



BUILDING ADVISORY AND APPEALS BOARD
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, AUGUST 01, 2022 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

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

Approval of Minutes February 7, 2022 Board meeting

1. Minutes of the Monday, February 7, 2022 BAAB
2. Hearing concerning the Nuisance Determination for the property located at 4401 Sierra Dr
3. Hearing concerning the Nuisance Determination for property located at 1805 Willow Street
4. Hearing concerning the Nuisance Determination for property located at 602 NE 19th Street

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.

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 July 29, 2022 before 5:00 p.m.

Karen Wilkinson

Karen Wilkinson, Admin Supervisor



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 08/01/2022

REQUESTER: Karen Wilkinson, Administrative Supervisor, BAAB Liaison

PRESENTER: Allan Brown, Code Compliance Field Supervisor

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

RECOMMENDED ACTION: Approve

CITY OF GRAND PRAIRIE
BUILDING ADVISORY AND APPEALS BOARD MTG
IN-PERSON MEETING / FEBRUARY 7, 2022
6:00 P.M.

BOARD MEMBERS PRESENT

Wendell Davidson, Chairperson
Janie Adhikari, Vice Chairperson
David Pomerantz
Starling Oliver
Ada French-Goring

ABSENT

Robert Imade
Valerie Hernandez

STAFF

Patrick Wilson, Assistant City Attorney
Steve Collins, Code Compliance Manager
Allan Brown, Code Compliance Field Supervisor
Randy Reagins, Code Compliance Field Supervisor
Karen Wilkinson, Board Secretary
Hunter Dell, GPPD

CALL TO ORDER 6:00pm

AGENDA ITEMS

- (1) Approval of minutes from November 1, 2021 Board Meeting
Janie Adhikari, Vice Chairperson motioned and Ada French-Goring seconded. Motion Carries 5-0
- (2) Hearing concerning the Nuisance Determination and alleged Dangerous Structure(s) located at 1701 Corral Rd, Grand Prairie, Texas

On 11 January 2022 Code Office James Simmons conducted an inspection of 1701 Corral Rd Grand Prairie, TX 75052 and found the following code violation: That the structure a trailer (home) had broken windows and missing lining at the bottom of the trailer and was in a state of disrepair and uninhabitable. As of 11 January no contact or a response has been made or received from the owners of the property or owner of the trailer (home).

ENFORCEMENT HISTORY:

Notice to abate faulty weather protection and substandard building was sent on 04/01/21
Citation K0648959 faulty weather protection and substandard building issued on 04/27/21

CONCERNS:

Dangerous Structure (Trailer Home)
Faulty Weather Protection

STAFF'S RECOMMENDED FINDINGS:

- The trailer (home) at 1701 Corral Rd Grand Prairie, TX 75052 has broken windows, and is missing portion of the bottom trailer liner and is in a state of disrepair and is uninhabitable
- 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 ADDRESS, (the "1701 Corral Rd Grand Prairie, TX 75052").

- The TYPE OF STRUCTURE located on the Property (“Trailer (Home)”) is DILAPIDATED.
- The Structure has broken windows, and is missing portion of the bottom trailer liner and is in a state of disrepair and is uninhabitable
- The Structure is a dangerous structure as that term is defined in Grand Prairie Code of Ordinances Section 29-28.

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.

The Property will be the trailer itself; not the land.

Starling Oliver motioned for staff recommendation.

Janie Adhikari, Vice Chairperson seconded motion.

MOTION CARRIES 5-0

(3) Hearing concerning the Nuisance Determination for Substandard Structure located at 1408 N Highway 161, Grand Prairie, Texas

Code Compliance Officer observed a substandard structure at 1408 N Highway 161, formerly a Denny’s restaurant, that is non-operational and a nuisance substandard structure. A Violation Letter was issued to Ken Patel, owner and operator of the property, to rehabilitate or demolish the substandard structure.

To date, Ken Patel and 30 GP LLC, owners of the property, have not abated violations at the property and have not complied with city ordinances.

