



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 **September 8, 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:

You are invited to a Zoom webinar.

When: Sep 8, 2020 06:00 PM Central Time (US and Canada)

Topic: City of Grand Prairie Building Advisory & Appeals Board Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/95528117789?pwd=dDJCUzRHREpaaHRPUTZsdU5JZ1c5QT09>

Passcode: 255173

Or iPhone one-tap :

US: +[13462487799](tel:+13462487799).,[95528117789](tel:+14086380968)#,.....[0#](tel:+13462487799).,[255173](tel:+14086380968)# or +[14086380968](tel:+14086380968).,[95528117789](tel:+13462487799)#,.....[0#](tel:+14086380968).,[255173](tel:+13462487799)#

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: 955 2811 7789

Passcode: 255173

International numbers available: <https://gptx.zoom.us/j/95528117789>

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 September 7, 2020. The submission must include your name, address, and the property address which the submission is related to.

**TUESDAY SEPTEMBER 8, 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. ADMINISTRATIVE MATTERS

- A. Approval of minutes from Monday July 6, 2020 Board Meeting
- B. Introduction of New Member(s)
- C. Discussion and Consideration of New Vice Chairperson

III. CASE RECAP FROM PRIOR BOARD MEETING

- A. 1037 NW 7<sup>th</sup> 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:

- A. 2205 W.E. Roberts St.
- B. 1505 Austrian Rd.
- C. 122 W. Grand Prairie Rd. (Will be discussed in conjunction with Item V.A)

V. ORDER FOR REHABILITATION OR DEMOLITION:

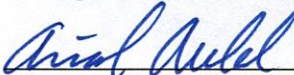
- A. 122 W. Grand Prairie Rd (Will be discussed in conjunction with Item V.A)

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 4 of September 2020 at 3 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/ JULY 6, 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  
 Robert Mendoza

**ABSENT**

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 6:02pm by Chairperson Wendell Davidson.

**II. APPROVAL OF MINUTES**

Wendell Davidson, Chairperson motioned for approval of minutes.  
 Michelle Madden, Vice-Chairperson approved minutes and David Pomerantz seconded the minutes.  
 Motion Carries 8-0

**III. CASE RECAP FROM MONDAY, MAY 18, 2020 BOARD MEETING****IV. PROPERTY THAT HAS BEEN DECLARED A NUISANCE AND REPRESENTS A SIGNIFICANT HEALTH AND SAFETY CONCERN TO THE COMMUNITY:****1037 NW 7<sup>th</sup> Street, Grand Prairie Tx:**

Code Field Supervisor Allan Brown begins the power point presentation for this property. The issues are trash/debris and outside storage on property.

Speaker: Property owner, Maria Buffalo aka Maria Genarlsky stated she will have property cleaned up by the end of the week.

Vice-Chairperson Michelle Madden motioned for Staff Recommendation of (10) ten days to comply.

Starling Oliver seconded motion.

Motion Carries 8-0

**2617 W. Jefferson Street, Grand Prairie Tx:**

Code Field Supervisor Allan Brown begins the power point presentation for this property. The issues are trash, debris and outside/open storage on property.

Nobody was present on speaking at zoom meeting for this property address.

David Pomerantz motioned for Staff Recommendation of (10) ten days to remove all trash, debris and outside/open storage from property.

Vice-Chairperson Michelle Madden seconded motion.

Motion Carries 8-0

**2912 Olympia Drive, Grand Prairie, Tx**

Code Field Supervisor Allan Brown begins the power point presentation for this property. The issues are trash, debris and outside storage on property.

Nobody was present on speaking at zoom meeting for this property address.

Robert Adame motioned for Staff Recommendation.

Vice-Chairperson seconded motion.

Motion Carries 8-0

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

**2952 Pinehurst, Grand Prairie, Tx:**

Code Field Supervisor Allan Brown begins the power point presentation for this property. The issues are: Sub-standard Structure and Nuisance

The Board called into consideration the property at 2952 Pinehurst Lane, Grand Prairie, Texas, within the City of Grand Prairie.

