



BUILDING ADVISORY AND APPEALS BOARD
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, FEBRUARY 05, 2024 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, February 5, 2024 BAAB
2. Discussion of compliance with prior Board Orders related to the following properties:
 - 1505 Austrian
 - 4228 Hathaway
 - 1162 Meadow Park
3. Hearing concerning alleged Dangerous Structure located at 3314 Country Club Dr., Grand Prairie, Texas
4. Hearing concerning alleged Dangerous Structure located at 718 NE 29th Street, Grand Prairie, Texas
5. Hearing concerning alleged Dangerous Structure located at 122 W. Grand Prairie Rd., 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 mbrackens@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 February 2, 2024 before 6:00pm.

A handwritten signature in black ink, appearing to read "Mona Lisa Galicia". The signature is fluid and cursive, with the first name "Mona" and last name "Galicia" being clearly legible.

Mona Lisa Galicia, City Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 2/05/2024

REQUESTER: Karen Wilkinson, Administrative Supervisor, BAAB Liaison

PRESENTER: Allan Brown, Code Compliance Field Supervisor

TITLE: Minutes of the Monday, February 5, 2024 BAAB

RECOMMENDED ACTION: Approve



BUILDING ADVISORY AND APPEALS BOARD
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, FEBRUARY 5, 2024 AT 6:00 PM

MINUTES

CALL TO ORDER

Vice Chairperson Janie Adhikari called meeting to order at 6:00pm

PRESENT

Janie Adhikari
 Greg Wiggins
 Starling Oliver
 Sharon Dehnert
 Aaron King
 Arnulfo Luna

ABSENT

Wendell Davidson

AGENDA ITEMS

1. Minutes of the Tuesday, December 19, 2023 BAAB Special Session

Motion made by Oliver, seconded by Wiggins

Voting Yea: Wiggins, Adhikari, Oliver, Dehnert, Luna, King

APPROVED

2. Discussion of compliance with prior Board Orders

Code Field Supervisor Allan Brown begins the power point presentation for the properties. He reported that 4228 Hathaway Drive is not in compliance with the board's order. He also reported that 122 W. Grand Prairie Road has been secured and will be brought back on February 5th.

3. Hearing concerning the alleged Dangerous Structure located at 718 NE 29th Street, Grand Prairie Texas

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: The structure is missing parts of the walls and ceiling. Part of the roof is missing. The foundation is cracked and uneven. The structure is not secure. The structure is missing electrical wiring and plumbing components. He presented the following recommended findings and orders:

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 718 NE 29th Street, Grand Prairie, TX, (the "Property"). • The vacant residential structure located on the Property ("the Structure") is dilapidated. • The structure is missing parts of the walls and ceiling. • Part of the roof is missing. • The foundation is cracked and uneven. • 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 (3, 5, 6, 7, 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

A motion was made to adopt staff's recommended findings and amend recommended order requiring repair, removal, or demolition as follows: • BEGIN THE PROCESS OF REPAIRING, REMOVING, OR DEMOLISHING THE STRUCTURE WHICH SHALL INCLUDE OBTAINING PERMITS AND CREATING A DETAILED PLAN TO COMPLETE THE REPAIRS, REMOVAL, OR DEMOLITION. • OWNER APPEAR AT THE BOARD MEETING ON FEBRUARY 5, 2023 AT 6:00 P.M. AT GRAND PRAIRIE CITY HALL COUNCIL CHAMBERS, 300 W. MAIN STREET, GRAND PRAIRE, TEXAS WITH A DETAILED PLAN TO COMPLETE THE REPAIRS WHICH INCLUDES TIMELINE BY WHICH THE REPAIRS ARE ANTICIPATED TO BE COMPLETED WHICH MAY BE CONSIDERED BY THE BOARD FOR THE PURPOSES OF ESTABLISHING A DATE BY WHICH THE STRUCTURE MUST BE REPAIRED, REMOVED, OR DEMOLISHED. • SECURE THE PROPERTY FROM ENTRY UNTIL THE STRUCTURE IS IN COMPLIANCE WITH APPLICABLE LAW.

Motion made by Dehnert, Seconded by Luna.

Voting Yea: Wiggins, Dehnert, King, Luna, Oliver, Adhikari

APPROVED

4. Hearing concerning the alleged Dangerous Structure located at 3314 Country Club Drive., Grand Prairie, Texas

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: The structure is missing a primary exterior roof and siding. Their structure is missing walls and ceiling due to fire. The structure is missing electrical wiring and plumbing components due to fire. He presented the following recommended findings and orders:

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 3314 Country Club Dr., Grand Prairie, TX, (the "Property"). • The vacant residential structure located on the

Property (“the Structure”) is dilapidated. • The structure is missing a primary exterior roof and siding. • There structure is missing walls and ceiling due to fire. • The structure is missing electrical wiring and plumbing components due to fire. • 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.

