessory Structure Only)

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

**Legal Description:**        Lot Eight (8), Block Thirty-one (31), Eastwood Addition, Third Filing, to the City of Fort Worth, Tarrant County, Texas, being the same property conveyed by deed recorded in Volume 3424, Page 506, Deed Records of Tarrant County, Texas

**SKEY No.** 00781878, 41605616, 41605624    **Reference No(s).** 21-605146

**Owner(s) per Deed:**        Eddie Roy Minor and wife, Jimmie Minor---D185038273

**Owner(s) per TAD:**        Betty Green Ponds Estate, Roy E. Minor, Birdia Koko Moses

**Mailing Address:**            4428 Littlejohn Avenue, Fort Worth, TX 76106

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

**Council District No.**        5

**CASE BACKGROUND:**

**WITHDRAW---DEMOLISHED**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**HS-22-92**                      **Property Address:** 8014 West Elizabeth Lane (Primary Structure)

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

**Legal Description:**        Being Lot 13, in Block 5, of Broadmoor Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-E, Page 20, of the Plat Records of Tarrant County, Texas

**SKEY No.** 00290378    **Reference No(s).** 20-544225

**Owner(s) per Deed:**        Priscilla C. Martinez and Alfredo C.Salazar---D214092847

**Owner(s) per TAD:**        Priscilla Martinez and A C S Martinez

**Mailing Address:**            8014 West Elizabeth Lane, Fort Worth, TX 76116

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

**Council District No.**        3

**CASE BACKGROUND:**

- Case Originated: **February 7, 2020.**
- This case was initiated by: **Officer Salinas.**
- Fire Date: **February 6, 2020.**
- Notices: **6/5/2020, 7/6/2020, 8/7/2020, 1/27/2022, and 3/14/2022.**
- No active permits on file.
- Structure is vacant and secure.
- Inspection was conducted on **April 6, 2022 with the owner Alfredo C. Salazar, present.**
- Current owner's deed was recorded **May 5, 2014.**
- Notice to appear at today's hearing was mailed and posted on the property on **April 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Severe fire damage to the rear of the structure
  - Charred framing including roof rafters, ceiling joists, and wall framing
  - Smoke damage throughout the interior and exterior of structure
  - Fire damaged electrical wiring
  - Floors covered with debris
  - Fire and water damaged interior walls and sheetrock
  - Damaged doors/windows and framing
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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

Priscilla C Martinez and Alfredo C Salazar, 8014 West Elizabeth Lane, Fort Worth, TX 76116 (Cert. # 9489009000276315374030);  
Priscilla Martinez and A C S Martinez, 8014 Elizabeth Lane W, Fort Worth, TX 76116 (Cert. # 9489009000276315374047);  
Priscilla Martinez and Alfredo Cano Salazar aka Alfredo Simental Cano aka ACS Martinez, 2016 Prairie Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276315374054);  
Priscilla Martinez and Alfredo Cano Salazar aka Alfredo Simental Cano aka ACS Martinez, 4514 Falls Drive, Dallas, TX 75211 (Cert. # 9489009000276315374061);  
Priscilla Martinez and Alfredo Cano Salazar aka Alfredo Simental Cano aka ACS Martinez, 1345 E Maddox Ave, Fort Worth, TX 76104 (Cert. # 9489009000276315374078);  
Priscilla Martinez and Alfredo Cano Salazar aka Alfredo Simental Cano aka ACS Martinez, 4951 Collett Little Rd, Lot 165, Fort Worth, TX 76119 (Cert. # 9489009000276315374085);  
Priscilla Martinez and Alfredo Cano Salazar aka Alfredo Simental Cano aka ACS Martinez, 2908 Prevost Street, Fort Worth, TX 76107 (Cert. # 9489009000276315374108);  
Priscilla Martinez and Alfredo Cano Salazar aka Alfredo Simental Cano aka ACS Martinez, 8312 Sussex Street, White Settlement, TX 76108 (Cert. # 9489009000276315374115);  
Priscilla Martinez and Alfredo Cano Salazar aka Alfredo Simental Cano aka ACS Martinez, 104 Isbell Road, Fort Worth, TX 76114 (Cert. # 9489009000276315374122);  
Priscilla Martinez and Alfredo Cano Salazar aka Alfredo Simental Cano aka ACS Martinez, 8520 Sherry Drive, Fort Worth, TX 76108 (Cert. # 9489009000276315374139);  
Lienholder: First Guaranty Mortgage Corporation, 5016 Parkway Plaza Blvd, Suite 200, Charlotte, NC 28217 (Cert. # 9489009000276315374146);  
First Guaranty Mortgage Corporation c/o RoundPoint Mortgage Servicing Group, 5016 Parkway Plaza Blvd, Suite 200, Charlotte, NC 28217 (Cert. # 9489009000276315374153);  
First Guaranty Mortgage Corporation c/o Malcolm Cisneros Trustee Corps., 17100 Gillette Avenue, Irvine, CA 92612 (Cert. # 9489009000276315374160);  
First Guaranty Mortgage Corporation c/o Trustee-Felecia Clark, 4004 Belt Line Road, #100, Addison, TX 75001 (Cert. # 9489009000276315374177);  
First Guaranty Mortgage Corporation c/o Trustee-Steve Holmes Law Firm, P.C., 6209 Colleyville Blvd., Suite 100, Colleyville, TX 76034 (Cert. # 9489009000276315374184)

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

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



# BUILDING STANDARDS DIVISION

## Structure Inspections Report

CODE COMPLIANCE

Inspecting Officer Alma Molina Date/Time 04/12/2022 1500 hrs.

