



CITY OF GRAND PRAIRIE BUILDING ADVISORY AND APPEALS BOARD

NOTICE is hereby given that the Grand Prairie Building Advisory and Appeals Board will hold a meeting on **November 2, 2020 at 6:00 PM. Due to an imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Board shall be held in-person in the Council Chambers at Grand Prairie City Hall located at 300 W. Main Street, Grand Prairie, Texas as well as by videoconference. A quorum of the Board may be present in Council Chambers. Board members and the public may participate in person at 300 W. Main St, Grand Prairie, Texas and remotely via Zoom videoconference.**

Members of the public may participate in the meeting remotely via computer, telephone, or other electronic device through the following URL location/phone number:

You are invited to a Zoom webinar.

When: Nov 2, 2020 06:00 PM Central Time (US and Canada)

Topic: City of Grand Prairie Building Advisory & Appeals Board

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/99480974888?pwd=WVp5RWwwbngwdnpBVERtMTh1aml5dz09>

Passcode: 255173

Or iPhone one-tap :

US: +13462487799,,99480974888#,,,,,0#,,255173# or +14086380968,,99480974888#,,,,,0#,,255173#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592

Webinar ID: 994 8097 4888

Passcode: 255173

International numbers available: <https://gptx.zoom.us/j/99480974888?pwd=WVp5RWwwbngwdnpBVERtMTh1aml5dz09>

All meeting participants will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press *9 to raise your hand.

Any speaker wishing to submit documents to the commission for consideration must submit them in pdf or PowerPoint format to the Building Advisory and Appeals Board Secretary via e-mail at kwilkinson@gptx.org no later than noon on November 2, 2020. The submission must include your name, address, and the property address which the submission is related to.

TUESDAY NOVEMBER 2, 2020 6:00 P.M. MEETING AGENDA
Council Chambers, Grand Prairie City Hall, 300 W. Main St. Grand Prairie, Tx and Zoom

I. CALL TO ORDER 6:00p.m

Citizens may speak for five minutes on any item on the agenda when that items is called. Those with a legal interest in the property will be given additional time. (To request to speak, raise your hand in the zoom platform or by using *9 on your phone when the item is called).

II. ADMINISTRATIVE MATTERS

A. Approval of minutes from Monday September 8, 2020 Board Meeting

III. CASE RECAP FROM PRIOR BOARD MEETING

- A. 2205 W.E. Roberts St.
- B. 1505 Austrian Rd.
- C. 122 W. Grand Prairie Rd.

IV. PROPERTY THAT HAS BEEN DECLARED A NUISANCE AND REPRESENTS A SIGNIFICANT HEALTH AND SAFETY CONCERN TO THE COMMUNITY:

- A. 1701 Ranch Road
- B. 4901 Matthew Road

V. ORDER FOR REHABILITATION OR DEMOLITION:

A. 4901 Matthew Road (Will be discussed in conjunction with Item IV.B)

VI. CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda. (To request to speak, raise your hand in the zoom platform or by using *9 on your phone).

VII. ADJOURNMENT

Posted in accordance with Chapter 551, Government Code, V.T.C.A as revised by the Governor's March 16, 2020 order suspending certain provisions of the Texas Open Meeting Act on this the 30 of October, 2020 at 12 P.M.

Posted by: 

If you plan to attend this public meeting and you have a disability that requires special arrangements, please call Code Compliance (972) 237-8296. Reasonable accommodation will be made to assist your needs.

MINUTES
CITY OF GRAND PRAIRIE
BUILDING ADVISORY AND APPEALS BOARD MTG
VIRTUAL MEETING / TUESDAY, SEPTEMBER 8, 2020
6:00 P.M.

BOARD MEMBERS PRESENT

Wendell Davidson, Chairperson
 Janie Mendez-Adhikari, Vice-Chairperson
 David Pomerantz
 Robert Adame
 Starling Oliver
 David Kasten
 Ada French-Goring (audio only)
 Valerie Hernandez

ABSENT**STAFF**

Tiffany Bull, Assistant City Attorney
 Steve Collins, Code Compliance Manager
 Allan Brown, Code Compliance Field Supervisor
 Karen Wilkinson, Board Secretary

I. CALL TO ORDER 6:00pm

Citizens may speak for five minutes on any item on the agenda when that item(s) is called. Those with a legal interest in the property will be given additional time. (To request to speak, raise your hand in the zoom platform or by using *9 on your phone).