A motion was made to adopt the recommended findings and amend the order related to repair as follows:

• **BEGIN THE PROCESS OF REPAIRING, REMOVING, OR DEMOLISHING THE STRUCTURE.** • **ATTEND THE FEBRUARY 5, 2023, 6:00 P.M. BUILDING ADVISORY AND APPEALS BOARD MEETING AT GRAND PRAIRIE CITY COUNCIL CHAMBERS, 300 W. MAIN STREET, GRAND PRAIRIE, TEXAS WITH A PROPOSED PLAN AND TIMELINE TO REPAIR, REMOVE, OR DEMOLISH THE STRUCTURE.**

Motion made by Oliver, seconded by Wiggins

Voting Yea: Wiggins, Adhikari, Oliver, Dehnert, King, Luna

APPROVED

5. Hearing concerning the alleged Dangerous and Substandard Structure located at 1162 Meadow Park Lane, Grand Prairie, Texas

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: The structure is missing the garage door, and the opening has been covered with ineffective materials. The fence surrounding the rear of the of the property and it is likely to collapse or detach due to dilapidation. The fence is located such that a person may become injured if it collapses or detaches. There was a mold like substance in the structure, and the structure was in a state of disrepair. Squatters were located in the structure during the interior inspection. He presented the following recommended findings and orders:

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 1162 Meadow Park Ln., Grand Prairie, Texas, (the “Property”). • The owner has failed to maintain the fence surrounding the rear of the of the Property and it is likely to collapse or detach due to dilapidation. • The fence is located such that a person may become injured if it collapses or detaches. • The owner was

previously given notice to remove or repair the fence surrounding the rear of the Property. • The owner has failed to remove or repair the fence surrounding the Property. • The presence of the dilapidated fence on the Property is a nuisance and violation of Section 29- 90 of the Grand Prairie Code of Ordinances. • The residential structure located on the Property (“the Structure”) is substandard due to faulty weather protection. • The Structure is missing the garage door and the opening has been covered with ineffective materials. • The Structure is a substandard building as that term is defined in Grand Prairie Code of Ordinances Section 29-18 (7, 9). • The Structure and fence are dangerous structures as that term is defined in Grand Prairie Code of Ordinances Section 29-28 (5, 8, 17).

STAFF’S RECOMMENDED ORDERS: • Abate the nuisance and dangerous conditions by removing or repairing the existing fencing surrounding the rear of the property within thirty (30) days of the date of this Order in accordance with all applicable laws. However, the fence cannot be removed if doing so would violate laws or regulations requiring pools to be kept secured from entry. • 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 structures, which includes the fence and 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(s) continue(s) 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.

A motion was made to adopt staff’s recommended findings and orders with the amendment that the nuisance fence be abated within seven (7) days.

Motion made by Oliver, Seconded by King

Voting Yea: Wiggins, Adhikari, Oliver, Dehnert, King, Luna

APPROVED

6. Hearing concerning the alleged Substandard/Dangerous Structure located at 1505 Austrian Rd.

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: The fence surrounding the rear of the property and it is likely to collapse or detach due to dilapidation. The condition of the fence creates an attractive nuisance and could result in injury due to potential collapse as well as allowing a child access to a swimming pool. He presented the following recommended findings and orders:

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 1505 Austrian Rd., Grand Prairie, Texas, (the “Property”). • The owner has failed to maintain the fence surrounding the rear of the of the Property and it is likely to collapse or detach due to dilapidation. • The condition of the fence creates an attractive nuisance and could result in injury due to potential collapse as well as allowing a child access to a swimming pool. • The owner was previously given notice

to remove or repair the fence surrounding the rear of the Property; • The owner has failed to remove or repair the fence surrounding the Property; • The presence of the dilapidated fence on the Property is a nuisance and violation of Section 29- 90 of the Grand Prairie Code of Ordinances. • The vacant residential structure located on the Property (“the Structure”) is dilapidated. • The Structure has a large hole in the roof over the interior living area. • There is extensive of animal feces on the floors in the living areas of the Structure. • There is extensive damage to the walls and ceilings of the Structure caused by vandals or thieves. • 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, 12, 13, 15, 16, 17).

STAFF’S RECOMMENDED ORDERS: • Owner shall abate the nuisance and dangerous conditions by removing or repairing he existing fencing surrounding the rear of the property within thirty (30) days of the date of this Order in accordance with all applicable laws. However, the fence cannot be removed if doing so would violate laws or regulations requiring pools to be kept secured from entry. • 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 or fence may remove or demolish the Structure or fence 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 structures, which includes the fence and 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(s) continue(s) 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.

A motion was made to adopt staff’s recommended findings and orders.

Motion made by Adhikari, Seconded by Oliver
Voting Yea: Wiggins, Adhikari, Oliver, Dehnert, King, Luna

APPROVED

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

Board Member Janie Adhikari adjourned the meeting at 7:50p.m.

