



**SPECIAL SESSION BUILDING ADVISORY AND
APPEALS BOARD**
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
TUESDAY, DECEMBER 19, 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. Approval of Minutes for November 6, 2023 BAAB
2. Discussion of compliance with prior Board Orders related to the following properties:

4228 Hathaway Drive

122 W. Grand Prairie Road
3. Hearing concerning alleged Dangerous Structure located at 718 NE 29th Street, Grand Prairie, Texas
4. Hearing concerning alleged Dangerous Structure located at 3314 Country Club Dr., Grand Prairie, Texas
5. Hearing concerning the alleged Dangerous and Substandard Structure located at 1162 Meadow Park Lane, Grand Prairie, Texas
6. Hearing concerning alleged Substandard/Dangerous Structure located at 1505 Austrian 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 December 15, 2023.

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

Karen Wilkinson, Admin Supervisor



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

MINUTES

CALL TO ORDER

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

PRESENT

Wendell Davidson
 Janie Mendez-Adhikari
 Greg Wiggins
 Starling Oliver
 Sharon Dehnert
 Aaron King
 Arnulfo Luna

AGENDA ITEMS

1. Minutes of the Monday, November 6, 2023 BAAB

Motion made by Mendez-Adhikari, Seconded by Oliver

Voting Yea: Davidson, Wiggins, Mendez-Adhikari, Oliver, Davidson, Dehnert, Luna, King

APPROVED

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

Building Official Rob Ard presented Presentation

3. Hearing concerning the alleged Dangerous Structure located at 122 W. Grand Prairie Road

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: the primary structure was missing siding, doors, and windows; the property was in the process of being renovated, however, there was no permit authorizing the renovations; the house is unfit for human habitation given the conditions.

Staff Recommendation Order includes the following: Ensure the structure is secured from entry within thirty (30) days and remains secured from entry until such time as the rehabilitation or demolition of the structure is completed. If the damage makes securing the structure impractical, it shall be secured by erecting a temporary fence around the structure in compliance with applicable law until such time as the structure is demolished or rehabilitated to an extent it can be secured in another manner. If at anytime the property is found unsecured, such non-compliance shall be reported to the Board. Obtain permits to repair, remove, or demolish the structure prior to February 5, 2024. Appear at the Building Advisory

and Appeals Board meeting on February 5, 2024 to present a plan of action to bring the property into compliance. The property may be presented to the Board for modification of this Order prior to February 5, 2024 should the owner fail to continue to make progress toward the repairs of the property and keep the property secured from entry. The owner or owner's representatives shall submit a progress report to the Building Advisory and Appeals Board through Grand Prairie Code Compliance, Attn: Building Advisory & Appeals Board Secretary, 300 W. Main Street, Grand Prairie, Tx 75050 no later than the first day of every month until the required work is completed. It is provided by the Order that any person having an interest in said building or structure may demolish said danger 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. It is further Ordered that: If the owner fails to keep the structure secured from entry, the City is authorized to secure or re-secure the structure at the property owner's expense. 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 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. 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 Oliver, Seconded by Dehnert.

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

Voting Nay: Davidson, Mendez-Adhikari

APPROVED

4. Hearing concerning the alleged Dangerous Structure located at 4228 Hathaway Drive

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: portions of the ceiling had collapsed; there was an extensive amount of a mold like substance inside the residence; it was apparent that water was getting inside the structure causing additional damage; the house was unfit for human habitation due to the conditions.

Staff Recommendation Order includes the following: Ensure the structure is secured from entry within twenty-four (24) hours and remains secured from entry until such time as the rehabilitation or demolition of the structure is completed. If the damage makes securing the structure impractical, it shall be secured by erecting a temporary fence around the structure in compliance with applicable law until such time as the structure is demolished or rehabilitated to an extent it can be secured in another manner. Ensure the structure is repaired, removed, or demolished with Thirty (30) days of the date of this Order in accordance with applicable law. Should the primary structure be demolished or removed, accessory structures must also be demolished removed as required by applicable law. Submit a progress report to the Building Advisory and Appeals Board through Grand Prairie Code Compliance, Attn: Building Advisory and Appeals Board Secretary, 300 W. Main Street, Grand Prairie, Tx 75050 no later than the first day of every month until the required work is completed. 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. It Is Further Ordered That: If the owner fails to keep the structure secured from entry, the City is authorized to secure or re-secure the structure at the property owner's expense. 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 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. 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 Oliver, Seconded by Mendez-Adhikari

Voting Yea: Wiggins, Mendez-Adhikari, Oliver, Davidson, Dehnert, King, Luna

APPROVED

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

Board Member Janie Mendez-Adhikari adjourned the meeting at 6:42 p.m., Starling Oliver seconded.