<b>INSPECTION INFORMATION</b>		<b>CATEGORY</b>	
Address <u>8014 W Elizabeth Ln /BROADMOOR ADDITION -FORT WORTH</u>	Number of Stories <u>1</u>	<input checked="" type="checkbox"/> I - Hazardous	
Legal Description: Block <u>5</u> Lot <u>13</u> Case No. <u>20-544225</u> Tax Acct No. <u>00290378</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			
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Around fire place, both interior/exterior	<input checked="" type="checkbox"/> Open
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	smoke damage, charred siding	<input checked="" type="checkbox"/> Vacant
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred walls, holes on walls	<input checked="" type="checkbox"/> Secured
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes	<input type="checkbox"/> Secured (City)
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	holes on ceilings, 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"/>	holes, covered in combustible debris	<b>STRUCTURE USE</b>
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	broken windows,	<input checked="" type="checkbox"/> Single Family
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	exposed wiring, missing fixtures	<input type="checkbox"/> Two Family
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 type="checkbox"/>	covered in combustible debris	<b>FOUNDATION</b>

**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.

I observed severe fire damage to the interior of the structure, holes on ceiling, charred joist, missing ceiling, holes on walls, broken windows and doors, floors covered in combustible debris and exposed electrical wiring.

**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

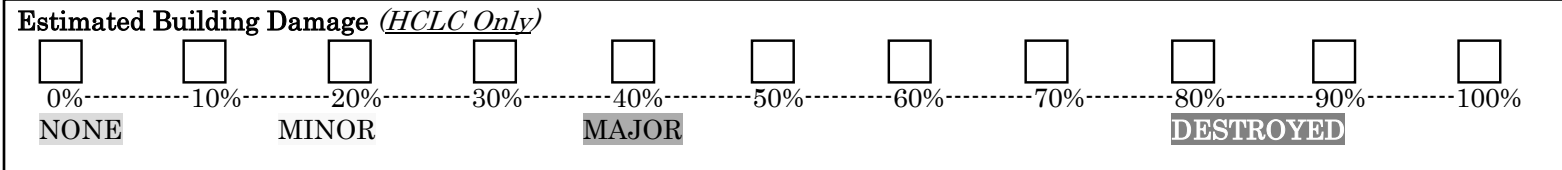
Brick

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. 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: APRIL 25, 2022**

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**ACP-22-93**                      **Property Address:** 2301 McKenzie Street

**Legal Description:**      Being Lot 33Ab, Block 1, Avalon Heights, City of Fort Worth, Tarrant County Texas. Also known as 2301 McKenzie St., Fort Worth, TX 76105

**SKEY No.** 00099864      **Reference No(s).** 21-602294

**Owner(s) per Deed:**      Yadira Morales---D214039742

**Owner(s) per TAD:**      Yadira Morales

**Mailing Address:**        2301 McKenzie Street, Fort Worth, TX 76103-3028

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

**Council District No.**      5

**EVIDENTIARY REPORT:**

**WITHDRAW---ABATED**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**ACP-22-94**                      **Property Address:** 2523 NW 25<sup>th</sup> Street

**Legal Description:**        Lot 12, Block 56, ROSEN HEIGHTS ADDITION, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas. SAVE AND EXCEPT all the oil, gas and other minerals in, on Or under, or that may be produced from said property aka Lot 12, Block 56, ROSEN HEIGHTS SECOND FILING ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat filed in Book 204, page 75, Deed Records of Tarrant County, Texas

**SKEY No.** 02538210    **Reference No(s).** 21-609534

**Owner(s) per Deed:**        Maria Rivera---D215048883

**Owner(s) per TAD:**        Maria Rivera

**Mailing Address:**            2523 NW 25<sup>th</sup> Street, Fort Worth, TX 76106

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

**Council District No.**        2

**EVIDENTIARY REPORT:**

This violation was identified on **December 8, 2021**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **ten (10)** 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** needed to enter the property. There have been **five (5)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **March 2, 2022** and expired on **March 12, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **April 12, 2022**. The last inspection was performed on **April 22, 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 **\$0.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason that no civil penalty is being requested at this time is the fact that the current owner is deceased. Some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 2, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since January 25, 2022.**

**Administrative Civil Penalty Calculation:**

**Nuisance Abatement Notice Expiration:** **March 12, 2022**  
**Number of days since NAO expired:** **43**

**Date of BSC Meeting:** **April 25, 2022**

**\$0.00 per day x 43 days = \$0.00**

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

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

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



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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

