



BUILDING ADVISORY & APPEALS BOARD
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, APRIL 05, 2021 AT 6:00 PM

AGENDA

The meeting will be held at City Hall Council Chambers, 300 W. Main St, Grand Prairie, Texas.

CALL TO ORDER

AGENDA ITEMS

1. Approval of minutes from November 2, 2020 Board Meeting
2. Discussion of prior Board Orders concerning:
 - *1701 Ranch Road, Grand Prairie, Texas
 - *4901 Matthew Road, Grand Prairie, Texas
3. Hearing concerning the Nuisance Determination for the property located at 4513 Sussex Avenue, Grand Prairie, Texas
4. Hearing concerning the the Nuisance Determination for the property located at 214 NW 15th Street, Grand Prairie, Texas
5. Hearing concerning alleged Dangerous Structure located at 2107 N Kirbywood Trail, Grand Prairie, Texas
6. Hearing concerning alleged Dangerous Structure located at 1502 Ranch Road, Grand Prairie, Texas
7. Hearing concerning alleged Dangerous Structure located at 702 MacArthur Blvd, Grand Prairie, Texas

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

ADJOURNMENT

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972 237 8018 or email kwilkinson@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Building Advisory and Appeals Board agenda was prepared and posted March 30, 2021.

A handwritten signature in cursive script that reads "Karen Wilkinson". The signature is written in black ink and is positioned above a horizontal line.

Karen Wilkinson, Admin Supervisor

MINUTES
CITY OF GRAND PRAIRIE
BUILDING ADVISORY AND APPEALS BOARD MTG
HYBRID MEETING / MONDAY, NOVEMBER 2, 2020
6:00 P.M.

BOARD MEMBERS PRESENT

Wendell Davidson, Chairperson
 Janie Mendez-Adhikari, Vice-Chairperson
 Starling Oliver
 David Kasten
 Ada French-Goring
 Valerie Hernandez

ZOOM

Robert Adame

ABSENT

David Pomerantz

STAFF

Tiffany Bull, Assistant City Attorney
 Steve Collins, Code Compliance Manager
 Allan Brown, Code Compliance Field Supervisor
 Karen Wilkinson, Board Secretary
 Jim West, GPPD
 Wayne Castro, I.T. Dept
 Barron Fraker, I.T. Dept

I. CALL TO ORDER 6:00pm

Citizens may speak for five minutes on any item on the agenda when that item(s) is called. Those with a legal interest in the property will be given additional time. (To request to speak, raise your hand in the zoom platform or by using *9 on your phone).

II. ADMINISTRATIVE MATTERS

- A. Approval of minutes from September 8, 2020 Board Meeting
 Starling Oliver motioned and David Kasten seconded Motion carries 7-0

III. CASE RECAP FROM PRIOR BOARD MEETING

- A. 1505 Austrian Road
 B. 122 W. Grand Prairie Road

IV. PROPERTY THAT HAS BEEN DECLARED A NUISANCE AND REPRESENTS A SIGNIFICANT HEALTH AND SAFETY CONCERN TO THE COMMUNITY:**1701 RANCH ROAD:**

Code Field Supervisor Allan Brown begins the power point presentation for this property. The issues are Accumulation of Rubbish and Open/Outside Storage

RECOMMENDED FINDINGS:

- There is an accumulation of trash, rubbish, and debris on the property;
- The owner was previously given notice to remove all accumulation of trash, rubbish, brush, and debris from the property;
- The owner has failed to remove all accumulation of trash, rubbish, brush, and debris from the property;

- The presence of the trash, rubbish, brush, and debris is a nuisance and violation of Section 29-73 of the Grand Prairie Code of Ordinances.
- The owner has allowed outside open storage to occur on the premises.
- The owner was previously given notice to discontinue the open outside storage and has failed to do so.
- The presence of the open outside storage is a violation of section 29-68(30) of the Grand Prairie Code of Ordinances.

