



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 July 6, 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 Commission shall be held via videoconference. The members of the Commission will participate remotely via Zoom videoconference. No facility shall be available for the public to attend in person.**

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

When: Jul 6, 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/92859664923?pwd=Y3E3RIBHeERVUVlqQXRhSzJhRFpmZz09>

Password: 255173

Or iPhone one-tap :

US: +13462487799,,92859664923#,,,,0#,,255173# or +12532158782,,92859664923#,,,,0#,,255173#

Or Telephone:

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

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

Webinar ID: 928 5966 4923

Password: 255173

International numbers available: <https://gptx.zoom.us/j/92859664923?pwd=Y3E3RIBHeERVUVlqQXRhSzJhRFpmZz09>

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](mailto:kwilkinson@gptx.org) no later than July 5, 2020. The submission must include your name, address, and the property address which the submission is related to.

## MONDAY, JULY 6, 2020 6:00 P.M. MEETING AGENDA

### 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. APPROVAL OF MINUTES FROM MONDAY, MONDAY MAY 18, 2020 BOARD MEETING

### III. CASE RECAP FROM PRIOR BOARD MEETING

- A. 1006 Shawnee Trace
- B. 3648 Bluegrass

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

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

### V. ORDER FOR REHABILITATION OR DEMOLITION:

- A. 2952 Pinehurst

### 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 \_\_\_ of \_\_\_\_\_, 2020 at \_\_\_\_\_ .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/ Monday May 18, 2020**  
**6:00 P.M.**

**BOARD MEMBERS PRESENT**

Wendell Davidson, Chairperson  
 David Pomerantz  
 Michelle Madden, Vice-Chairperson  
 Robert Adame  
 Starling Oliver  
 David Kasten  
 Janie Mendez-Adhikari

**ABSENT**

Robert Mendoza  
 Ada French-Goring

**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**

The meeting was called to order at 6:00pm by Chairperson Wendell Davidson.

**II. APPROVAL OF MINUTES**

Wendell Davidson, Chairperson called the agenda item and opened the floor.  
 Robert Adame motioned for approval of minutes. and Michelle Madden seconded. Motion Carries 7-0

**III. CASE RECAP FROM JANUARY 13, 2020 BOARD MEETING**

Code Field Supervisor Allan Brown presented photographs and informed the Board that the fire damaged structure at 7304 Estela had been repaired.

**IV. PROPERTY THAT HAS BEEN DECLARED A NUISANCE AND REPRESENTS A SIGNIFICANT HEALTH AND SAFETY CONCERN TO THE COMMUNITY:****1006 Shawnee Trace:**

Code Field Supervisor Allan Brown presented a power point presentation for this property. The presentation showed photographs of items being stored at the residence. Allan informed the Board that the owner, Clark Pannier, was provided notice on September 25, 2019 that he was allowing outside/open storage upon the property located at 1006 Shawnee Trace, Grand Prairie, Tx in violation of Sections 29-68(30) of the Grand Prairie Code of Ordinances. This has been an ongoing issue and he was directed to correct the violation within three (3) days. The property was not brought into compliance. Field Supervisor Brown recommended the owner be given ten (10) days to correct the violation and the City be given the authority to correct the violation if the owner fails to.

Mr. Clark Pannier called in to speak as owner of property.

Mr. Pannier stated he has begun clearing the outside storage out from his property and shouldn't need the (10) ten days to comply but the ten days would be greatly appreciated.

Vice-Chairperson Michelle Madden made a motion that the staff's recommendation that the property be cleared within (10) ten days. It was clarified that the motion also included a finding that outside storage existed on the property.

Janie Mendez-Adhikari seconded motion.

Motion Carries 7-0

**V. ORDER FOR REHABILITATION OR DEMOLITION:**

**3648 Bluegrass, Grand Prairie Tx:**

Code Field Supervisor Allan Brown presented photos showing the property at 3648 Bluegrass Drive had experienced several landslides which placed the structure at risk of collapse. Field Supervisor Brown recommended the property be declared dangerous and the owner be given thirty (30) days to repair, remove, or demolish the structure.

The floor was opened to the owner or his representative.

Luis Bartolomei, Attorney representing the property owner spoke on behalf of the property owner.

Mr. Bartolomei stated his business address is 3710 Rawlins St., Ste 1600, Dallas, Tx 75219.