Maria Rivera, 2523 NW 25<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276315374412);  
Maria Rivera, PO Box 201, Crystal City, TX 78839 (Cert. # 9489009000276316086147);  
Maria Rivera Estate, 2523 NW 25<sup>th</sup> Street, Fort Worth, TX 76103-3028 (Cert. # 9489009000276315374429);  
Maria Rivera Estate, PO Box 201, Crystal City, TX 78839 (Cert. # 9489009000276315374436);  
Maria Rivera Estate, 2808 NW 20<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276315374443);  
Ernestina Rivera Jackson, 513 East 7<sup>th</sup> Street, Springtown, TX 76082 (Cert. # 9489009000276315374450);  
Victor Rivera aka Victor Rodriquez, 2523 NW 25<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276315374467);  
Victor Rivera aka Victor Rodriquez, 1032 Mosaic Drive, Fort Worth, TX 76179 (Cert. # 9489009000276315374481);  
Maria D Rivera, 2523 NW 25<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276315374498);  
Maria D Rivera, 2808 McKinley Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276315374504);  
Maria D Rivera, 2808 NW 20<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276316086017);  
Miguel Rivera, 1032 Mosaic Drive, Fort Worth, TX 76179 (Cert. # 9489009000276316086024);  
Miguel Rivera, 2523 NW 25<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276316086031);  
Miguel Rivera, 2901 NW 20<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276316086048);  
Diana Rivera Patron, 2523 NW 25<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276316086055);  
Diana Rivera Patron, 2901 NW 20<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276316086062);  
Diana Rivera Patron, 1309 Harrington Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276316086079);  
Delores Rivera, 2523 NW 25<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276316086086);  
Delores Rivera, 2706 Pearl Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276316086093);  
Sonia Rivera, 2606 Refugio Avenue, Fort Worth, TX 76106 (Cert. # 9489009000276316086109);  
Marcelino Rivera, 2523 NW 25<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276316086116);  
Juan Rivera, 2523 NW 25<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276316086123);  
Ambrosio Rivera, 2523 NW 25<sup>th</sup> Street, Fort Worth, TX 76106 (Cert. # 9489009000276316086130)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**ACP-22-95**                      **Property Address:** 3006 NW Loraine Street

**Legal Description:**        Lot 21, in Block 161, of ROSEN HEIGHTS, 2<sup>ND</sup> ADDITION, an Addition in Tarrant County, Texas, according to the map or plat recorded in Volume 204A, Page 153 of the Plat Records of Tarrant County, Texas

**SKEY No.** 02553015    **Reference No(s).** 21-602607

**Owner(s) per Deed:**        MetroPlex Casas, LLC---D222066834

**Owner(s) per TAD:**        Thomas De La Rosa III

**Mailing Address:**            1214 South Akard Street, Dallas, TX 75215

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

**Council District No.**        2

**EVIDENTIARY REPORT:**

**WITHDRAW---ABATED**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**ACP-22-97**                      **Property Address:** 5433 Dallas Avenue

**Legal Description:**      Lot 10, Block 5, Haynes Place Addition to the City of Fort Worth, Tarrant County, Texas, according to Deed Records of Tarrant County aka Lot 10, Block 5, HAYNES PLACE ADDITION, Second Filing, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-F, Page 339, Plat Records, Tarrant County, Texas

**SKEY No.** 01198742      **Reference No(s).** 21-585262

**Owner(s) per Deed:**      Chris Clampitt---D197037761

**Owner(s) per TAD:**      Chris Clampitt

**Mailing Address:**        5433 Dallas Avenue, Fort Worth, TX 76113

**Agenda Category:**      Administrative Civil Penalty      **Code Compliance Officer:** Diana I Navarro Cruz  
Residential

**Council District No.**      5

**EVIDENTIARY REPORT:**

**WITHDRAW---ABATED**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**ACP-22-98**                      **Property Address:** 3401 South Hughes Avenue

**Legal Description:**        Lot 4, in Block 16, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 388-T, Page 37, of the Plat Records of Tarrant County, Texas

**SKEY No.** 007709636 **Reference No(s).** 20-574691

**Owner(s) per Deed:**        Jimmy Lee George and wife, Joyce Marie George---D171019111

**Owner(s) per TAD:**        Joyce M. George

**Mailing Address:**         2501 Joanna Court, Arlington, TX 76014

**Agenda Category:**        Administrative Civil Penalty    **Code Compliance Officer:** Diana I Navarro Cruz  
Residential

**Council District No.**       5

**EVIDENTIARY REPORT:**

This violation was identified on **August 5, 2021**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **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 **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 **March 2, 2022** and expired on **March 12, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **April 12, 2022**. The last inspection was performed on **April 21, 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 **\$0.00**. Also, order the owner to remove the items outlined in **Ordinance 11A-26, a, 1, 2, 7, and 8**, within **thirty (30)** days from the effective date of the order. If the owner does not remove all of the ordered items within that **thirty (30)** day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. **The reason that no civil penalty is being requested at this time is that the current owner is deceased. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on March 2, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since February 4, 2021.**