RECOMMENDED ORDERS:

TEN (10) DAYS TO PROPERLY REMOVE ALL OUTSIDE STORAGE, TRASH, BRUSH AND DEBRIS FROM PREMISES.

FAILURE TO COMPLY WILL RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE WARRANT TO CORRECT THE VIOLATIONS THE OWNER WILL BE BILLED FOR THE CHARGES. FAILURE TO PAY THE CHARGES WILL RESULT IN A LIEN PLACED ON THE PROPERTY.

No Speaker(s) on this property address.

David Kasten motioned for Staff Recommendation of 10 days to remove all trash, debris, outside/open storage from property and from public view.

Starling Oliver seconded motion.

Motion Carries 7-0

4901 MATTHEW ROAD:

Code Field Supervisor Allan Brown begins the power point presentation for this property. The issues are Substandard Structure (Patio & Garage Door) and Open/Outside Storage.

RECOMMENDED FINDINGS:

- The roof of the patio portion of the residential structure is beginning to collapse.
- The residential structure is dilapidated, and the exterior of the residential structure has faulty weather protection and is rotted in some places.
- The residential structure is a substandard structure and public nuisance as those terms are defined in Grand Prairie Code of Ordinances Sections 29-18(2), 29-18(7) and 29-10.
- The owner has allowed outside open storage to occur on the premises.
- The owner was previously given notice to discontinue the open outside storage and has failed to do so.
- The presence of the open outside storage is a violation of section 29-68(30) of the Grand Prairie Code of Ordinances.

RECOMMENDED ORDERS:

- REPAIR, REMOVE, REHABILITATE, OR DEMOLISH THE STRUCTURE WITHIN THIRTY (30) DAYS

- REMOVE ALL OUTSIDE STORAGE FROM THE PROPERTY WITHIN TEN (10) DAYS OF THE DATE OF THIS ORDER IN ACCORDANCE WITH ALL APPLICABLE LAWS.
- IT IS PROVIDED BY THE ORDER THAT ANY PERSON HAVING AN INTEREST IN SAID BUILDING OR STRUCTURE MAY REPAIR, REMOVE, REHABILITATE OR DEMOLISH SAID DANGEROUS STRUCTURE AT SUCH PERSON'S OWN RISK TO PREVENT THE ACQUIRING OF A LIEN AGAINST THE LAND UPON WHICH SAID DANGEROUS STRUCTURE STANDS BY THE CITY.
- SHOULD THE OWNER FAIL TO COMPLY WITH THE ORDERS AND TIMELY ABATE THE NUISANCE AS DESCRIBED ABOVE, THE CITY IS AUTHORIZED, AT ITS DISCRETION AND THE OWNER'S EXPENSE, TO CAUSE THE NUISANCE TO BE ABATED BY CITY FORCES OR PRIVATE CONTRACT.
- THE CITY IS FURTHER AUTHORIZED TO RECOVER EXPENSES THE CITY INCURS WHILE ABATING THE NUISANCE THROUGH THE PLACEMENT OF A LIEN IN ACCORDANCE WITH APPLICABLE LAW.
- THE CITY MAY TAKE ANY OTHER ACTION AUTHORIZED BY LAW TO ENFORCE THIS ORDER.

No Speaker(s) on this property address.

Starling Oliver asked if Code has ever made contact with property owner?

Allan Brown, Code Field Supervisor stated he and code officer knocked on door with no answer and he spoke to neighbors and asked if neighbors were there, the neighbors stated they have seen them there and it appears they responded to the hand notice and mowed the yard and Code Compliance has also notified property owner by mail and has been ignored.

Starling Oliver asked if there is a language barrier?

Allan Brown stated no, according to neighbors- they communicate very well.

Starling Oliver asked if occupied and if demolition of house?

Allan Brown stated no- not the house, only the porch is sub-standard and being brought to board today.

Steve Collins, Code Manager stated the City will see if there is any city resources for them.