The Board reviewed a presentation of evidence by the City Code Enforcement and Fire Officers, including Allan Brown, and testimony concerning the dangers and conditions of the property and/or structure. The testimony detailed the following deficiencies in the property:

- The second story balcony is not sufficiently supported and is in danger of collapse.
- Tiles or similar items which appear to have been previously on the basketball court are being improperly stored outside.

The Board finds that notice was sent to the following persons, who claim or who are shown of record to be the owner or persons with an interest in the property as shown in Exhibit B.

The following persons appeared at the hearing, in the capacity shown:

**Brandon Hakari – Representative of Cenlar FSB/Plains Capital Bank (Loan Servicer/Mortgage Company)**

The Board makes the following **FINDINGS** by a vote of **8 to 0**:

## 2952 Pinehurst Drive Dangerous Building Order

- 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.

Based upon the evidence and arguments of the parties, **IT IS ORDERED** that owner, occupant, mortgagee, lessee, agent, and/or all other persons having an interest in the property known as **2952 Pinehurst Drive, Grand Prairie, Texas**, and more fully described in Exhibit A, shall:

- ENSURE THE STRUCTURE IS REPAIRED, REMOVED, OR DEMOLISHED WITHIN **THIRTY (30) DAYS** OF THE DATE OF THIS ORDER IN ACCORDANCE WITH APPLICABLE LAW.
- REMOVE THE OPEN OUSTIDE STORAGE WITHIN **TEN (10) DAYS**.

IT IS PROVIDED BY THE ORDER THAT ANY PERSON HAVING AN INTEREST IN SAID BUILDING OR STRUCTURE MAY REPAIR, REMOVE, 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.

### **IT IS FURTHER ORDERED THAT:**

- SHOULD THE OWNER FAIL TO COMPLY WITH THE NUISANCE ABATEMENT ORDER AND TIMELY ABATE THE NUISANCE AS DESCRIBED ABOVE, THE CITY IS AUTHORIZED, AT ITS DISCRETION AND THE OWNER’S EXPENSE, TO CAUSE THE NUSIANCE 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.
- SHOULD THE OWNER FAIL TO COMPLY WITH THE ORDER TO REPAIR, REMOVE OR DEMOLISH THE STRUCTURE, THE CITY IS AUTHORIZED, AT ITS DISCRETION, TO REPAIR, REMOVE, OR DEMOLISH THE STRUCTURE AND ANY ACCESSORY STRUCTURE REQUIRED TO BE DEMOLISHED AT THE OWNER’S EXPENSE OR, IN THE ALTERNATIVE, ASSESS A CIVIL PENALTY IN THE AMOUNT OF UP TO ONE THOUSAND DOLLARS (\$1,000) PER DAY FOR EACH DAY THAT THE STRUCTURE CONTINUES TO BE IN VIOLATION. IN THE CASE OF A HOMESTEAD, THE AMOUNT OF THE DAILY PENALTY SHALL BE LIMITED IN ACCORDANCE WITH APPLICABLE LAW.

## 2952 Pinehurst Drive Dangerous Building Order

- ANY EXPENSES OWED TO THE CITY BY THE OWNER IN RELATION TO THE REPAIR, REMOVAL, OR DEMOLITION OF THE DANGEROUS STRUCTURE 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.