Mr. Bartolomei agreed the property is a dangerous structure. He stated the owner moved to the metroplex from Nebraska when he retired to be closer to his son and family. He spent all of this life savings to build his dream home. After about 14months of the house being finish, the backyard collapsed. His Owner insurance company performed a thorough investigation and deemed the house to be inhabitable, so they moved out. This is a catastrophe situation they are trying to figure out. The property was worth in the mid \$400,000 maybe \$500,000. This property has to be fixed in the way that they've been told by experts cost of \$275,000-300 just to repair the back. This is making it very difficult and the Basgells don't have the money. The don't want the house to deteriorate but they are in between a rock and a hard spot. Owner doesn't want the neighbors work on their property to make his property worse. They are trying to figure out the most realistic way to move forward. They are willing to work with the neighbors. They have been trying to sell the house but not to the typical buyers. The owner is not in the position right now to put in \$300,000 to repair the property. They would like the full 90 days to come up with a repair plan and this is just not sitting there.

Vice Chairperson Michelle Madden asked if there was an engineered wall back there before they built the house or just on the ground?

Mr. Bartolomei stated there were two empty properties adjacent to each other that backed into that creek. He saw the property, he liked it, and bought just the land, the land was \$50,000. They built a wall and then the house was built.

Vice-chairman Michelle Madden asked if owner has had estimates and looked for engineers to give suggestions.

Mr. Bartolomei said they have looked into getting the house back into the condition it started at; but they don't have the money. His client has been very proactive in keep the city informed.

Property owner Neal Basgell called in virtual meeting to speak.

Mr. Basgell stated he is the owner of 3648 Bluegrass. Mr. Basgell stated they have been trying to make this all come together; there was a lot of information that wasn't disclosed to him, catastrophic landslide

was excluded from his insurance coverage, and all his hard work has gone down. He has tried to alleviate litigation as much as possible by selling this property but once they come out and visualize the extensive damages and possible price-tag they are pretty much weary of going forward. He believes it will cost about \$375,000 to make repairs and the property is not getting any better by the day. He does not have the ability to put up any additional money to start or complete the necessary repairs.

Janie Mendez-Adhikari asked if there's anything the owner could do to stop any additional wash-away or is this something that owner does not have the funds to put towards?

Mr. Basgell the house was built well enough it has not moved because of the support of those piers. There was an initial drop in the corner but it hasn't moved over the course of the last year. But it's going to cost money he does not have.

Vice-Chairperson Michelle Madden motioned the Board adopt the recommended findings and order for structure to be secured from trespassers within 10 days; an estimate for repairs be obtained within 30-days; and the structure be repaired, removed, or demolished within 90-day.; The owner is also required to submit a monthly progress report to GP Code Compliance.

Janie Mendez-Adhikari seconded motion.

Motion Carries 7-0

**VI. ADJOURNMENT:**

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

Motion Carries 7-0

TITLE WORK YES/NO

# 1037 NW 7<sup>TH</sup> ST.

NUISANCE

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BUILDING ADVISORY & APPEALS BOARD DATE:

July 6, 2020

OWNER and/or TENANT'S NAME:

GENARLSKY, MARIA E.

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**SUMMARY:**

Code Compliance observed trash/debris, outside storage and inoperable vehicles in yard at 1037 NW 7<sup>th</sup> St. Hand notices have been issued to remove trash/debris, outside storage and inoperable vehicle from property. Property conditions remain in non-compliance. This property was previously presented to the Building Advisory & Appeals Board on April 14, 2014 for the same code violations of outside storage and trash/debris and same ownership. The property was cleaned, but the same issues reemerged.

**HAND NOTICE:**

7/1/2019-Open Storage

12/11/2019-Operation Clean Sweep-High Grass, Accumulation of Rubbish, Open Storage and Inoperable Vehicle

**CITIZEN REQUEST FOR EXTENTION:**

08/22/2019-Citizen requested 10 days to clean up property and extension was approved by both Code officer and Supervisor

**CITATIONS:**

9/4/2019: K0631429-Open Storage; Disposition: Payment Plan

**ISSUES:**

- Trash/debris
- Citizen Complaints
- Outside storage
- Inoperable vehicles

**CITY RECOMMENDATION:**

(10) TEN DAYS TO REMOVE ALL TRASH, DEBRIS AND OUTSIDE STORAGE FROM PROPERTY.

FAILURE TO COMPLY MAY RESULT IN AN ADMINISTRATIVE WARRANT TO REMOVE TRASH, DEBRIS, AND OUTSIDE STORAGE FROM THE PROPERTY AND ADDITIONAL CITATIONS MAY BE ISSUED.

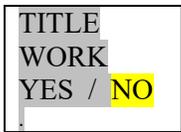
THE OWNER WILL BE BILLED FOR THE CHARGES. FAILURE TO PAY THE CHARGES WILL RESULT IN A LIEN PLACED ON THE PROPERTY.

