



BUILDING ADVISORY AND APPEALS BOARD
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, FEBRUARY 07, 2022 AT 6:00 PM

AGENDA

CALL TO ORDER

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.

AGENDA ITEMS

The meeting will be held at City Hall Council Chambers, 300 W. Main St, Grand Prairie, Texas. Some or all of the board members may participate remotely via video conference.

1. Minutes of the Monday, November 1, 2021 BAAB
2. Hearing concerning the Nuisance Determination and alleged Dangerous Structure(s) located at 1701 Corral Rd
3. Hearing concerning the Nuisance Determination for Substandard Structure located at 1408 N Highway 161

EXECUTIVE SESSION

The Building Advisory and Appeals Board may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 "Consultation with Attorney"
- (2) Section 551.072 "Deliberation Regarding Real Property"
- (3) Section 551.074 "Personnel Matters"
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations."

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 972-237-8296 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 January 31, 2022.

ADJOURNMENT



Karen Wilkinson, Admin Supervisor



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 2/07/2022

REQUESTER: Karen Wilkinson, Administrative Supervisor, BAAB Liaison

PRESENTER: Allan Brown, Code Compliance Field Supervisor

TITLE: Minutes of the Monday, November 1, 2021 BAAB

RECOMMENDED ACTION: Approve

CITY OF GRAND PRAIRIE
 BUILDING ADVISORY AND APPEALS BOARD MTG
 IN-PERSON MEETING / November 1, 2021
 6:00 P.M.

BOARD MEMBERS PRESENT

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

ABSENT

Robert Imade

STAFF

Patrick Wilson, Assistant City Attorney
 Allan Brown, Code Compliance Field Supervisor
 Karen Wilkinson, Board Secretary
 Greg New, GPPD

CALL TO ORDER 6:01pm

AGENDA ITEMS

- (1) Approval of minutes from August 2, 2021 Board Meeting
 Starling Oliver motioned and Ada French-Goring seconded. Motion Carries 5-0
(not included Ms. Hernandez)
- (2) Discussion of prior Board Orders concerning:
- 2205 W.E. Roberts Street, Grand Prairie, Texas
 - 1317 Sandra Lane, Grand Prairie, Texas
- (3) Hearing concerning the Nuisance Determination for the property located at 3511 Lennox Lane, Grand Prairie, Texas
 Property was in compliance prior to board meeting per Allan Brown, Field Code Supervisor.
- (4) Presentation and public comment on proposed adoption of new International Code Council Codes and Standards by Rob Ard, Chief Building Official.

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing a speaker card. NONE

EXECUTIVE SESSION: NONE

ADJOURNMENT

With no other business brought before the Board, Wendell Davidson, Chairperson asked for a motion to adjourn. Janie Adhikari made a motion to adjourn and David Pomerantz made seconded motion approved with all members present voting aye. Motion Carries 6-0



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/07/2022

PRESENTER: Allan Brown, Code Enforcement Supervisor

TITLE: Hearing concerning the Nuisance Determination and alleged Dangerous Structure(s) located at 1701 Corral Rd

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

On 11 January 2022 Code Office James Simmons conducted an inspection of 1701 Corral Rd Grand Prairie, TX 75052 and found the following code violation: That the structure a trailer (home) had broken windows and missing lining at the bottom of the trailer and was in a state of disrepair and uninhabitable. As of 11 January no contact or a response has been made or received from the owners of the property or owner of the trailer (home).

ENFORCEMENT HISTORY:

Notice to abate faulty weather protection and substandard building was sent on 04/01/21

Citation K0648959 faulty weather protection and substandard building issued on 04/27/21

CONCERNS:

Dangerous Structure (Trailer Home)

Faulty Weather Protection

STAFF'S RECOMMENDED FINDINGS:

- The trailer (home) at 1701 Corral Rd Grand Prairie, TX 75052 has broken windows, and is missing portion of the bottom trailer liner and is in a state of disrepair and is uninhabitable
- 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 ADDRESS, (the "1701 Corral Rd Grand Prairie, TX 75052").
- The TYPE OF STRUCTURE located on the Property ("Trailer (Home)") is DILAPIDATED.
- The Structure has broken windows, and is missing portion of the bottom trailer liner and is in a state of disrepair and is uninhabitable
- The Structure is a dangerous structure as that term is defined in Grand Prairie Code of Ordinances Section 29-28.

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:

Joe Bob Welch
7026 Reece Rd
Alvarado, TX 76009



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 2/7/2022

PRESENTER: Allan Brown, Code Enforcement Supervisor

TITLE: Hearing concerning the Nuisance Determination for Substandard Structure located at 1408 N Highway 161

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

Code Compliance Officer observed a substandard structure at 1408 N Highway 161, formerly a Denny's restaurant, that is non-operational and a nuisance substandard structure. A Violation Letter was issued to Ken Patel, owner and operator of the property, to rehabilitate or demolish the substandard structure.

To date, Ken Patel and 30 GP LLC, owners of the property, have not abated violations at the property and have not complied with city ordinances.

ENFORCEMENT HISTORY:

7/15/2014 Work Order for mowing high grass and weeds

1/11/2016 Violation letter for substandard structure

ACTIVE ENFORCEMENT:

11/17/2021 Code compliance inspection by Officer. Violations of 29-10, Substandard Structure, Section 29-18, Structure Plumbing, and UDC 10.14.1, Parking Lot Maintenance were determined to be existing at the property. A Notice of Violation was issued to the property owners to completely rehabilitate the structure or demolish and property dispose of all demolition waste. A compliance date of December 2, 2021 was set forth in the Notice of Violation (Attachment A).

12/1&17/21 Code compliance follow up inspections by Officer. Continued violations of Sections 29-10, 29-18, UDC 10.14.1

1/5/2022 Code compliance follow up inspections by Officer. Continued violations of Sections 29-10, 29-18, UDC 10.14.1

1/7/2022 Case referred to BAAB.

CONCERNS:

Substandard structure, plumbing, and parking lot at property continue in violation of city codes and are now a public nuisance.

STAFF'S RECOMMENDED FINDINGS:

- The owner of the property located at 1408 N Highway 161, (“the Property”) was given notice of this hearing in accordance with applicable law.
- The owner is allowing continued violation of Sections 29-10, 29-18, and UDC 10.14.1, on the Property;
- The owner was previously given notice to rehabilitate or demolish the substandard structure and dispose of all waste, from the Property;
- The owner has failed to rehabilitate or demolish the substandard structure and dispose of all waste from the Property;
- The presence of the substandard structure, plumbing, and parking lot is a nuisance and violation of Sections 29-10, 29-18, and UDC 10.14.1 of the Grand Prairie Code of Ordinances.

STAFF'S RECOMMENDED ORDERS:

- Abate the nuisance by removing all substandard structures from the Property within 30 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 in this Order, 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 on the Property in accordance with applicable law.

INTERESTED PARTIES:

Kiran Jariwala
President
30 GP, LLC
1410 N State Highway 161
Grand Prairie, TX 75050

Kiran Jariwala
President
30 GP, LLC
2401 Diplomacy Dr. Arlington, TX 76011