**IT IS FURTHER ORDERED, AND THE OWNER OF THE PROPERTY IS NOTIFIED**, that in the event of an order of demolition, there is a right of appeal by filing suit in a court of appropriate jurisdiction within thirty (30) days of the date of this order, with notice sent to the City of such suit;

**IT IS FURTHER ORDERED that notice of this order and of the action to be taken by the City of Grand Prairie is to be sent, certified mail, to the owners and interested parties of record of this property shown in Exhibit "B" unless such party has filed an affidavit designating a specific address or denying interest in said property with the Secretary of the Building Advisory and Appeals Board. If a designation of address is filed, notice shall be sent to the address shown in the most recently filed affidavit for that person. If an affidavit denying interest is received, that party submitting the affidavit shall be deemed to have waived receipt of any future notices related to the property.**

Wendell Davidson, Chairperson motioned for Staff Recommendation of ten (10) days to remove outside storage and thirty (30) days to repair the sub-standard structure (balcony and supports) as further outlined below and include civil penalties.

Michelle Madden, Vice-Chairperson seconded motion.

Motion Carries 8-0

**VI. 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 Vice-Chairperson Michelle Madden seconded motion approved with all members present voting aye.

Motion Carries 8-0

TITLE
WORK
YES /
NO

# 2205 W.E. Roberts Street

## NUISANCE

BUILDING ADVISORY & APPEALS BOARD DATE: TUESDAY, September 08, 2020

OWNER and/or TENANT'S NAME: Estate of Reggie Brown

SUMMARY:

Code Officer Eric Jones observed inoperable vehicles, trash and debris and outside/open storage at 2205 W. E. Roberts St. Notice of violation letters have been issued to repair or remove inoperable vehicles, remove trash and debris and outside storage. Verbal notices were also given to Reginald Brown. Citizen complaints have been made on this property. Certified letters were mailed out to owner of vehicles with return signature of notice. Compliance has not been met.

LETTER(S)

07/24/19: Accumulation of Rubbish, Trash, Garbage and Debris.  
10/24/19: Inoperative, junk or wrecked motor vehicle.  
02/06/20: final appeal letters for inoperable vehicles

LETTERS: 1024-19: Inoperative, junk & wrecked motor vehicle.

HAND NOTICE(S) & VIOLATION:

07/24/19: Accumulation of Rubbish, Outside/open Storage and Inoperable Vehicles

CITATION DATE, NUMBER, VIOLATION AND DISPOSITION:

02/06/20: k0631468, Accumulation of Trash and Rubbish- CACU. Inoperative Motor Vehicles -CVEN. Open outside storage on the property- OPST. Property still in violation with vehicles remain inoperative, open outside storage remain in public view. Accumulation of Trash, Garbage and Debris remain on property Non Compliance.

**Disposition at large.**

05/17/20: k0642150, Outside/Open Storage-OPST. Inoperable Vehicles -CVEN. Accumulation of Trash, Garbage and Debris -CACU. Vehicles are still on property in violation not moving. Trash, outside storage and accumulation of items on lot still in violation. Outside storage remain in public view property still in violation.

**Disposition at large.**

ISSUES:

- Trash, Garbage and Debris
- Outside storage
- Inoperable vehicles
- Citizen complaints

CITY RECOMMENDATION:

(10) TEN DAYS TO REMOVE ALL TRASH AND DEBRIS AND OUTSIDE/OPEN STORAGE FROM PROPERTY AND FROM PUBLIC VIEW.

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.

MAIL ALL BOARD NOTICE(S) TO:

Estate of Reggie Brown  
2205 W. E. Roberts St.  
GRAND PRAIRIE TX 75051

# 1505 AUSTRIAN RD

NUISANCE

**Supervisor Only:**

**Title Work Yes or No**

**BUILDING ADVISORY & APPEALS BOARD MTG DATE:**

September 8, 2020

**OWNER/TENANT'S NAME: JOHNNY M. HOWELL and KRISTY LEA HOWELL**

**SUMMARY OF CASE:**

The property at 1505 Austrian Rd has been a nuisance to the community for many years. From our records, the last known resident was in 2000. The owners kept the water account active until 2011 as the house remained vacant. Throughout the years, the property owner failed to maintain the property and the City of Grand Prairie would treat the swimming pool each year for mosquitos, remove trash and litter that accumulated on the property, and mow the grass when it passed max height. Within the last year, the fence has begun to deteriorate and fall apart which has exposed a significant overgrowth of trees and brush in the back yard. There had been a frame built over the pool which at one time supported a pool cover and it has deteriorated and is falling apart causing the nonworking pool to hold stagnant water