David Kasten motioned for Staff Recommendation of repair, remove, rehabilitate or demolish the sub-standard patio & garage door within 30days of this order and remove outside storage within 10days or this order.

Starling Oliver seconded motion.

Motion Carries 7-0

VI. CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda. (To request to speak, raise your hand in the zoom platform or by using *9 on your phone). NO SPEAKERS

V. ADJOURNMENT:

With no other business brought before the Board, Wendell Davidson, Chairperson asked for a motion to adjourn. Vice-Chairperson Janie Mendez-Adhikari made a motion to adjourn and David Kasten seconded motion approved with all members present voting aye.

Motion Carries 7-0



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/05/2021

PRESENTER: Allan Brown, Code Enforcement Supervisor

TITLE: Hearing concerning the Nuisance Determination for the property located at 4513 Sussex Avenue, Grand Prairie, Texas

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

In August 2020, Code Compliance observed trash and outside storage in the driveway, front yard, and back yard at 4513 Sussex Avenue, Grand Prairie, Texas. The property is occupied by a tenant. The owner and tenant were give notice to clean the property to remove the violations on August 12, 2020. The owner and tenant failed to comply with the notice and open outside storage and accumulations of trash (unclean premises) are still present at the location. The City has received complaints from citizens concerning the condition of the property.

ENFORCEMENT HISTORY:

8/5/20 – Hand Notice Issued

8/12/20 – Notice of Violation Issued to Owner and Tenant (Unclean Premises, Outside Storage)

1/26/21 – Citation Issued to Owner and Tenant (Outside Storage)

CONCERNS:

Accumulations of Trash, Rubbish, and Debris

Outside Storage

STAFF'S RECOMMENDED FINDINGS:

- The owner is storing furniture, toys, appliances and other items in the driveway, front, and back yard at 4513 Sussex Avenue, Grand Prairie, Texas;
- The owner is allowing accumulations of trash, rubbish, and debris throughout the premises at 4513 Sussex Avenue, Grand Prairie, Texas;
- The owner was previously given notice to remove all outside storage and accumulation of trash, rubbish, brush, and debris from the property;

- The owner has failed to remove all outside storage and accumulation of trash, rubbish, brush, and debris from the property;
- The presence of the trash, rubbish, brush, and debris is a nuisance and violation of Section 29-73 of the Grand Prairie Code of Ordinances.
- The outside storage is a nuisance and violation of Section 29-68(30).

STAFF'S RECOMMENDED ORDERS:

- ABATE THE NUISANCE BY REMOVING ALL OUTSIDE STORAGE AND ACCUMULATIONS OF TRASH, RUBBISH, BRUSH, OR DEBRIS FROM THE PROPERTY WITHIN ten (10) DAYS OF THE DATE OF THIS ORDER IN ACCORDANCE WITH ALL APPLICABLE LAWS.
- SHOULD THE OWNER FAIL TO COMPLY WITH THE ORDER AND TIMELY ABATE THE NUISANCE AS DESCRIBED ABOVE, THE CITY IS AUTHORIZED, AT ITS DISCRETION AND THE OWNER'S EXPENSE, TO CAUSE THE NUISANCE TO BE ABATED BY CITY FORCES OR PRIVATE CONTRACT.
- THE CITY IS FURTHER AUTHORIZED TO RECOVER EXPENSES THE CITY INCURS WHILE ABATING THE NUISANCE THROUGH THE PLACEMENT OF A LIEN IN ACCORDANCE WITH APPLICABLE LAW.

INTERESTED PARTIES:

Richard McKahan
PO Box 541086
Grand Prairie, Texas 75054

Josephine Iyabo Gbadebo
4513 Sussex Ave.
Grand Prairie, Texas 75052



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/05/2021

PRESENTER: Allan Brown, Code Enforcement Supervisor

TITLE: Hearing concerning the the Nuisance Determination for the property located at 214 NW 15th Street, Grand Prairie, Texas

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

There is a history of open outside storage and unclean premises, accumulations of trash, rubbish, and debris, at the property. The owner cleans up the property and then it returns to the prior condition, or worse. In October 2020, the property was brought into compliance, but unclean premises and outside storage were present just a few months later. On December 14, 2020 a notice to abate the nuisance conditions was sent to the owner. However, the owner has failed to comply with the notice and open outside storage and unclean premises are still present at the location.

