



BUILDING ADVISORY AND APPEALS BOARD
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, MARCH 04, 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 December 19, 2023 Special Session and February 5, 2024 BAAB
2. Discussion of compliance with prior Board Orders related to the following properties:
3314 Country Club
718 NE 29th
3. 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 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 1, 2024.

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: 03/04/2024

REQUESTER: Karen Wilkinson, Administrative Supervisor, BAAB Liaison

PRESENTER: Allan Brown, Code Compliance Field Supervisor

TITLE: Approval of Minutes for December 19, 2023 Special Session and February 5, 2024 BAAB

RECOMMENDED ACTION: Approve



BUILDING ADVISORY AND APPEALS BOARD
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
TUESDAY, DECEMBER 19, 2023 AT 6:00 PM

SPECIAL SESSION 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 Monday, November 6, 2023

Motion to approve was 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.

Oliver made a motion to require demolition of the property. Prior to a second being made, the board went to Executive Session at 7:21pm pursuant to Section 551.071 Consultation with Attorney.

The board came back into open session at 7:34pm.

Oliver withdrew her motion to require demolition of the property. 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 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 appliable 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 March 4, 2024, Building Advisory & Appeals Board Meeting.

Wendell Davidson, Chairperson



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

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

PRESENT

Wendell Davidson
 Janie Adhikari
 Greg Wiggins
 Sharon Dehnert
 Aaron King
 Arnulfo Luna

ABSENT

Starling Oliver

AGENDA ITEMS

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

Motion to table minutes made by Davidson, seconded by King
 Voting Yea: Wiggins, Davidson, King, Adhikari, Dehnert, Luna

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 1505 Austrian Road is not in compliance with the board's order, owner has not responded and city secured fence around pool. 4228 Hathaway Drive is not in compliance with the board's order; but secured. He also reported that 1162 Meadow Park installed another fence and garage door, but awaiting update on roof.

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

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: missing exterior roof, siding, walls, ceilings, electrical wiring and plumbing components due to a 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 staff's recommended findings and orders.

Motion made by Davidson, Seconded by King.

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

APPROVED

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

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: the structure missing parts of the walls and ceilings, roof partially missing, foundation cracked and uneven, 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 orders.

Motion made by Adhikari, Seconded by Luna.

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

APPROVED

5. 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. Issues 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. 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 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.*

A motion was made to adopt staff's recommended findings and orders and required the owners to appear at the March 4, 2024 Building Appeals and Advisory Board with a detailed timeline of progress made toward repair, removal or demolition.

Motion made by Adhikari, Seconded by Dehnert.

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

APPROVED

CITIZEN COMMENTS

Citizen concerned about 1505 Austrian Road being vacant over 23 years, stagnant swimming pool and rodents.

ADJOURNMENT

Board Member Wendell Davidson adjourned the meeting at 6:57p.m.

The foregoing minutes were tabled and will be approved at the March 4, 2024, Building Advisory & Appeals Board Meeting.

Wendell Davidson, Chairperson



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/04/2024

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
- 3314 Country Club
- 718 NE 29th

RECOMMENDED ACTION: None



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: March 4, 2024

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 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. The board may amend the February 5th order to provide additional time for the owner to repair, remove, or demolish.

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 ensure the Structure is repaired, removed, or demolished, in accordance with applicable law by March 6, 2024.
- Owner will appear at the March 4th meeting with a timeline and show 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