



BUILDING ADVISORY AND APPEALS BOARD
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, APRIL 01, 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. Approval of Minutes for March 4, 2024 BAAB
2. Hearing concerning 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 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 29, 2024.

Karen Wilkinson

Karen Wilkinson, Admin Supervisor



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/01/2024

REQUESTER: Karen Wilkinson, Administrative Supervisor, BAAB Liaison

PRESENTER: Allan Brown, Code Compliance Field Supervisor

TITLE: Approval of Minutes for March 4, 2024 BAAB

RECOMMENDED ACTION: Approve



BUILDING ADVISORY AND APPEALS BOARD
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MARCH 4, 2024 AT 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Wendell Davidson
 Janie Adhikari
 Greg Wiggins
 Sharon Dehnert
 Aaron King

ABSENT

Starling Oliver
 Arnie Luna

AGENDA ITEMS

1. Approval of Minutes for December 19, 2023 Special Session and February 5, 2024 BAAB

Motion to approve was made by Adhikari, seconded by Wiggins
 Voting Yea: Wiggins, Davidson, King, Adhikari, Dehnert

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 3314 Country Club is set to start process for demolition and 718 NE 29th property owner was in the process of selling another property for revenue to make repairs on this board ordered structure.

3. Hearing concerning the alleged Dangerous Structure located at 122 W Grand Prairie Rd., Grand Prairie, Texas

Code Field Supervisor Allan Brown begins the power point presentation for this property. He recounted the issues which include: missing siding, doors, and windows on the primary structure, no permit authorizing renovations at the property, and the structure being unfit for human habitation given the conditions. It was previously ordered to be secured and repaired, removed, or demolished. The property was secured. He presented the findings and most recent orders the board previously. He informed the board the current deadline to correct the violations is March 6th.

The Property Owner and her husband appeared and provided an update on their progress. They said they have tried to get remodel permit and have hired somebody to assist them. They plan to have more information next month.

A motion was made to extend the time to repair, removed, or demolish to April 1, 2024 and have the owner appear at the Building Appeals and Advisory Board meeting on that date with a detailed timeline and plan to complete repairs and show of progress through the removal of Trash and debris. With the intent that the order would not be extended if the trash and debris isn't cleaned up.

Motion made by King, Seconded by Dehnert.
Voting Yea: Wiggins, Dehnert, King, Adhikari, Davidson

APPROVED

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

Board Member Sharon Dehnert adjourned the meeting at 6:22p.m.

The foregoing minutes were approved at the April 1, 2024, Building Advisory & Appeals Board Meeting.

Wendell Davidson, Chairperson



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: April 1, 2024

PRESENTER: Allan Brown, Code Compliance Supervisor

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

RECOMMENDED ACTION:

SUMMARY:

The property at 122 W. Grand Prairie Rd., Grand Prairie, Texas contains a vacant, unsecured structure with dangerous conditions. On October 11, 2023, Code Compliance conducted an interior inspection of the structure. 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. The property was timely secured, but not all progress reports were submitted.

At the February 5, 2024 Building Advisory and Appeals Board meeting, the Board adopted staff’s recommended findings and orders giving the property owner until March 6th to repair, remove, or demolish the structure. The board also ordered the owner to appear at the Building Advisory and Appeals Board hearing on March 4, 2024 to present a detailed timeline and show progress toward bringing the property into compliance. At the March meeting, the Board extended the time to repair, remove, or demolish until April 1, 2024. The board informed the owner that progress would need to be shown and timeline of repairs would need to be presented at that meeting. The board indicated progress could be shown by cleaning the trash and debris.

ADOPTED 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).

ADPOTED ORDERS:

- Owner shall remove the trash and debris and ensure the Structure is repaired, removed, or demolished, in accordance with applicable law by April 1, 2024.
- Owner will appear at the April 1st meeting with a plan of action and proof of progress.
- 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