ENFORCEMENT HISTORY:

7/15/2014 Work Order for mowing high grass and weeds

1/11/2016 Violation letter for substandard structure

ACTIVE ENFORCEMENT:

- 11/17/2021 Code compliance inspection by Officer. Violations of 29-10, Substandard Structure, Section 29-18, Structure Plumbing, and UDC 10.14.1, Parking Lot Maintenance were determined to be existing at the property. A Notice of Violation was issued to the property owners to completely rehabilitate the structure or demolish and property dispose of all demolition waste. A compliance date of December 2, 2021 was set forth in the Notice of Violation (Attachment A).
- 12/1&17/21 Code compliance follow up inspections by Officer. Continued violations of Sections 29-10, 29-18, UDC 10.14.1
- 1/5/2022 Code compliance follow up inspections by Officer. Continued violations of Sections 29-10, 29-18, UDC 10.14.1
- 1/7/2022 Case referred to BAAB.

CONCERNS:

Substandard structure, plumbing, and parking lot at property continue in violation of city codes and are now a public nuisance.

STAFF'S RECOMMENDED FINDINGS:

- The owner of the property located at 1408 N Highway 161, (“the Property”) was given notice of this hearing in accordance with applicable law.
- The owner is allowing continued violation of Sections 29-10, 29-18, and UDC 10.14.1, on the Property;
- The owner was previously given notice to rehabilitate or demolish the substandard structure and dispose of all waste, from the Property;
- The owner has failed to rehabilitate or demolish the substandard structure and dispose of all waste from the Property;
- The presence of the substandard structure, plumbing, and parking lot is a nuisance and violation of Sections 29-10, 29-18, and UDC 10.14.1 of the Grand Prairie Code of Ordinances.

STAFF'S RECOMMENDED ORDERS:

- Abate the nuisance by removing all substandard structures from the Property within 10 days of the date of this Order in accordance with all applicable laws.
- Should the Owner fail to comply with the order and timely abate the nuisance as described in this Order, the City is authorized, at Its discretion and the Owner’s expense, to cause the nuisance to be abated by City forces or private contract.
- The City is further authorized to recover expenses the City incurs while abating the Nuisance through the placement of a lien on the Property in accordance with applicable law.

Sima Patel, property owner was present at meeting and stated she already planned to demolish this substandard structure; its under contract with Dallas Demolition company and they are working on it.

Chairman Wendell Davidson asked Sima Patel if this property is going to be demolished within (30) thirty days?

Sima Patel stated yes, I can request them to start working on it.

Starling Oliver stated in order to demolish, has contractor applied for permit and once applied how long to back back?

Allan Brown, Code Field Supervisor stated due to asbestos, it's longer than just a regular demo permit; there's several layers of approval to actually start. City Code will work with them. (30) thirty days to start doing something and or a timeline to report back to the City.

Chairman Wendell Davidson asked Sima Patel if she can start and get permit in (30) thirty days?

Sima Patel stated yes, this week or next week, they will start.

Janie Adhikari, Vice Chairperson motioned for Staff Recommendation of (30) thirty days

Ada French-Goring seconded motion.

MOTION CARRIES 5-0

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing a speaker card. NONE

EXECUTIVE SESSION: NONE

ADJOURNMENT

With no other business brought before the Board, Wendell Davidson, Chairperson asked for a motion to adjourn. Starling Oliver made a motion to adjourn and Janie Adhikari made seconded motion approved with all members present voting aye.

MOTION CARRIES 5-0

These minutes were approved at the August 1, 2022 Building Advisory and Appeals Board meeting.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 8/1/2022

PRESENTER: Allan Brown, Code Enforcement Supervisor

TITLE: Hearing concerning the Nuisance Determination for the property located at 4401 Sierra Dr

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

On February 21, 2022, a code enforcement officer conducted an inspection at 4401 Sierra Dr. Grand Prairie, Texas and observed several nuisance conditions. Specifically, he found a portion of the fence had been removed and the remaining fence had missing or damaged slats. There was scattered trash, debris, and open/outside storage in the yard which was visible from the public right of way. The property owner was given notice and an opportunity to correct the violations. The property owner requested an extension and was given additional time. The additional time provided has expired and the property owner has failed to correct all the nuisance conditions. The wood fence material that was stacked next to the POD has been removed but all other violations remain.