**MAIL ALL BOARD NOTICE(S) TO:**

GENARLSKY MARIA E

1037 NW 7TH ST

GRAND PRAIRIE, TEXAS 750503462



# 2617 W. JEFFERSON ST NUISANCE

BUILDING ADVISORY & APPEALS BOARD DATE:

July 6, 2020

OWNER and/or TENANT'S NAME: Taim Samar /Sosyam Taim and Cheryl Harmon

SUMMARY:

Code Officer observed inoperable vehicles, trash and debris and outside/open storage at 2617 W. Jefferson St. Notice of violation letters have been issued to repair or remove inoperable vehicles, remove trash and debris and outside storage. In addition to citizen complaints, there have been complaints from Grand Prairie Police and the Post Office regarding outside storage and accumulation of rubbish. No compliance has been met.

DATE OF LETTER(S) & VIOLATION:

08/06/19: Accumulation of Rubbish, Trash, Garbage and Debris.

10/07/19: Inoperative, junk or wrecked motor vehicle. Outside/open storage. Accumulation of rubbish, trash and debris.

02/06/20: final appeal letters for inoperable vehicles

07/01/19: HAND NOTICE ISSUED FOR: Accumulation of Rubbish, Outside/open Storage and Inoperable Vehicles

CITATION DATE, NUMBER , VIOLATION AND DISPOSITION:

08/02/19: K-0631431, Accumulation of Trash and Rubbish. Inoperative Motor Vehicles. Scrap on lot and inoperative motor vehicles on the property and are not moving. Tarp on vehicle and not a car cover.

11/06/19: K-0631447, Outside/Open Storage. Inoperable Vehicles. Vehicles are still on property in violation not moving. Trash, outside storage and accumulation of items on lot still in violation.

ISSUES:

- Trash and debris
- Outside storage
- Inoperable vehicles
- Citizen complaints

CITY RECOMMENDATION:

(10) Ten days to REMOVE TRASH AND DEBRIS AND OUTSIDE/OPEN STORAGE FROM PROPERTY.

FAILURE TO COMPLY MAY RESULT IN AN ADMINISTRATIVE WARRANT TO REMOVE TRASH, DEBRIS, AND OUTSIDE STORAGE FROM THE PROPERTY AND ADDITIONAL CITATIONS MAY BE ISSUED.

THE OWNER WILL BE BILLED FOR THE CHARGES. FAILURE TO PAY THE CHARGES WILL RESULT IN A LIEN PLACED ON THE PROPERTY.

MAIL ALL BOARD NOTICE(S) TO:  
TAIM SAMAR AND SOFYAM TAIM  
930 AUSTIN CT  
WEATHERFORD TX 76086

CHERYL MARYE HARMON OR CURRENT RESIDENT  
2617 W. JEFFERSON ST.  
GRAND PRAIRIE TX 75051

TITLE WORK YES/NO

# 2912 OLYMPIA DR

## NUISANCE

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BUILDING ADVISORY & APPEALS BOARD DATE:

July 6, 2020

OWNER and/or TENANT'S NAME: PHAN HUNG T

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SUMMARY:

Code Compliance observed trash/debris, outside storage and inoperable vehicles in backyard at 2912 Olympia Dr. A notice of violation was left on front door to remove trash/debris, outside storage and inoperable vehicles in backyard. Property conditions remain in non-compliance. Removal of inoperable vehicles will be handled in accordance with the City's junk/inoperable vehicle ordinance.

HAND NOTICE:

9-3-2019 - Remove trash/debris, outside storage and inoperable vehicles in backyard.

CITATIONS:

2/27/19: K-5633028A: Unattended vehicle with flat tire

9/16/19: K-0633117: Trash/debris, outside storage, inoperable vehicles. At Large Appearance

ISSUES:

- Trash/debris
- Outside storage
- Inoperable vehicles
- Citizen Complaints

CITY RECOMMENDATION:

(10) TEN DAYS TO REMOVE ALL TRASH, DEBRIS AND OUTSIDE STORAGE FROM PROPERTY.

FAILURE TO COMPLY MAY RESULT IN AN ADMINISTRATIVE WARRANT TO REMOVE TRASH, DEBRIS, AND OUTSIDE STORAGE FROM THE PROPERTY AND ADDITIONAL CITATIONS MAY BE ISSUED.

THE OWNER WILL BE BILLED FOR THE CHARGES. FAILURE TO PAY THE CHARGES WILL RESULT IN A LIEN PLACED ON THE PROPERTY.

MAIL ALL BOARD NOTICE(S) TO:

PHAN HUNG T

2912 OLYMPIA DR

GRAND PRAIRIE, TX 75052

# 2952 PINEHURST LN

<u>Supervisor Only:</u> Title Work Yes or No
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## SUB-STANDARD STRUCTURE / NUISANCE

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BUILDING ADVISORY & APPEALS BOARD MTG DATE:

JULY 6, 2020

OWNER/TENANT'S NAME: Felicia A James

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### **SUMMARY OF CASE:**

On October 24, 2019 Code Office James Simmons conducted an inspection of 2952 Pinehurst Ln Grand Prairie, TX 75104 and found the following code violation: Open/outside storage, and a sub- standard structure. The substandard structure is due to a balcony which is in danger of collapse. A notice of violation was posted on the front door of the property to properly to apply for a permit to repair sub-standard structure and remove the open/outside storage from the property. On November 7, 2019 property owner obtained a 15 days extension to apply for a permit, make repairs, and remove the open/outside storage. As of December 26, 2019 no permit has been applied for, no repairs have been made to the sub-standard structure, and the open/outside storage has not been removed.