ENFORCEMENT HISTORY:

11/201- - Hand Notices and Violation Letters Issued (Unclean Premises, Outside Storage)

04/01/20 – Citation Issued (Unclean Premises, Outside Storage)

06/17/20 – Citation Issued (Unclean Premises, Outside Storage)

10/14/20 - Citation Issued (Unclean Premises, Outside Storage)

12/14/20 – Letter of Violation (Unclean Premises, Outside Storage)

CONCERNS:

Unclean Premises (Accumulations of Trash, Rubbish, and Debris }

Outside Storage

STAFF'S RECOMMENDED FINDINGS:

- The owner is storing or allowing to be stored furniture, toys, and other items throughout the premises at 214 NW 15th Street, Grand Prairie, Texas;
- The owner is allowing accumulations of trash, rubbish, and debris throughout the premises at 214 NW 15th Street, Grand Prairie, Texas;

- The owner was previously given notice to remove all outside storage and accumulation of trash, rubbish, brush, and debris from the property;
- The owner has failed to remove all outside storage and accumulation of trash, rubbish, brush, and debris from the property;
- The presence of the trash, rubbish, brush, and debris is a nuisance and violation of Section 29-73 of the Grand Prairie Code of Ordinances.
- The outside storage is a nuisance and violation of Section 29-68(30).

STAFF'S RECOMMENDED ORDERS:

- ABATE THE NUISANCE BY REMOVING ALL OUTSIDE STORAGE AND ACCUMULATIONS OF TRASH, RUBBISH, BRUSH, OR DEBRIS FROM THE PROPERTY WITHIN ten (10) DAYS OF THE DATE OF THIS ORDER IN ACCORDANCE WITH ALL APPLICABLE LAWS.
- SHOULD THE OWNER FAIL TO COMPLY WITH THE ORDER AND TIMELY ABATE THE NUISANCE AS DESCRIBED ABOVE, THE CITY IS AUTHORIZED, AT ITS DISCRETION AND THE OWNER'S EXPENSE, TO CAUSE THE NUISANCE TO BE ABATED BY CITY FORCES OR PRIVATE CONTRACT.
- THE CITY IS FURTHER AUTHORIZED TO RECOVER EXPENSES THE CITY INCURS WHILE ABATING THE NUISANCE THROUGH THE PLACEMENT OF A LIEN IN ACCORDANCE WITH APPLICABLE LAW.

INTERESTED PARTIES:

Keith Wesch
214 NW 15th St
Grand Prairie, Tx 75050

Dianne Harris
214 NW 15th St
Grand Prairie, Tx 75050



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/05/2021

PRESENTER: Allan Brown, Code Enforcement Supervisor

TITLE: Hearing concerning alleged Dangerous Structure located at 2107 N Kirbywood Trail, Grand Prairie, Texas

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

In July 2020, the City received a complaint concerning a large shed being built in the backyard of 2107 N. Kirbywood Trail. The structure was being built without a permit. Upon inspection, it was discovered the shed exceeded the allowable size restrictions and was also placed in a utility easement. After several warnings from the City, they applied for a permit for the shed. However, the permit application did not include all of the required information, and they have failed to follow up with the City.

ENFORCEMENT HISTORY:

July 30, 2020 – Hand Notice Issued (Permit Required)

August 20, 2020 - Hand Notice Issued (Permit Required)

September 29, 2020 - Hand Notice Issued (Permit Required)

December 23, 2020 – Citation Issued (No Permit)

January 20, 2021 – Citation Issued (No Permit)

February 22, 2021 – Citation Issued (No Permit)

CONCERNS:

Unpermitted partially constructed, dangerous secondary structure

STAFF'S RECOMMENDED FINDINGS:

- In accordance with applicable law, notice of this hearing was given to the owner, lien holder, and other parties with an interest in the property located at 2107 N. Kirbywood Trail, Grand Prairie, Texas (the "Property").
- The partially constructed secondary structure located on the Property ("the Structure") was constructed without proper permits.