**Administrative Civil Penalty Calculation:**

Nuisance Abatement Notice Expiration: **March 12, 2022**  
Number of days since NAO expired: **43**

Date of BSC Meeting: **April 25, 2022**

**\$0.00 per day x 43 days = \$0.00**

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

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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

Jimmy Lee George and wife, Joyce Marie George, 2501 Joanna court, Arlington, TX  
(Cert. # 9489009000276315364017);  
Joyce M George, 2501 Joanna Court, Arlington, TX 76014-1727 (Cert. # 9489009000276315364024);  
Jimmy Lee George and Joyce M George Estates, 2501 Joanna Court, Arlington, TX 76014-1727  
(Cert. # 9489009000286316364031);  
Jimmy Lee George and Joyce M George Estates, 3401 South Hughes Avenue, Fort Worth, TX 76119  
(Cert. # 9489009000276315364048);  
Jimmy Lee George and Joyce M George Estates, 3308 South Hughes Avenue, Fort Worth, TX 76119  
(Cert. # 9489009000276315364055);  
Roshanda Latrice George, 2501 Joanna Court, Arlington, TX 76014-1727 (Cert. # 9489009000276315364062);  
Roshanda Latrice George, 3401 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276315364079);  
Mark Anthony George, 3401 South Hughes Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276315364086);  
Jimmy Lee George Jr. aka Jimmie Lee George Jr., 3401 South Hughes Avenue, Fort Worth, TX 76119  
(Cert. # 9489009000276315364093);  
Jimmy Lee George Jr. aka Jimmie Lee George Jr., 3308 South Hughes Avenue, Fort Worth, TX 76119  
(Cert. # 9489009000276315364109)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**ACP-22-99**                      **Property Address:** 2729 Vogt Street

**Legal Description:**      Lot 8, Block "D", SUNSHINE HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 974, Page 113, Deed Records, Tarrant County, Texas

**SKEY No.** 03053806      **Reference No(s).** 21-602294

**Owner(s) per Deed:**      Millard Wade and wife, Betty J. Wade---D173064572

**Owner(s) per TAD:**      Millard Wade

**Mailing Address:**        2729 Vogt Street, Fort Worth, TX 76105

**Agenda Category:**      Administrative Civil Penalty      **Code Compliance Officer:** Diana I Navarro Cruz  
   Residential

**Council District No.**      5

**EVIDENTIARY REPORT:**

**WITHDRAW---ABATED**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**ACP-22-99**                      **Property Address:** 8014 West Elizabeth Lane

**Legal Description:**        Being Lot 13, in Block 5, of Broadmoor Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-E, Page 20, of the Plat Records of Tarrant County, Texas

**SKEY No.** 00290378    **Reference No(s).** 20-544225

**Owner(s) per Deed:**        Priscilla C. Martinez and Alfredo C. Salazar---D214092847

**Owner(s) per TAD:**        Priscilla c Martinez and A C S Martinez

**Mailing Address:**            8014 West Elizabeth Lane, Fort Worth, TX 76116

**Agenda Category:**        Administrative Civil Penalty    **Code Compliance Officer:** Diana I Navarro Cruz  
Residential

**Council District No.**        3

**EVIDENTIARY REPORT:**

**WITHDRAW---ABATED**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**ACP-22-76**                      **Property Address:** 2600 Chestnut Avenue

**Legal Description:**        Lot 13, Block 65, ROSEN HEIGHTS ADDITION, First Filing to the City of Fort Worth, Tarrant County, Texas, also known as 2600 Chestnut Avenue, Fort Worth, Texas

**SKEY No.** 02533626        **Reference No(s).** 21-607325

**Owner(s) per Deed:**        Roy A. Jeter and wife, Nancy Carol Jeter---D187545993

**Owner(s) per TAD:**        Roy A. Jeter and Nancy Jeter

**Mailing Address:**            2600 Chestnut Avenue, Fort Worth, TX 76164-6954

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

**Council District No.**        2

**EVIDENTIARY REPORT:**

This violation was identified on **November 4, 2021**. This violation was **citizen** initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been **sixteen (16)** 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** needed to enter the property. There have been **thirteen (13)** contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **January 31, 2022** and expired on **February 10, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **April 12, 2022**. The last inspection was performed on **April 22, 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 some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on January 31, 2022. The property contains a health hazard of items that can harbor vectors. This case was originally on the March 28, 2022 agenda, but was continued to the April 25, 2022 hearing at the City's request. The requested civil penalty is calculated from the day after the expiration of the Nuisance Abatement Order to the day before the March 28, 2022 hearing. The City is not requesting penalties to be assessed for the additional days that have elapsed since the last hearing. This address has had active trash service since 1/20/2016.**