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

October 24, 2019 remove outside storage; apply for rehabilitation permit; remove jack holding up 2<sup>nd</sup> floor patio and repair cracks holes on house.

### **CITATION DATE, CITATION NUMBER, VIOLATION & DISPOSITION:**

November 22, 2019 K0630769 Open/Outside Storage & Sub-Standard Structure; At-Large Appearance  
December 9, 2019 K0630771 Open/Outside Storage & Sub-Standard Structure; At-Large Appearance

### **ISSUES INCLUDE, BUT ARE NOT LIMITED TO:**

- The second story balcony is not sufficiently supported and is in danger of collapse.
- Items are being improperly stored outside.

### **CITY STAFF RECOMMENDATION:**

City staff is recommending ten (10) days to remove the outside storage and thirty (30) days to repair the substandard structure (balcony and supports) as further outlined below:

#### **RECOMMENDED FINDINGS:**

- The residential structure located at 2952 Pinehurst Lane., Grand Prairie, Texas ("the structure") is a dangerous structure as that term is defined in Grand Prairie Code of Ordinances Section 29-28 (5), (7), (8), (13), and (17).
- The structure is in such a condition as to make it dangerous to the health, morals, safety or general welfare of its occupants and the community.
- The second story balcony of the structure is in danger of collapse.
- A stack of tiles or similar item are being stored on the property in violation of Section 29-68(30) of the Grand Prairie Code of Ordinances.

#### **RECOMMENDED ORDERS:**

- THE STRUCTURE SHALL BE REPAIRED, REMOVED, OR DEMOLISHED WITHIN THIRTY (30) DAYS IN ACCORDANCE WITH APPLICABLE LAW. IF THE STRUCTURE IS DEMOLISHED, ANY ACCESSORY STRUCTURES MUST ALSO BE REMOVED OR DEMOLISHED.
- SHOULD THE OWNER FAIL TO COMPLY WITH THE ORDER, THE CITY IS AUTHORIZED, AT ITS DISCRETION, TO DEMOLISH THE STRUCTURE AND ANY ACCESSORY STRUCTURES AT THE OWNER'S EXPENSE.

- 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 HOMESTED PROTECTED BY THE TEXAS CONSTITUTION.
- ANY SUBSEQUENT PURCHASER OF THE PROPERTY IS REQUIRED TO COMPLY WITH THIS ORDER.ISSUES:
- THE OPEN OUSTIDE STORAGE SHALL BE REMOVED WITHIN TEN (10) DAYS.
- FAILURE TO REMOVE THE OUTSIDE STORAGE WILL RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE WARRANT TO REMOVE ALL ITEMS BEING STORED OUTSIDE IN VIOLATION OF CITY ORDINANCE. THE OWNER WILL BE BILLED FOR THE CHARGES. FAILURE TO PAY THE CHARGES WILL RESULT IN A LIEN PLACE ON THE PROPERTY.

**SEND BOARD NOTICE(S) TO:**

<b>Addressee</b>	<b>Care Of</b>	<b>Address</b>	<b>City</b>
<b>Eric Richardson &amp; Felicia James-Richardson</b>		<b>2952 Pinehurst Ln</b>	<b>Cedar Hill, Texas 75104</b>
Felicia James	Reg. Agent for Primestar Devel. Corp.	1915 Ariel Dr.	Dallas, Tx 75232
Plains Capital Bank		325 N. St. Paul St., Ste 800	Dallas, Tx 75201
Cenlar FSB		425 Phillips Blvd	Ewing, NJ 08618
McCarthy & Holthus, LLP, Trustee	C/O Reg. Agent Catherine Allen-Rea	1255 West 15th St, Ste 1060	Plano, Tx 75075
Cole D. Patton	Trustee for Plains Capital Bank (Cenlar FSB)	1255 West 15th St, Ste 1060	Plano, Tx 75075
Henry Oddo Austin and Fletcher	Reg. Agent and Atty for Prop. Owner's Assoc. of Lake Ridge	1700 Pacific Ave, Ste. 2700	Dallas, Tx 75201
Evanston Insurance Company	C/O Universal Assurors Agency Inc.	11420 Blondo St, Ste 103	Omaha, Ne 68164
Worth National Bank		PO Box 136699	Fort Worth, Tx 76136
J. Michael Holt	Trustee for Worth National Bank	3908 Telephone Rd	Forth Worth, Tx 76135