- The owner has not obtained a permit for the Structure.
- The size of the Structure exceeds the maximum size permitted by law and no variance has been authorized.
- The Structure is partially located in an easement in violation of applicable law.
- The Structure is a dangerous structure as that term is defined in Grand Prairie Code of Ordinances Section 29-28 (13) and (14).

STAFF’S RECOMMENDED ORDERS:

- Owner shall ensure the Structure is repaired, removed, or Demolished, in accordance with applicable law, within THIRTY (30) days of the date of this order. Repair of the Structure may not be possible due to the current legal restrictions on the Property. This order
- Owner shall keep the Structure secure from entry until the Structure is in compliance with applicable law.
- Any person having an interest in the Structure may remove or demolish the Structure at such person’s own risk to prevent the acquiring of a lien against the land upon which the Structure stands.
- Should the Owner fail to comply with the order, the City is authorized, at its discretion, to repair, remove, or demolish the structure and any accessory required to be demolished at the owner’s expense or, in the alternative, assess a civil penalty in the amount of one thousand dollars (\$1,000) per day for each day that the structure continues to be in violation.
- Any expenses owed to the City by the Owner will be billed to the Owner. Failure to pay the charges will result in a lien placed on the property. Such costs, penalties, or expenses shall accrue interest at a rate of ten percent (10%) per annum. The City shall have all remedies provided by law to recover money owed the City, including the right to place a lien on the property unless it is a homestead protected by the Texas Constitution.
- Any subsequent purchaser of the Property is required to comply with this order.

INTERESTED PARTIES:

Name/Company	Sent Care Of	Street Address	City, State Zip
Visothvaddhana L. Kiv		2107 Kirbywood Trail	Grand Prairie, Tx 75012
Vonvalay Phongsavath		2107 Kirbywood Trail	Grand Prairie, Tx 75012
BDF Law Group	Attn: Trustee Robert Forster	4004 Belt Line Rd, Ste 100	Addison, Tx 75001
Midfirst Bank		501 NW Grand Blvd.	Oklahoma City, Ok 73118
Choice Homes Inc	c/o Steve Garza	1600 E. Lamar Blvd, Ste 400	Arlington, Tx 76011



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/05/2021

PRESENTER: Allan Brown, Code Enforcement Supervisor

TITLE: Hearing concerning alleged Dangerous Structure located at 1502 Ranch Road, Grand Prairie, Texas

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

This property located at 1502 Ranch Road, Grand Prairie, Texas is owned by the Matthew Road Water Supply Corporation. The primary structure was removed years ago leaving a garage as the only remaining building located on the property. The building is constructed of wood and is not fully painted. There are holes and the building is rotting and deteriorating due to the lack of weather protection. There is an opening which appears to have been a door or window at one time which is not secured. Neighbors report seeing teenagers inside the building. There is a dilapidated fence partially surrounding the property.

ENFORCEMENT HISTORY:

3/15/19 – Violation Letter Issued (Structure, outside storage, dilapidated fence, trash/debris)

CONCERNS:

Dangerous Structure

STAFF'S RECOMMENDED FINDINGS:

- In accordance with applicable law, notice of this hearing was given to the owner, lien holder, and other parties with an interest in the property located at 1502 Ranch Road, Grand Prairie, Texas, (the "Property").
- The building located on the Property ("the Structure") is dilapidated.
- The Structure has faulty weather protection including holes in the structure.
- The Structure is a dangerous structure as that term is defined in Grand Prairie Code of Ordinances Section 29-28 (8), (9), (12), (13), and (17).