**Administrative Civil Penalty Calculation:**

**Nuisance Abatement Notice Expiration:** **February 10, 2022**                      **Date of Original BSC Meeting:** **March 28, 2022**  
**Number of days since NAO expired:** **45**    **Date of Today's BSC Meeting:** **April 25, 2022**

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

(Calculate from day after expiration date of NAO to the day prior to March 28, 2022 BSC hearing)

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

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



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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

Roy A. Jeter and wife, Nancy Carol Jeter, 2600 Chestnut Avenue, Fort Worth, TX 76164-6954  
(Cert. # 948900900027315374337);  
Roy A. Jeter and wife, Nancy Carol Jeter, 2600 NW 21<sup>st</sup> Street, Apt B, Fort Worth, TX 76106  
(Cert. # 9489009000276315374344)

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

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**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:**        Gospel Properties, LLC

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

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

**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.
- The owner was present at the **February 28, 2022** hearing when the Commission ordered **thirty (30) days** to repair or demolish the structure.
- The owner had until **March 30, 2022** to comply with the Order.
- The owner requested an amendment on **March 30, 2022.**
- The owner requested in writing an additional **thirty (30) days** to complete the repairs/demolish.
- A notice to appear at today's hearing was posted and mailed on **April 11, 2022.**
- **At this time, no progress has been made to repair the primary structure or to repair or demolish the accessory structure.**

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

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

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

---

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

Gospel Properties, LLC, 7917 Spindrift Court, Fort Worth, TX 76137 (Cert. # 948900900027315364192);  
Gospel Properties, LLC c/o Agent-Juan Caycedo, 7917 Spindrift Court, Fort Worth, TX 76137  
(Cert. # 9489009000276315364208);  
Juan Caycedo aka Juan Sebastian Caycedo, 7917 Spindrift Court, Fort Worth,  
TX 76137 (Cert. # 9489009000276315364215);  
Lienholder: Happy State Bank, 1901 Central Drive, Bedford, TX 76021 (Cert. # 9489009000276315364222);  
Happy State Bank c/o Trustee-PLA Services, 701 S. Taylor, LB-120, Amarillo, TX 79101  
(Cert. # 9489009000276315364239);  
Happy State Bank c/o Trustee-PLA Services, 701 S. Taylor, Suite 501, Amarillo, TX 79101  
(Cert. # 9489009000276315364246)

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

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



FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

RECEIVED 3/30/2022

HS-22-61

Date: March 25<sup>th</sup> 2022

BSC Case No. 21-606706

Date of Order: March 30<sup>th</sup>

Final Day to Comply with Order: March 30<sup>th</sup>

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

Address of Property: 4903 Wichita St

Owner / Lienholder / Mortgagee Name: Gospel Properties

Owner / Lienholder / Mortgagee Phone Number: (817) 353-9927

Owner / Lienholder / Mortgagee Mailing Address: 7917 Windrift Ct FtW, TX 76137

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

Justification for Request: Waiting on funds from other projects

Signature: [Handwritten Signature]

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

Printed Name: Juan Sebastian Caycedo

Address (including City/State/Zip): \_\_\_\_\_

Telephone Number: 817 353 9927

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  
Annette Sefcik  
RECEIVED BY: \_\_\_\_\_  
RECEIVED DATE: 3/30/2022

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*

February 28, 2022

Gospel Properties, LLC  
(Cert. # 9489009000276316085539)  
7917 Spindrift Court  
Fort Worth, TX 76137

RE: 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.), HS-22-61, Reference #21-606706, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **February 28, 2022** for the property referenced herein. The Commission ordered that you:

- Repair the primary structure within **thirty (30) days** of the effective date of the Order.
- Repair or demolish the accessory structure **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the order is March 30, 2022.**
- 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 March 30, 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 repair of the primary structure and the repair or demolition of the accessory structure are complete you **must** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Gospel Properties, LLC c/o Agent-Juan Caycedo, 7917 Spindrift Court, Fort Worth, TX 76137 (Cert. # 9489009000276316085546); Juan Caycedo aka Juan Sebastian Caycedo aka Sebastian Caycedo, 7917 Spindrift Court, Fort Worth, TX 76137 (Cert. # 9489009000276316085553);  
Lienholder: Happy State Bank, 1901 Central Drive, Bedford, TX 76021 (Cert. # 9489009000276316085560);  
Happy State Bank c/o Trustee-PLA Services, 701 S. Taylor, LB-120, Amarillo, TX 79101 (Cert. # 9489009000276316085577); Happy State Bank c/o Trustee-PLA Services, 701 S. Taylor, Suite 501, Amarillo, TX 79101 (Cert. # 9489009000276316085584)

Order Cover Letter (Repair/demolish)

**CODE COMPLIANCE DEPARTMENT**

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

Substandard/Hazardous

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
CAUSE NO. HS-22-61**

**WHEREAS** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **February 28, 2022** regarding the structures present on **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.), and more commonly known as **4903 Wichita Street (Primary Structure and Accessory Structure) ("Affected Property") in Fort Worth, Texas; and****

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

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

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

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

**WHEREAS** the Commission finds from evidence presented at the public hearing that the structures on the Affected Property are 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 Primary Structure on the Affected Property is substandard and the Accessory Structure 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 the Primary Structure and repair or demolish the Accessory Structure and remove the debris** described as **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.), and more commonly known as **4903 Wichita Street (Primary Structure and Accessory 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 March 30, 2022 to comply with this Order.****

1 of 2

**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 of the Primary Structure and the repair or demolition of the Accessory 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 **March 30, 2022**. 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 ACCESSORY 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 ACCESSORY 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 4 day of March, 2022.