ENFORCEMENT HISTORY:

February 12, 2022 Posted notice to abate trash, debris, rubbish, open/outside storage, replace the missing fence section and remove the POD storage unit from off the grass in the rear yard on the front door of the property.

April 11, 2022 Issued citation K0652496 for Outside Storage, Accumulation of Rubbish and Dilapidated Fence.

April 25, 2022 Issued citation K0653900 for Outside Storage, Accumulation of Rubbish and Dilapidated Fence.

CONCERNS:

Accumulation of Rubbish, Dilapidated Fence, and Outside Storage

STAFF'S RECOMMENDED FINDINGS:

- The owner of the property located at 4401 Sierra Dr was given notice of this hearing in accordance with applicable law;
- The owner is storing wood, metal, paint cans, and other items in the rear yard of the property;

- The owner is allowing accumulations of trash, rubbish, and debris in the rear yard of the property;
- The owner was previously given notice to remove all outside storage and accumulation of trash, rubbish, debris, and the POD storage unit from the rear yard from the property;
- The owner has failed to remove all outside storage and accumulation of trash, rubbish, debris, and the POD storage unit from the property;
- The presence of the trash, rubbish, and debris upon the property is a nuisance and violation of Section 29-73 of the Grand Prairie Code of Ordinances.
- The outside storage on the property is a nuisance and violation of Section 29-68(30) of the Grand Prairie Code of Ordinances.
- The owner has failed to maintain the fence and is allowing portions of the fence to be missing including an entire section of the fence as well as some individual slats and pickets;
- The missing fence section and missing slats/pickets on the fence is in violation of Section 8.13.3 of the Grand Prairie Unified Development Code and a nuisance as provided in Section 29-90 of the Grand Prairie Code of Ordinances.

STAFF'S RECOMMENDED ORDERS:

- Abate the nuisance by removing or repairing the fence and removing all outside storage and accumulations of trash, rubbish, and debris from the property within thirty (30) days of the date of this Order in accordance with all applicable laws.
- Should the owner fail to comply with the order and timely abate the nuisance as described in this Order, the City is authorized, at its discretion and the owner's expense, to cause the nuisance to be abated by City forces or private contract.
- The City is further authorized to recover expenses the City incurs while abating the nuisance through the placement of a lien on the property in accordance with applicable law.

INTERESTED PARTIES:

Aungela C. Cannon
4401 Sierra Dr
Grand Prairie, TX 75052



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 8/1/2022

PRESENTER: Allan Brown, Code Enforcement Supervisor

TITLE: Hearing concerning the Nuisance Determination for property located at 1805 Willow Street

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

The property at 1805 Willow Street has had an extensive history of code violations, primarily related to accumulations of trash/debris, outside/open storage, and inoperable vehicles. Jerry Don Fuller, Sr. has been the property owner during this time. In the past, he has complied with requests to correct the violations, although compliance has, at times, taken months. Most recently, on March 17, 2022, a code officer observed accumulations of trash, open/outside storage, and an inoperable vehicle. Mr. Fuller was given notice and time to correct the violation, but he has failed to do so. Code enforcement personnel most recently inspected the property on July 26, 2022. At that time, accumulations of buckets, rotting food, tires, building materials, and other items were still present on the property.

ENFORCEMENT HISTORY:

8/1/2019	Hand notice issued to Mr. Fuller for trash/debris, open storage, parking on dirt/grass, dilapidated fence. Case resolved.
6/12/2020	Violation letter for trash/debris, open storage, parking on dirt/grass, graffiti, general nuisance. Case resolved.
9/28/2020	Hand notice issued to Mr. Fuller for trash/debris and open storage. Citation issued on 11/19/2020. Citation follow up inspection; continued violations. Second citation issued. Case resolved.
11/4/2020	Hand notice issued to Mr. Fuller for inoperable vehicle on street. Case resolved.
9/21/2021	Hand notice issued to Mr. Fuller for trash/debris, open storage, parking on dirt/grass, dilapidated fence. Case was administratively resolved due to violations noted in subsequent case.
12/17/2021	Hand notice issued to Mr. Jerry Don Fuller, Jr., for trash/debris, open storage, and inoperable vehicle on street. Partial compliance and case was administratively resolved due to violations noted in current case.