STAFF'S RECOMMENDED ORDERS:

- Owner shall ensure the Structure is repaired, removed, or Demolished, in accordance with applicable law, within thirty (30) days of the date of this order.

- Owner shall keep the Structure secure from entry until the Structure is in compliance with applicable law.
- Any person having an interest in the Structure may remove or demolish the Structure at such person's own risk to prevent the acquiring of a lien against the land upon which the Structure stands.
- Should the Owner fail to comply with the order, the City is authorized, at its discretion, to repair, remove, or demolish the structure and any accessory required to be demolished at the owner's expense or, in the alternative, assess a civil penalty in the amount of one thousand dollars (\$1,000) per day for each day that the structure continues to be in violation.
- Any expenses owed to the City by the Owner will be billed to the Owner. Failure to pay the charges will result in a lien placed on the property. Such costs, penalties, or expenses shall accrue interest at a rate of ten percent (10%) per annum. The City shall have all remedies provided by law to recover money owed the City, including the right to place a lien on the property unless it is a homestead protected by the Texas Constitution.
- Any subsequent purchaser of the Property is required to comply with this order.

INTERESTED PARTIES:

Matthew Road Water Supply Corporation
c/o Registered Agent Russell A. Guthrie
1502 Ranch Road
Grand Prairie, Texas 75052



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 04/05/2021

PRESENTER: Allan Brown, Code Enforcement Supervisor

TITLE: Hearing concerning alleged Dangerous Structure located at 702 MacArthur Blvd, Grand Prairie, Texas

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

There is a dilapidated, non-operational car wash located at 702 MacArthur Blvd. There has been a significant amount of graffiti at the location which the City has abated. The walls of the car wash are cracked and there are portions missing. The electricity is off and the electronic components have been removed leaving exposed wires. Many of the grates have been damaged or removed and the holes are covered with plywood which does not have weather protection. The carwash is a dangerous structure. A demolition permit was applied for on March 28, 2021.

ENFORCEMENT HISTORY:

3/29/2019 – Hand Notice (Structure)

4/12/2019 – Citation Issued (Structure)

11/25/2020 – Citation Issued (Parking Lot)

12/30/2020 – Citation Issued (Parking Lot)

CONCERNS:

Dangerous Structure

STAFF'S RECOMMENDED FINDINGS:

- In accordance with applicable law, notice of this hearing was given to the owner, lien holder, and other parties with an interest in the property located at 702 MacArthur Blvd, Grand Prairie, Texas, (the "Property").
- The abandoned commercial car wash located on the Property ("the Structure") is dilapidated.
- The Structure has portions missing as demolition has partially began.
- The Structure is a dangerous structure as that term is defined in Grand Prairie Code of Ordinances Section 29-28 (5), (7), (8), (9), (12), (17), and (18).

STAFF'S RECOMMENDED ORDERS:

- Owner shall ensure the Structure is repaired, removed, or Demolished, in accordance with applicable law, within Thirty (30) days of the date of this order.
- Any person having an interest in the Structure may remove or demolish the Structure at such person's own risk to prevent the acquiring of a lien against the land upon which the Structure stands.
- Should the Owner fail to comply with the order, the City is authorized, at its discretion, to repair, remove, or demolish the structure and any accessory required to be demolished at the owner's expense or, in the alternative, assess a civil penalty in the amount of one thousand dollars (\$1,000) per day for each day that the structure continues to be in violation.
- Any expenses owed to the City by the Owner will be billed to the Owner. Failure to pay the charges will result in a lien placed on the property. Such costs, penalties, or expenses shall accrue interest at a rate of ten percent (10%) per annum. The City shall have all remedies provided by law to recover money owed the City, including the right to place a lien on the property unless it is a homestead protected by the Texas Constitution.
- Any subsequent purchaser of the Property is required to comply with this order.

INTERESTED PARTIES:

Liem Thanh Mai & Tuyet Thi Le
1521 Old Orchard Drive
Irving, Texas 75061