*Brian Black*

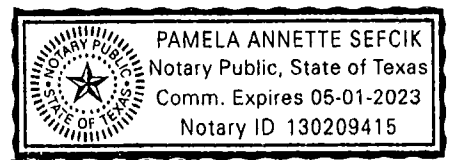
\_\_\_\_\_  
Brian Black, Vice-Chairman  
Building Standards Commission

STATE OF TEXAS §  
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 4th day of March, 2022 by Brian Black, Vice-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

*Christine Austin*

\_\_\_\_\_  
Approved by Legal as to form and legality

*[Signature]*

\_\_\_\_\_  
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

---

**ACP-22-10**                      **Property Address:** 3744 East 1<sup>st</sup> 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:**        J. Chandler Sheppard

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

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

**Council District No.**      8

**CASE BACKGROUND:**

- This case was identified on **April 24, 2020** and was **citizen** initiated.
- The owner was not present at the **February 28, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$50.00 per day for forty five (45) days for a total of \$2,250.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **March 30, 2022** to comply with the Order.
- The owner requested an amendment on **March 29, 2022**.
- The owner requested in writing an additional **thirty (30) 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 **April 12, 2022**.
- **At this time, 100% of the nuisance has been abated.**

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

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



**FORT WORTH BUILDING STANDARDS COMMISSION  
CASE BACKGROUND AND EVIDENCE  
HEARING DATE: APRIL 25, 2022**

---

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

J. Chandler Sheppard, 909 Thomas Street, Denton, TX 76201-2448 (Cert. # 948900900027315364253);  
J. Chandler Sheppard, 100 Brandies Street, Fort Worth, TX 76111 (Cert. #9489009000276315364269);  
TLENT LLC c/o Marion Coates, 3012 S University Drive #115, Fort Worth, TX 76109  
(Cert. #9489009000276315364277);  
TLENT LLC c/o Marion Coates, 4805 Pershing Avenue, Fort Worth, TX 76109 (Cert. #9489009000276315364284);  
TLENT LLC c/o Marion Coates, 100 Brandies Street, Fort Worth, TX 76101 (Cert. #9489009000276315364291);  
Rebecca Boyd, 100 Brandies Street, Fort Worth, TX 76111 (Cert. #9489009000276315364307);  
Rebecca Boyd, 909 Thomas Street, Denton, TX 76201-2448 (Cert. #9489009000276315364314);  
Danea Anderson, 14656 N Interstate Hwy 35, Elm Mott, TX 76640 (Cert. #9489009000276315364321);  
Wallace D. Sheppard aka Wallace D. Sheppard II, 3744 East 1<sup>st</sup> Street, Fort Worth, TX 76111  
(Cert. #9489009000276315364338);  
Brian Sheppard, 909 Thomas Street, Denton, TX 76201-2448 (Cert. #9489009000276315364345);  
Brian Sheppard, PO Box 1011, Denton, TX 76202 (Cert. #9489009000276315364352);  
Teresa Johnson, 100 Brandies Street, Fort Worth, TX 76111 (Cert. #9489009000276315364369);  
Teresa Johnson, 909 Thomas Street, Denton, TX 76201-2448 (Cert. #9489009000276315364376);  
Eric Sheppard, 3744 East 1<sup>st</sup> Street, Fort Worth, TX 76111 (Cert. #9489009000276315364383);  
Eric Sheppard, 1869 Rand Street, Fort Worth, TX 76103 (Cert. #9489009000276315364390);  
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. # 9489009000276315364406)

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

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

# FORT WORTH®



## FORT WORTH BUILDING STANDARDS COMMISSION REQUEST FOR AMENDMENT

Date: 03-29-2022 \_\_\_\_\_ BSC Case No. ACP-22-10

Date of Order: 02-28-2022 \_\_\_\_\_ Final Day to Comply with Order: 03-30-2022

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

Address of Property: 3744 East First Street, Fort Worth, Tx 76111

Owner / Lienholder / Mortgagee Name: J. Chandler Sheppard

Owner / Lienholder / Mortgagee Phone Number: (254 \_\_\_\_\_) 266-0082

Owner / Lienholder / Mortgagee Mailing Address: 909 Thomas St. Denton, Tx 76201

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days ALSO Requesting the Administrative Civil Penalty be Removed or Reduced. We have the work done. \_\_\_\_\_

Justification for Request: I am requesting to have the Administrative Civil Penalty of be waived. I am 91 years, mostly homebound. Eric Sheppard, my Grandson, has been repairing the property. Even with the bad weather, him and his family having Covid-19 and repairs that had materials to be discarded he thought it was done by 2-28. He is now ready for another inspection. He has been working very hard to make this a home for my great grand children

J. Chandler Sheppard \_\_\_\_\_ 03-29-2022 \_\_\_\_\_  
Signature Date

J. Chandler Sheppard \_\_\_\_\_ 909 Thomas St. Denton, Tx 76201 \_\_\_\_\_  
Printed Name Address (including City/State/Zip)

254-266-0082 \_\_\_\_\_ DLSheppard333@gmail.com \_\_\_\_\_  
Telephone Number E-Mail Address

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

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

ID VERIFIED

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.

