



BUILDING ADVISORY AND APPEALS BOARD
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, NOVEMBER 06, 2023 AT 6:00 PM

AGENDA

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.

CALL TO ORDER

AGENDA ITEMS

- [1.](#) Minutes of the Monday, November 7, 2022 BAAB
- [2.](#) Presentation and public comment on proposed adoption of new 2023 National Electrical Code (NEC)
- [3.](#) Hearing concerning alleged Dangerous Structure located at 122 W. Grand Prairie Rd., Grand Prairie, Texas
- [4.](#) Hearing concerning alleged Dangerous Structure located at 4228 Hathaway Dr. 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.

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."*

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 972-237-8296 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 11/03/2023.

A handwritten signature in black ink, reading "Karen Wilkinson". The signature is fluid and cursive, with the first name "Karen" written in a larger, more prominent script than the last name "Wilkinson".

Karen Wilkinson, Admin Supervisor



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/06/2023

REQUESTER: Karen Wilkinson, Administrative Supervisor, BAAB Liaison

PRESENTER: Allan Brown, Code Compliance Field Supervisor

TITLE: Minutes of the Monday, November 7, 2022 BAAB

RECOMMENDED ACTION: Approve



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

MINUTES

CALL TO ORDER

Chairperson Wendell Davidson called meeting to order at 6:00pm

PRESENT

Steve Collins
 Greg Wiggins
 Janie Mendez-Adhikari
 Starling Oliver
 Wendell Davidson
 Valerie Hernandez

ABSENT

Sharon Dehnert

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 Section 551.076 "Deliberations Regarding Security Devices or Security Audits." - Board Evacuation Plan

AGENDA ITEMS

1. Minutes of the Monday August 1, 2022 BAAB

Motion made by Oliver, Seconded by Hernandez.

Voting Yea: Collins, Wiggins, Mendez-Adhikari, Oliver, Davidson, Hernandez

APPROVED

2. *Discussion of compliance with prior Board Orders related to the following properties:*

4401 Sierra Dr., Grand Prairie, Texas

1805 Willow Street, Grand Prairie, Texas

602 NE 19th Street, Grand Prairie, Texas

3. Hearing concerning the alleged Substandard/Dangerous Structure located at 2110 Montana Trail

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: broken rear window at the rear of the property and broken garage door stuck in the upright position and not secured.

Staff Recommendation Order includes the following: Ensure the structure is secured from entry until such time as the rehabilitation or demolition of the structure is completed. Ensure the structure is repaired within thirty (30) days of the date of this order in accordance with applicable law. It is provided by the Order that any person having an interest in said building or structure may 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 Order, the City is authorized, at its discretion, to demolish the structure and any accessory structure required to be demolished at the owner's expense or, in the alternate, 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 expense 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. It is further ordered, and the owner of the property is notified, that in the event of an order of demolition, there is a right of appeal by filing suit in a court of appropriate jurisdiction within thirty (30) days of the date of this Order, with notice sent to the City of such suit; it is further ordered that notice of this order and of the action to be taken by the City of Grand Prairie is to be sent, certified mail, to the owners and interested parties of record of this property shown in Exhibit "B" unless such party has filed an affidavit designating a specific address or denying interest in said property with the Secretary of the Building Advisory and Appeals Board. If a designation of address is filed, notice shall be sent to the address shown in the most recently filed affidavit for that person. If an affidavit denying interest is received, that party submitting the Affidavit shall be deemed to have waived receipt of any future notices related to the property.

Motion made by Mendez-Adhikari, Seconded by Oliver.

Voting Yea: Collins, Wiggins, Mendez-Adhikari, Oliver, Davidson, Hernandez

APPROVED

4. Hearing concerning the Nuisance Determination for the property located at 3644 Bluegrass Drive

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: trash, rubbish, brush, or debris on premises.

Staff Recommendation Order includes the following: Abate the nuisance by removing all 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

Motion made by Oliver, Seconded by Collins.

Voting Yea: Collins, Wiggins, Mendez-Adhikari, Oliver, Davidson, Hernandez

APPROVED

5. **Presentation: Open Meetings Act**

Assistant City Attorney Tiffany Bull presented Presentation: Open Meetings Act.

6. Presentation: Nuisance Abatement Process

Asstistant City Attorney Tiffany Bull presented Presentation of Nuisance Abatement Process.

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

Board Member Valerie Hernandez adjourned the meeting at 7:06 p.m., Janie Mendez-Adhikari seconded.

The foregoing minutes were approved at the November 6, 2023, Building Advisory & Appeals Board Meeting.