ACTIVE ENFORCEMENT:

- 3/17/2022 Code Officer conducted an inspection of the property. Hand notice for trash/debris, outside/open storage, and an inoperable vehicle, was delivered and discussed with Mr. Fuller.
- 3/22/2022 Follow up inspection, photos taken. Continuing violation of trash/debris, outside/open storage, and an inoperable vehicle. Mr. Jerry Don Fuller, Jr., was contacted, informed of the continued violations and that a citation would be issued.
- 4/7/2022 Citation K0653651 was issued to Mr. Fuller for code violations.
- 7/26/2022 Hand notice provided for existing violations.

CONCERNS:

Code violations for trash/debris and outside/open storage

STAFF'S RECOMMENDED FINDINGS:

- The owner of the property located at 1805 Willow Street, (“the Property”) was given notice of this hearing in accordance with applicable law.
- The owner is storing buckets, building materials, tires, and other items on the Property;
- The owner is allowing accumulations of trash, including rotting food, rubbish, and debris in the backyard of the property;
- The owner was previously given notice to remove all outside storage and accumulation of trash, rubbish, brush, and debris from the Property;
- The owner has failed to remove all outside storage and accumulation of trash, rubbish, brush, and debris from the Property;
- The presence of the trash, rubbish, brush, and debris upon the Property is a nuisance and violation of Section 29-73 of the Grand Prairie Code of Ordinances.
- The outside storage on the Property is a nuisance and violation of Section 29-68(30).

STAFF'S RECOMMENDED ORDERS:

- Abate the nuisance by removing trash and debris, outside/open stored items, and inoperable vehicle, from the Property within 10 days of the date of this Order in accordance with all applicable laws.
- Should the Owner fail to comply with the order and timely abate the nuisance as described in this Order, the City is authorized, at Its discretion and the Owner’s expense, to cause the nuisance to be abated by City forces or private contract.

- The City is further authorized to recover expenses the City incurs while abating the Nuisance through the placement of a lien on the Property in accordance with applicable law.

INTERESTED PARTIES:

Fuller Sr., Jerry Don
1805 Willow Street
Grand Prairie, Texas 75050



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 8/1/2022

PRESENTER: Allan Brown, Code Enforcement Supervisor

TITLE: Hearing concerning the Nuisance Determination for property located at 602 NE 19th Street

RECOMMENDED ACTION: Adopt Staff's Recommended Findings and Orders

SUMMARY:

In 2016, the owner of the property located at 602 NE 19th Street, Guadalupe R. Martinez passed away. The City has been unable to locate any probate records associated with Ms. Martinez. Ms. Martinez has several children, one of whom, Daniel Rodriguez Martinez, is living at the residence, at times, without running water. For over a year, Code Compliance has observed nuisance conditions present at the property. These conditions include high grass, nuisance trash and debris, outside/open storage of items, and an inoperable vehicle. Additionally, shrubbery on the property has grown in height to the point it is creating a traffic hazard by obstructing the view of vehicular traffic. Mr. Martinez was issued a hand notice to correct all violations and has been given citations. Mr. Martinez has failed to correct the violations. Additionally, a notice to correct the violations was mailed to the property to the attention of the Estate of Guadalupe Martinez as that is the contact information on file with the Dallas County Appraisal District.

ENFORCEMENT HISTORY:

7/23/2021 Citations K0649973 and K0649974 were issued to Mr. Martinez for high grass, nuisance trash and debris, outside/open stored items, inoperable vehicle, sight obstruction, and no water utilities open storage.

8/11/2021 Citation K0651505 and K0651506 were issued to Mr. Martinez for high grass, nuisance trash and debris, outside/open stored items, inoperable vehicle, sight obstruction, and no water utilities open storage.

8/26/2021 Citation K0651510 and K0651511 were issued to Mr. Martinez for high grass, nuisance trash and debris, outside/open stored items, inoperable vehicle, sight obstruction, and no water utilities open storage.

2/16/2022 Citation K0652935 and K0652936 were issued to Mr. Martinez high grass, nuisance trash and debris, outside/open stored items, inoperable vehicle, sight obstruction, and no water utilities open storage.