<b>FOR OFFICE USE ONLY</b>	
RECEIVED BY:	<u>Annette Sefcik</u>
RECEIVED DATE:	<u>3/29/2022</u>



*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**ORDER OF THE BUILDING STANDARDS COMMISSION**

*Certified/Return Receipt Requested*

February 28, 2022

J. Chandler Sheppard  
(Cert. # 9489009000276316128519)  
909 Thomas Street  
Denton, TX 76201-2448

RE: 3744 East 1<sup>st</sup> 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, ACP-22-10, Reference #20-552731, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **February 28, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$50.00 per day for forty five (45) days for a total of \$2,250.00.**
- Remove the items outlined in Section 11A-26 within **thirty (30) days** of the effective date of the Order.
- **Last day to comply with the Order is March 30, 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 March 30, 2022.** An amendment request may be made *one* time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: J. Chandler Sheppard, 100 Brandies Street, Fort Worth, TX 76111 (Cert. #9489009000276316128526); TLENT LLC c/o Marion Coates, 3012 S University Drive #115, Fort Worth, TX 76109 (Cert. #9489009000276316128533); TLENT LLC c/o Marion Coates, 4805 Pershing Avenue, Fort Worth, TX 76109 (Cert. #9489009000276316128540); TLENT LLC c/o Marion Coates, 100 Brandies Street, Fort Worth, TX 76101 (Cert. #9489009000276316128557); Rebecca Boyd, 100 Brandies Street, Fort Worth, TX 76111 (Cert. #9489009000276316128564); Rebecca Boyd, 909 Thomas Street, Denton, TX 76201-2448 (Cert. #9489009000276316128571); Danea Anderson, 14656 N Interstate Hwy 35, Elm Mott, TX 76640 (Cert. #9489009000276313128588); Wallace D. Sheppard aka Wallace D. Sheppard II, 3744 East 1<sup>st</sup> Street, Fort Worth, TX 76111 (Cert. #9489009000276316128595); Brian Sheppard, 909 Thomas Street, Denton, TX 76201-2448 (Cert. #9489009000276316128601); Brian Sheppard, PO Box 1011, Denton, TX 76202 (Cert. #9489009000276316128618); Teresa Johnson, 100 Brandies Street, Fort Worth, TX 76111 (Cert. #9489009000276316128625); Teresa Johnson, 909 Thomas Street, Denton, TX 76201-2448 (Cert. #9489009000276316128632); Eric Sheppard, 3744 East 1<sup>st</sup> Street, Fort Worth, TX 76111 (Cert. #9489009000276316128649); Eric Sheppard, 1869 Rand Street, Fort Worth, TX 76103 (Cert. #9489009000276316128656);  
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. # 9489009000276316128663)

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-22-10**

On **February 28, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **3744 East 1<sup>st</sup> Street, Fort Worth, Texas ("Affected Property")**.

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

- (1). **J. Chandler Sheppard** 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:

- (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, Appendix B, Article II, Division 3, Section 11A-26** by removing all unlawful accumulations from the Affected Property described as **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**, and located on property more commonly known as **3744 East 1<sup>st</sup> Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until March 30, 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 **March 30, 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.

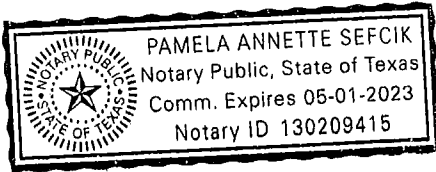
**SIGNED** this the 4 day of March, 2022.

Brian Black, Vice-Chairman  
Building Standards Commission

STATE OF TEXAS  
COUNTY OF TARRANT

§  
§

This instrument was acknowledged before me on this the 4<sup>th</sup> day of March, 2022 by Brian Black, Vice-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: APRIL 25, 2022**

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**ACP-22-44**                      **Property Address:** 1029 Barclay Avenue