Wendell Davidson, Chairperson



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/06/2023

PRESENTER: Rob Ard, Chief Building Official

TITLE: Presentation and public comment on proposed adoption of new 2023 National Electrical Code (NEC)

RECOMMENDED ACTION: No action will be taken.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/6/2023

PRESENTER: Allan Brown, Code Compliance Supervisor

TITLE: Hearing concerning alleged Dangerous Structure located at 122 W. Grand Prairie Rd., Grand Prairie, Texas

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

The property at 122 W. Grand Prairie Rd., Grand Prairie, Texas contains a vacant, unsecured structure which appeared to have dangerous conditions. On October 11, 2023, Officer Kemp, Senior Code Officer Constance Reese, Code Compliance Supervisor Allan Brown and Building Inspector David Littleton executed an inspection warrant and conducted an interior inspection of the structure to determine the conditions. During the inspection, numerous conditions were observed that fit within the definitions of conditions causing a structure to be deemed a "dangerous structure" as defined by Section 29-28 of the Grand Prairie Code of Ordinances. Notably, the structure was missing siding, doors, and windows. It appeared the property was in the process of being renovated, however, there was no permit authorizing the renovations.

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 122 W Grand Prairie Rd., Grand Prairie, TX, (the "Property").
- The vacant residential structure located on the Property ("the Structure") is dilapidated.
- The Structure is missing a primary exterior support column of the patio cover.
- There is dry rot in the existing pier and beam foundation and sub floor of the structure.
- The north roof section of the structure's framing and rafters display significant decay and rot.
- Ceiling joists in the kitchen area of the structure are not supported to load bearing members.
- The structure is not secure.
- The structure is missing electrical wiring and plumbing components.
- The Structure is a dangerous structure as that term is defined in Grand Prairie Code of Ordinances Section 29-28 (2, 3, 5, 6, 8, 9, 12, 13, 15, 16, 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:

Name/Company	Sent Care Of	Street Address	City, State Zip
Rosa Maria Martinez		4542 Larue St.	Dallas, Texas 75211
Citibank, N.A.		701 E. 60 th St. North	Sioux Falls, SD 57117
Citibank, N.A.	Attorney Michael Moss	P.O. Box 3340	Lubbock, Texas 79452
Citibank, N.A., a subsidiary of Citigroup Inc	C T Corporation System, Registered Agent	1999 Bryan St., Ste 900	Dallas, Texas 75201



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 11/6/2023

PRESENTER: Allan Brown, Code Compliance Supervisor

TITLE: Hearing concerning alleged Dangerous Structure located at 4228 Hathaway Dr. Grand Prairie, Texas

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

The property located at 4228 Hathaway Drive, Grand Prairie, Texas contains a vacant primary structure and accessory structure. The primary structure appeared to be dangerous and dilapidated. The owner has not been responsive to code compliance notices. On October 13, 2023, Senior Code Officer Constance Reese, Code Compliance Supervisor Allan Brown, Code Compliance Supervisor Randy Reagins and Code Manager Chad McGowan conducted an interior inspection of the primary structure. The structure had a dilapidated roof and siding. Inside the structure, portions of the ceiling had collapsed and there was an extensive amount of a mold like substance. It was apparent that water was getting inside the structure causing damage. Based on the conditions observed, staff believes the primary structure is a "dangerous structure" as defined by Section 29-28 of the Grand Prairie Code of Ordinances.

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 4228 Hathaway Dr., Grand Prairie, Texas, (the "Property").
- The vacant residential structure located on the Property ("the Structure") is dilapidated.
- The Structure has large holes in the roof over interior living areas.
- There is extensive mold in living areas of the Structure.
- There is extensive water damage to the walls and ceilings of the Structure.
- The interior of the Structure is unsanitary and unfit for human habitation.
- The Structure is a Dangerous Structure as that term is defined in Grand Prairie Code of Ordinances Section 29-28 (5, 8, 9, 13, 15, 16, 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:

Name	Sent Care of	Address	City, State Zip
Cory Allen Walden		639 Teresa Lane	Grand Prairie, Texas 75052
Cory Allen Walden		4228 Hathaway Drive	Grand Prairie, Texas 75052
Ramona S. Walden		2645 Fairmont Drive	Grand Prairie Texas 75052
Taxing Entities for 4228 Hathaway in Grand Prairie	c/o Linebarger Goggan Blair & Sampson LLP	100 Throckmorton Suite 300	Fort Worth, Texas 76102
United States Treasury Dept (I.R.S.)	c/o Tami Parker, Asst. U.S. Attorney	Burnett Plaza Ste 1700 801 Cherry St. Unit #4	Fort Worth, Texas 76102
Tarrant County		100 E. Weatherford	Fort Worth, Texas 76196
Tarrant County Hospital District		1500 S. Main St.	Fort Worth, Texas 76104
Tarrant County College District		300 Trinity Campus Cir	Fort Worth 76102
Arlington ISD		690 E. Lamar Blvd	Arlington, Texas 76011
State of Texas	c/o Texas Attorney General (Child Support)	300 W 15th St	Austin, Texas 78701
City of Grand Prairie	Attn: City Attorney's Office	300 W. Main St	Grand Prairie, Tx 75050
Oak Hollow Sheffield PID	Attn: City Attorney's Office	300 W. Main St	Grand Prairie, Tx 75050