II. ADMINISTRATIVE MATTERS

- A. Approval of minutes from Monday July 6, 2020 Board Meeting
 Starling Oliver motioned and David Pomerantz seconded Motion carries 8-0
- B. Introduction of New Member(s)
 Valerie Hernandez
- C. Discussion and Consideration of New Vice Chairperson
 Janie Mendez-Adhikari elected Motion Carries 8-0

III. CASE RECAP FROM PRIOR BOARD MEETING

- A. 1037 NW 7th St
- B. 2617 W. Jefferson St
- C. 2912 Olympia Dr
- D. 2952 Pinehurst

IV. PROPERTY THAT HAS BEEN DECLARED A NUISANCE AND REPRESENTS A SIGNIFICANT HEALTH AND SAFETY CONCERN TO THE COMMUNITY:**2205 W.E. Roberts Street, Grand Prairie Tx:**

Code Field Supervisor Allan Brown begins the power point presentation for this property. The issues are trash, garbage and debris, outside storage, inoperable vehicles and citizen complaints.

(10) ten days to remove all trash and debris and outside/open storage from property and from public view.

Failure to comply with result in the issuance of an administrative warrant to correct the violations. The owner will be billed for the charges. Failure to pay the charges will result in a lien placed on the property.

No Speaker(s) on this property address.

Robert Adame motioned for Staff Recommendation of 10 days to remove all trash, debris, outside/open storage from property and from public view.

David Pomerantz seconded motion.

Motion Carries 8-0

1505 Austrian Road, Grand Prairie, Tx:

Code Field Supervisor Allan Brown begins the power point presentation for this property. The issues are high grass, dilapidated fence, overgrown brush, trash and debris and pool maintenance.

Ten (10) days to properly remove all trash, brush and debris from back yard, including the rotted wood in pool area.

Failure to comply with result in the issuance of an administrative warrant to correct the violations. The owner will be billed for the charges. Failure to pay the charges will result in a lien placed on the property.

No Speaker(s) on this property address.

Vice-Chairperson Janie Mendez-Adhikari asked if this structure was occupied ?

Field Supervisor Allan Brown stated this structure is vacant.

Robert Adame motioned for Staff Recommendation of (10) Ten days to properly remove all trash, brush and debris from back yard, including the rotted wood in the pool area.

Janie Mendez Adhikari seconded motion.

Motion Carries 8-0

122 W. Grand Prairie Rd., Grand Prairie, Tx

Code Field Supervisor Allan Brown begins the power point presentation for this property. The issues are accumulation of rubbish, trash, debris, open/outside storage, faulty weather protection, inoperable vehicle, no building permit and citizen complaints.

(10) ten days to remove all open/outside storage and accumulation of trash, rubbish and debris from the property.

(30) thirty days to repair, remove, rehabilitate or demolish the structure.

Failure to comply with result in the issuance of an administrative warrant to correct the violations. The owner will be billed for the charges. Failure to pay the charges will result in a lien placed on the property.

Tiffany Bull, Asst City Attorney stated that it will be up to the Board, we can do one order that includes both the Nuisance and the Sub-standard structure if the board found that those existed or we can two separate orders, that would be up to the board what they felt was appropriate.

Speaker: Robert Mehl Denman

Mr. Denman stated he is working on this property day in and day out and proud to say this will be turned into a putting green and he's been doing this for eight years and he's finally finished; there's a lot of history here and he understands from the city's point of view. He stated he's 98% completed and if city wants to take pictures they can. He stated he wants all the stuff gone and he's tired of this and what's done is done and as for the structure of peeling paint and the window that was taken out to put the air-conditioner in, he took out the ac and put the window back in.

David Pomerant asked Mr. Denman how long is it going to take to finish this?

Mr. Denman stated ten days is plenty and the house has needed painting for eight years and should have been painted a lot sooner.

Mr. Denman stated as far as the dilapidated fence, he was deciding how he wanted to build his gate and he finished it two nights ago and now its rock solid.

Robert Adame motioned for staff recommendation.

Starling Oliver seconded motion.

Motion Carries 8-0

VI. **CITIZEN COMMENTS**

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda. (To request to speak, raise your hand in the zoom platform or by using *9 on your phone). NO SPEAKERS

V. **ADJOURNMENT:**

With no other business brought before the Board, Wendell Davidson, Chairperson asked for a motion to adjourn. Robert Adame made a motion to adjourn and David Pomerantz seconded motion approved with all members present voting aye.

Motion Carries 8-0

Supervisor Only:
Title Work Yes or No

NUISANCE

BUILDING ADVISORY & APPEALS BOARD MTG DATE:

November 2, 2020

OWNER/TENANT'S NAME: Frances Geneva McKnight

SUMMARY OF CASE:

On August 19, 2020 Code Office James Simmons conducted an inspection of 1701 Ranch Rd Grand Prairie, TX 75052 and found the following code violation: Open/outside storage, trash and debris in the yard, and an inoperative vehicle at the property. A no trespassing sign was posted on the front gate of the property. A letter of violation was mailed to the owner to correct all code violations. Grand Prairie fire department had put out a small fire inside the trailer on 18 August 2020. As of September 09, 2020, the code violations had not been corrected.