The foregoing minutes were approved at the December 19, 2023, Building Advisory & Appeals Board Meeting.

Wendell Davidson, Chairperson



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/19/2023

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:

- 4228 Hathaway Drive
- 122 W. Grand Prairie Road

RECOMMENDED ACTION: None

SUMMARY:

Staff will be providing update on compliance with prior Board orders related to the listed properties. This is for discussion only. If the board wishes to take action in relation to a particular property, the Board may direct staff to notify the interested parties and place the property on a future agenda as an action item.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/19/2023

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.

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		718 NE 29 th Street	Grand Prairie, Texas 75050
Arcelia Morales & Pascacio Garcia		2906 St. Andrews Dr.	Seagoville, TX. 75159
Current Resident		718 Ne 29 th Street	Grand Prairie, Texas 75050



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/19/2023

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.

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.
- The 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/Company	Sent Care Of	Street Address	City, State Zip
Michael and Lisa Wright		3314 Country Club Dr	Grand Prairie, TX. 75052
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



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/19/2023

PRESENTER: Allan Brown, Code Enforcement Supervisor

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

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

The property at 1162 Meadow Park Lane, Grand Prairie, Texas contains a residential structure with a dilapidated fence and a missing garage door. The opening of the garage where the garage door should be is covered by deteriorating and inadequate sheets of building material. On February 17, 2023, Officer Steven Kemp inspected the property and notified the owner by certified mail of the violations for dilapidated fence and substandard structure due to faulty weather protection. The notice gave the owner until March 24, 2023, to repair the fence and bring the structure up to minimum building standards by properly securing the garage door. To this date, the owner has not complied and nine citations have been issued for these violations. As the citations have not been effective in obtaining compliance, the City is seeking a determination and order requiring the owner to bring the property into compliance.

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.

INTERESTED PARTIES:

Name/Company	Sent Care Of	Street Address	City, State Zip
Anthony Matthews		1162 Meadow Park Lane	Grand Prairie, TX. 75052
Tian Matthews		1162 Meadow Park Lane	Grand Prairie, Texas 75052
Anthony Matthews		215 Warwick St	La Place, LA 70068
Citizens Mortgage Corp.		800 Washington Ave.	Waco, TX. 76701
Barclay, Inc.	Registered Agent for Mortgagee	PO Box 23937	Waco, TX. 76702-3937
David W. Mann	Registered Agent for Barclay Inc.	4301 Westchester Dr.	Waco, TX. 76710
David W. Mann	Trustee for MERS	800 Washington Ave.	Waco, TX. 76701
Mortgage Electronic Registration Systems, Inc.		P.O. Box 2026	Flint, Mi 78501-2026
The Corporation Trust Company	Registered Agent for MERS	Corporation Trust Center 1209 Orange Street	Wilmington, De 19801
Caspian Investment Inc.	Registered Agent Navid Hajisaghati	4403 Winding Creek Ct	Arlington, Texas 76016



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/19/2023

PRESENTER: Allan Brown, Code Compliance Supervisor

TITLE: Hearing concerning alleged Substandard/Dangerous Structure located at 1505 Austrian Rd. Grand Prairie, Texas

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

The property located at 1505 Austrian Road, Grand Prairie, Texas contains a vacant primary structure, fence, and accessory structure (in-ground swimming pool). The primary structure and fence appeared to be dilapidated and dangerous. The owner has not been responsive to code compliance notices, notices of violations, and/or citations since 2017. On November 15, 2023, Code Officer Eric Jones, Code Compliance Supervisor Allan Brown, Code Manager Chad McGowan and Building Inspector Robert Adams conducted an interior inspection of the primary structure. The structure had a dilapidated roof with broken doors and windows. Inside the structure, portions of the ceiling had collapsed and there was a presence of a mold like substance. It was apparent that water was getting inside the structure causing damage. There was an extensive amount of animal feces on the floors. All the wiring and plumbing had been removed. The fence, which is intended to keep the pool secure, is incapable of preventing entry. The fence has areas of missing panels so large that both children and adults can fit through. A portion of the fence is leaning and appears as though it could collapse. Based on the conditions observed, staff believes the primary structure and fence are a "dangerous structures" 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 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.

INTERESTED PARTIES:

Name	Sent Care of	Address	City, State Zip
Johnny M. Howell		1701 Hampton Ct.	Bedford, Texas 76021
Kristy L. Howell		1701 Hampton Ct.	Bedford, Texas 76021
The Johnny M. Howell and Kristy L. Howell Revocable Trust	c/o Johnny M. Howell and Kristy L. Howell	1701 Hampton Ct.	Bedford Texas 76021
City of Grand Prairie	Attn: City Attorney's Office	300 W. Main St	Grand Prairie, Tx 75050