ACTIVE ENFORCEMENT:

- 9/28/2020 Code Officer initiated inspection. Hand notice issued for high grass, nuisance trash and debris, and outside/open stored items. Hand notice posted on door after no answer to door knock. Case closed after partial compliance.
- 7/7/2021 Complaint received in the Code Office alleging overhanging tree limbs, high grass and inoperable vehicle in backyard.
- 7/8/2021 Compliant investigation completed. Hand notice issued for code violations of high grass, nuisance trash and debris, outside/open stored items, inoperable vehicle, sight obstruction, and no water utilities. Hand notice with a ten-day compliance schedule posted at the residence door due to no answer to door knock. (Attachment F).
- 7/20/2021 Follow up inspection, photos taken. Continuing violation of high grass, nuisance trash and debris, outside/open stored items, inoperable vehicle, sight obstruction, and no water utilities. Hand notice had been removed from door. No answer to door knock.
- 7/23/2021 Citations K0649973 and K0649974 issued.
- 8/6/2021 Citation follow up inspection. Continuing violation of high grass, nuisance trash and debris, outside/open stored items, inoperable vehicle, sight obstruction, and no water utilities.
- 8/11/2021 Citation K0651505 and K0651506 issued.
- 8/24/2021 Citation follow up inspection. Continuing violation of high grass, nuisance trash and debris, outside/open stored items, inoperable vehicle, sight obstruction, and no water utilities.
- 8/26/2021 Citation K0651510 and K0651511 were issued.
- 2/11/2022 Citation follow up inspection. Continuing violation of high grass, nuisance trash and debris, outside/open stored items, inoperable vehicle, sight obstruction, and no water utilities. A Big Event card and business card was posted at the property for possible volunteer assistance. No call back from resident.
- 2/16/2022 Citation K0652935 and K0652936 were issued.
- 3/11/2022 Citation follow up inspection. Continuing violation of high grass, nuisance trash and debris, outside/open stored items, inoperable vehicle, sight obstruction, and no water utilities.
- 7/20/2022 Follow up inspection. Continuing violation of high grass, nuisance trash and debris, outside/open stored items, inoperable vehicle, sight obstruction.

CONCERNS:

Accumulations of trash and debris, outside/open stored items, and sight obstruction

STAFF'S RECOMMENDED FINDINGS:

- The owner of the property located at 602 NE 19th Street, (“the Property”) was given notice of this hearing in accordance with applicable law.
- The owner is storing coolers, pots, mattresses, and other items in the side yard on the Property visible from the street;
- The owner is allowing accumulations of trash, rubbish, and debris in the front and side yard on the Property;
- The owner was previously given notice to remove all outside storage and accumulation of trash, rubbish, brush, and debris from the Property;
- The owner has failed to remove all outside storage and accumulation of trash, rubbish, brush, and debris from the Property;
- The presence of the trash, rubbish, brush, and debris upon the Property is a nuisance and violation of Section 29-73 of the Grand Prairie Code of Ordinances.
- The outside storage on the Property is a nuisance and violation of Section 29-68(30).
- The owner has allowed the shrubbery on the property to reach a height at which it has created a hazard to human life by obstructing the sight of vehicular traffic in violation of Section 29-68 in conjunction with 29-87 of the Grand Prairie Code of Ordinances.

STAFF’S RECOMMENDED ORDERS:

- Abate the nuisance by removing all outside storage and accumulations of trash, rubbish, and debris from the Property and removing the shrubbery creating a sight obstruction or trimming it to a height of no more than 30 inches within ten (10) days of the date of this Order in accordance with all applicable laws.
- Should the Owner fail to comply with the order and timely abate the nuisance as described in this Order, the City is authorized, at Its discretion and the Owner’s expense, to cause the nuisance to be abated by City forces or private contract.
- The City is further authorized to recover expenses the City incurs while abating the Nuisance through the placement of a lien on the Property in accordance with applicable law.

INTERESTED PARTIES:

Estate of Guadalupe R. Martinez
 602 NE 19th Street
 Grand Prairie, Texas 75050