**DATE OF LETTER(S) & VIOLATION(S):**

7/1/2020, Trash, Debris and Pool Maintenance

8/13/2019, Dilapidated Fence

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

3/20/2020, K0631223, High Grass, Secure Structure, Pool Maintenance

4/2/2019, K0567860, High Grass

10/1/2018, K0567880, High Grass

5/2/2017, K0521241, High Grass

4/21/2017, K0521237, Substandard Structure

10/13/2016, K0519089, High Grass

**DATE OF WORK ORDER(S):**

5/19/2020, Mow grass

8/13/2029, Secure fence, mow grass

4/23/2019, Mow grass, remove fallen tree limbs

**ISSUES:**

- High Grass
- Dilapidated Fence
- Overgrown Brush
- Trash and Debris
- Pool Maintenance



**CITY RECOMMENDATION:**

**TEN (10) DAYS TO PROPERLY REMOVE ALL TRASH, BRUSH AND DEBRIS FROM BACK YARD, INCLUDING THE ROTTED WOOD IN THE POOL AREA.**

**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:**

Johnny M. Howell

1701 Hampton Ct. Bedford TX 76021

Kristy Lea Howell

1701 Hampton Ct. Bedford TX 76021

# 122 W. Grand Prairie Road

Supervisor Only:  
Title Work Yes or No

## SUB-STANDARD STRUCTURE / NUISANCE

BUILDING ADVISORY & APPEALS BOARD MTG DATE:

September 8, 2020

OWNER/TENANT'S NAME: Robert Mehl Denman

### SUMMARY OF CASE:

On July 30, 2020 Code Officer Roger Garcia conducted an inspection of 122 W Grand Prairie Rd Grand Prairie, TX 75050 and found the following code violations: Open/Outside Storage, trash and debris in the yard, Missing or damaged windows on the home. A golf course landscaping feature included electrical wiring and plumbing that has been installed without a permit. An inoperable RV vehicle parked in the yard in which a person known to the owner was living in. A violation letter was mailed to the owner of the property to correct all violation by August 17, 2020. A Follow up inspection was conducted of the property on August 17, 2020 and on that date the RV was no longer used as a second residence but otherwise the owner had made no significant attempt to make repairs to the windows, or remove trash, debris, and open/outside storage from the property or permit the electrical or plumbing work in the yard. The board had previously issued an order related to this property. The owner failed to completely comply with the order and the City proceeded with an abatement in January 2020. The owner then proceeded to repeat the same activity.

### DATE OF VIOLATION LETTER & VIOLATION(S):

8/3/2020, Accumulation of Trash and Debris, Inoperative Vehicle, Faulty Weather Protection, Parking on Grass, General Nuisance, Zoning Violation, No Permit and Dilapidated Fence.

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

8/18/2020, K0644223, Inoperable Vehicle, Faulty Weather Protection, Dilapidated Fence

8/18/2020, K0644224, No Permit

### ISSUES:

- Accumulation of Rubbish, Trash and Debris
- Open/Outside Storage
- Faulty Weather Protection
- Inoperable Vehicle
- No Building Permit
- Citizen complaints

### CITY RECOMMENDATION:

TEN (10) Thirty (30) DAYS TO REMOVE ALL OPEN/OUTSIDE STORAGE AND ACCUMULATION OF TRASH, RUBBISH AND DEBRIS FROM THE PROPERTY. 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.

THIRTY (30) DAYS TO REPAIR, REMOVE, REHABILITATE, OR DEMOLISH THE STRUCTURE.

### SEND BOARD NOTICE(S) TO:

Robert Mehl Denman  
122 W Grand Prairie Rd  
Grand Prairie, TX 75050