The foregoing minutes were approved at the February 5, 2024, Building Advisory & Appeals Board Meeting.

Wendell Davidson, Chairperson



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/05/2024

REQUESTER: Karen Wilkinson, Administrative Supervisor, BAAB Liaison

PRESENTER: Allan Brown, Code Compliance Field Supervisor

TITLE: Discussion of compliance with prior Board Orders related to the following properties:

- 1505 Austrian
- 4228 Hathaway
- 1162 Meadow Park

RECOMMENDED ACTION: None



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: February 5, 2024

PRESENTER: Allan Brown, Code Compliance Supervisor

TITLE: Hearing concerning alleged Dangerous Structure located at 3314 Country Club Dr., Grand Prairie, Texas

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

The property at 3314 Country Club Dr., Grand Prairie, Texas contains a fire damaged single-family residence. There was a fire at the property on April 9, 2023. On April 20, 2023, Officer T. Smith conducted an interior inspection of the structure with the owner, Michael Wright, to determine the condition of the burned property. 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 the roof, siding, and windows. The necessary repairs cannot be made without a permit. An inspection was conducted on November 6, 2023, and staff confirmed the property has not shown any progress in renovations or demolition since the burn date. A review of permits showed a demolition permit had been issued, however, after speaking with the contractor it was determined that he had not been compensated and would not be proceeding with the demolition.

On December 19, 2023, the Building Advisory and Appeal Board ordered the property owner and/or his representative to return on the February 5, 2024, Building Advisory and Appeal Board meeting with an update and plan.

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 3314 Country Club Dr., Grand Prairie, TX, (the "Property").
- The vacant residential structure located on the Property ("the Structure") is dilapidated.
- The structure is missing a primary exterior roof and siding.
- There structure is missing walls and ceiling due to fire.
- The structure is missing electrical wiring and plumbing components due to fire.
- 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	Sent Care of	Address	City, State Zip
Michael and Lisa Wright		1617 Wilderness Trail	Grand Prairie, TX. 75052
Secretary of Veteran Affairs, an Officer of the United States of America	c/o BSI Financial Services	314 S. Franklin St.	Titusville, PA. 16354
Trustee for U.S. Secretary of Veterans Affairs	Jack O'Boyle & Associates	P.O. Box 815369	Dallas, TX. 75381
Guardian Construction	Ryan Holland	123 Darrell Drive	Rowlette, TX. 75032
Munsch Hart for BSI Financial	c/o Madison Craig	500 N. Akard St. #400	Dallas, TX. 75201



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: February 5, 2024

PRESENTER: Allan Brown, Code Compliance Supervisor

TITLE: Hearing concerning alleged Dangerous Structure located at 718 NE 29th Street, Grand Prairie, Texas

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

On October 11, 2023, Officer Rosalinda Perez, while responding to an unattended vehicle in front of the property located at 718 N 29th Street, observed that the property contains two main structures. The main home on the front of the property was vacant and unsecured. The doors were open and several windows were missing. The interior of the home appeared to be damaged. There is a separate, unattached and occupied residential structure in the rear of the property. On November 8, 2023, Officer Perez and Code Compliance Supervisor Randy Reagins executed an inspection warrant and conducted an interior inspection of the front structure to determine the conditions. During the inspection, numerous conditions were observed that fit within the definition 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 is missing parts from the roof, ceiling, and walls. The foundation is cracked and the walls have holes. The inspection also revealed the structure has an attached carport which is also dilapidated. The owner confirmed the property had been in this condition for over a year and he wants to repair it but lacks the needed resources.

On December 19, 2023, the Grand Prairie Building Advisory and Appeals Board ordered the property owner and/or his representative to return on the February 5, 2024, Building Advisory and Appeal Board meeting with a detailed plan of repairs to the property, which includes a timeline by which the repairs are anticipated to be completed.

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 718 NE 29th Street, Grand Prairie, TX, (the "Property").
- The vacant residential structure located on the Property ("the Structure") is dilapidated.
- The structure is missing parts of the walls and ceiling.
- Part of the roof is missing.
- The foundation is cracked and uneven.
- 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 (3, 5, 6, 7, 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	
Arcelia Morales & Pascacio Garcia		1537 Small Street	Grand Prairie, Texas 75050	
Current Resident		718 Ne 29 th Street	Grand Prairie, Texas 75050	



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 2/5/23

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.

The property owners appeared at the Building Advisory and Appeals Board meeting on November 6, 2023. The Board ordered the structure to be secured from entry within thirty (30) days, the owner or owner's representatives submit progress reports to the Building Advisory and Appeals Board through Grand Prairie Code Compliance no later than the first day of every month until the required work is completed, and appear at the February 5, 2024 Building Advisory and Appeals Board meeting to present a plan of action to bring the property into compliance.

Upon the 30-day inspection of the property, it was found to be secured. The property owner has only submitted a progress report for December, which was only submitted after staff inquiry.

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 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