DATE OF HAND NOTICE(S) & VIOLATION(S):

December 4, 2019 violation letter mailed to remove all trash, debris, wood, metal, tires, bath tub, etc. from property; repair or remove inoperative vehicle on property and remove all open storage from property

ISSUES:

- Accumulation of Rubbish
- Open/Outside Storage

RECOMMENDED FINDINGS:

- There is an accumulation of trash, rubbish, and debris on the property;
- The owner was previously given notice to remove all accumulation of trash, rubbish, brush, and debris from the property;
- The owner has failed to remove all accumulation of trash, rubbish, brush, and debris from the property;
- The presence of the trash, rubbish, brush, and debris is a nuisance and violation of Section 29-73 of the Grand Prairie Code of Ordinances.
- The owner has allowed outside open storage to occur on the premises.
- The owner was previously given notice to discontinue the open outside storage and has failed to do so.
- The presence of the open outside storage is a violation of section 29-68(30) of the Grand Prairie Code of Ordinances.

RECOMMENDED ORDERS:

TEN (10) DAYS TO PROPERLY REMOVE ALL OUSIDE STORAGE, TRASH, BRUSH AND DEBRIS FROM PREMISES.

FAILURE TO COMPLY WILL RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE WARRANT TO CORRECT THE VIOLATIONS THE OWNER WILL BE BILLED FOR THE CHARGES. FAILURE TO PAY THE CHARGES WILL RESULT IN A LIEN PLACED ON THE PROPERTY.

SEND BOARD NOTICE(S) TO:

Frances Geneva McKnight

1701 Ranch Rd

Grand Prairie, TX 75052

BUILDING ADVISORY & APPEALS BOARD

November 2, 2020:

OWNER and/or TENANT'S NAME: Malakai F. Takitaki and Esili Takitaki

SUMMARY:

On July 9, 2020 Code Officer Constance Reese made an initial inspection and observed 4901 Matthew Rd., to be in violation of (Section 29-114) High Grass and Weeds, (Section 29-68.30) Outside/Open Storage on the patio and (Section 29-18) Substandard Structure. A violation letter was sent to the property owner (Malakai F. Takitaki & Esili Takitaki) on July 15, 2020 instructing them to mow the grass within 7 days, remove the open storage (indoor chairs, refrigerator) within 3 days and repair the substandard structure (garage door, rotted fascia boards, patio roof, etc.) within 30 days. Upon my follow-up inspection on August 17, 2020, the grass had been mowed but, the open storage remained and the structure had not been repaired. The code officer attempted personal contact but, received no answer at the door. On August 27, 2020, contact was attempted by phone, but there was no answer and a voicemail was left. The owner has been unresponsive. An inspection was conducted on September 1, 2020 and the violation of Outside Open Storage and Substandard Structure remained. A citation was issued and the violations of substandard structure and outside storage remain present at the property.

DATE OF LETTER(S) & VIOLATION:

July 15, 2020 for Substandard Structure, High Grass and Outside Open Storage

CITATION DATE, NUMBER, VIOLATION AND DISPOSITION:

September 1, 2020 – K0644608 - Outside Open Storage and Substandard Structure – At Large Appearance

ISSUES:

- Substandard Structure (Patio & Garage Door)
- Open/Outside Storage

RECOMMENDED FINDINGS:

- The roof of the patio portion of the residential structure is beginning to collapse.
- The residential structure is dilapidated, and the exterior of the residential structure has faulty weather protection and is rotted in some places.
- The residential structure is a substandard structure and public nuisance as those terms are defined in Grand Prairie Code of Ordinances Sections 29-18(2), 29-18(7) and 29-10.
- The owner has allowed outside open storage to occur on the premises.
- The owner was previously given notice to discontinue the open outside storage and has failed to do so.
- The presence of the open outside storage is a violation of section 29-68(30) of the Grand Prairie Code of Ordinances.

RECOMMENDED ORDERS:

- REPAIR, REMOVE, REHABILITATE, OR DEMOLISH THE STRUCTURE WITHIN THIRTY (30) DAYS

- REMOVE ALL OUTSIDE STORAGE FROM THE PROPERTY WITHIN TEN (10) DAYS OF THE DATE OF THIS ORDER IN ACCORDANCE WITH ALL APPLICABLE LAWS.
- IT IS PROVIDED BY THE ORDER THAT ANY PERSON HAVING AN INTEREST IN SAID BUILDING OR STRUCTURE MAY REPAIR, REMOVE, REHABILITATE OR 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.
- SHOULD THE OWNER FAIL TO COMPLY WITH THE ORDERS AND TIMELY ABATE THE NUISANCE AS DESCRIBED ABOVE, 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 IN ACCORDANCE WITH APPLICABLE LAW.
- THE CITY MAY TAKE ANY OTHER ACTION AUTHORIZED BY LAW TO ENFORCE THIS ORDER.

MAIL ALL BOARD NOTICE(S) TO:

Malakai F. Takitaki & Esili Takitaki
4901 Matthew Rd.
Grand Prairie, TX 75052