**Legal Description:**      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 OF TARRANT COUNTY, TEXAS

**SKEY No.** 01030434      **Reference No(s).** 18-475262

**Owner(s) per Deed:**      JPMorgan Chase Bank, National Association-SWD D221302183

**Owner(s) per TAD:**      JPMorgan Chase Bank, NA

**Mailing Address:**      5600 Granite Pkwy, Granite Park VII, Plano, TX 75024

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

**Council District No.**      9

**CASE BACKGROUND:**

- This case was identified on **September 17, 2021** and was **officer** initiated.
- An agent for the owner was present at the **January 24, 2022** hearing when the Commission voted not assess an Administrative Civil Penalty, but ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **February 23, 2022** to comply with the Order.
- An agent for the owner requested an amendment on **February 22, 2022**.
- An agent for the owner requested in writing an additional **thirty (30) days** to abate the nuisance.
- Notice to appear for today's hearing was mailed and posted on **April 11, 2022**.
- **At this time, no measurable progress has been made to abate the nuisance.**

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

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

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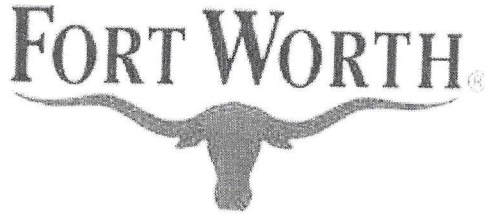
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**NOTICES TO APPEAR AT TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:**

JPMorgan Chase Bank, National Association, 5600 Granite Pkwy, Granite Park VII, Plano, TX 75024  
(Cert. # 948900900027315364253);  
JPMorgan Chase Bank, National Association c/o Mason Martinez, 4 New York Plaza, Floor 22, New York,  
NY 10004 (Cert. # 9489009000276316086499);  
McCarthy Holthus c/o Joyce Nwachukwu, 1255 W 15<sup>th</sup> Street #1060, Plano, TX 75075  
(Cert. # 9489009000276316086505)

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

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



FORT WORTH BUILDING STANDARDS COMMISSION  
REQUEST FOR AMENDMENT

Date: 2/22/2022

BSC Case No. ACP-22

Date of Order: 1/24/2022

Final Day to Comply with Order: 2/23/2022

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

Address of Property: 1029 Barclay Avenue

Owner / Lienholder / Mortgagee Name: JP Morgan Chase Bank, National Association

Owner / Lienholder / Mortgagee Phone Number: ( )

Owner / Lienholder / Mortgagee Mailing Address: 5600 Granite Parkway, Granite Park VII, Plano, Texas 75024

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 60 to 90 days

Justification for Request: Owner / Lienholder is still in the eviction process of the property occupant. We obtained a Justice of the Peace Judgment but Occupant has appealed to the County Court at Law. We are awaiting a new trial date to pursue judgment for possession and then request Writ of Possession.

[Signature]  
Signature

2-22-22  
Date

Esteban H. Gonzales, Attorney for JP Morgan Chase

McCarthy Holthus LLP  
1255 West 15<sup>th</sup> Street, Suite 1060,  
Plano, TX 75075

Printed Name

Address (including City/State/Zip)

Office: 214-291-3779 Business Cell: 214/ 984-7551  
Telephone Number

sgonzales@mccarthyholthus.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: [Signature]  
RECEIVED DATE: 2/22/22

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



  
MARY LOUISE NICHOLSON  
COUNTY CLERK



**ORDER OF THE BUILDING STANDARDS COMMISSION**

*Certified/Return Receipt Requested*

January 24, 2022

JPMorgan Chase Bank, National Association  
(Cert. # 9489009000276227544675)  
5600 Granite Pkwy, Granite Park VII  
Plano, TX 75024

RE: 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 OF TARRANT COUNTY, TEXAS, ACP-22-44, Reference #18-475262, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **January 24, 2022** for the property referenced herein. The Commission ordered that you:

- Not be assessed an Administrative Civil Penalty at this time.
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is February 23, 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 February 23, 2022.** An amendment request may be made **one** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

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

CC: JPMorgan Chase Bank, National Association c/o Mason Martinez, 4 New York Plaza, Floor 22, New York, NY 10004 (Cert. # 9489009000276227544682); McCarthy Holthus c/o Joyce Nwachukwu, 1255 W 15<sup>th</sup> Street #1060, Plano, TX 75075 (Cert. # 9489009000266227066580)

Administrative Civil Penalty

**ORDER OF THE CITY OF FORT WORTH  
BUILDING STANDARDS COMMISSION  
ADMINISTRATIVE CIVIL PENALTY  
CAUSE NO. ACP-22-44**

On **January 24, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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 OF TARRANT COUNTY, TEXAS,** and located on property more commonly known as **1029 Barclay Avenue, Fort Worth, Texas ("Affected Property")**.

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

- (1). **JPMorgan Chase Bank, National Association** 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, 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 **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,** and located on property more commonly known as **1029 Barclay 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 February 23, 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 February 23, 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 1st day of February, 2022.

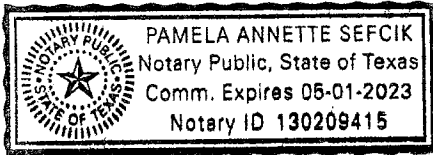
*Paul Clark*

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 1st day of February, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



*Pam 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

*[Signature]*  
Approved by Legal as to form and legality

*[Signature]*  
Approved by Code