

BUILDING BOARD OF APPEALS
AGENDA
REGULAR MEETING
August 4, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

A. Consider approval of minutes from July 7, 2015 Building Board of Appeals meeting.

IV. REGULAR ITEMS

A. **CASE BBA # 15-01** Public hearing and consideration of demolition approval regarding a city-initiated request for demolition of an "R-3" Single family residential home located on approximately .26 acres at 1012 Harrison St, legal description of Hilldale Addn Lot 4, Blk 5.

1. Staff Presentation
2. Property Owner Presentation
3. Public Hearing
4. Property Owner Response
5. Staff Response and Summary
6. Action by the Building Board of Appeals

B. **CASE BBA # 15-02** Public hearing and consideration of approval regarding a city-initiated request for demolition of a "MH" Manufactured Home located on approximately .34 acres at 4325 Danny Dr, legal description of Hudson, Wade H Survey A 716 Tr 2B16.

1. Staff Presentation
2. Property Owner Presentation
3. Public Hearing
4. Property Owner Response
5. Staff Response and Summary
6. Action by the Building Board of Appeals

V. REPORTS/ANNOUNCEMENTS

VI. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the August 4, 2015, Board of Adjustment & Building Board of Appeals agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in cursive script, appearing to read "Kattah", written in black ink.

Board Secretary



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 4, 2015

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from July 7, 2015 Building Board of Appeals meeting.

II. Originated by:

Sandra Johnson, Building Official

III. Summary:

Review and approve minutes from July 7, 2015 Building Board of Appeals Meeting

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	07.07.2015 BBA Minutes	07.07.2015 BBA Minutes Final.docx
----	------------------------	-----------------------------------

BUILDING BOARD OF APPEALS
MINUTES
REGULAR MEETING
July 7, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

Mr. Vader called the meeting to order at 7:14 PM

II. ROLL CALL

Present?	Commissioner
X	Brian Cassady
X	Jeff Madrid
X	Patrick Vader
X	Martin Young
	<i>Alternates</i>
X	Jeff Nevarez
	Lana Sather
	<i>Vacant</i>

A quorum was present.

Mr. Nevarez was asked to serve as a regular member for this meeting.

Staff present: Sandra Johnson (building official); Katherine Rountree (board secretary); Charles Comeaux (code enforcement officer); Rachel Roberts (city planner).

III. MINUTES APPROVAL

There were no minutes to approve.

IV. VISITOR/CITIZENS FORUM

No one registered to speak.

V. REGULAR ITEMS

A. CASE BBA # 15-01 Public hearing and consideration of approval regarding a city-initiated request for demolition of an "R-3" Single family residential home located on approximately .2647 acres at 1012 Harrison St, legal description of Hilldale Addn Lot 4, Blk 5.

1. Staff Presentation

Ms. Johnson said that the house started as a nuisance back in 2008. She said the house is on occasion broken into. She said that a new home may be built on the lot next to this one if the house is demolished. She went over a presentation to the board of a number of photos showing the substandard condition of the house. She said that there has not been a response from the property owner.

2. Property Owner Presentation

The property owner did not attend.

3. Public Hearing

Kelly Rogala, real estate agent for Larry Whittington on 3120 N. Buckner, said that the property owners have moved away to Wichita Falls. She said that Larry Whittington is going to purchase and refurbish the home. Larry Whittington said that he saw the property and found the home owners and mortgage company to purchase the property. He said that he has already paid the money upfront to get a contract to finalize on the property.

4. Property Owner Response

The property owner did not attend.

5. Staff Response and Summary

Ms. Johnson said that we would need a specific time line if the board went the direction of giving a time of repair. Staff recommended demolition.

6. Action by the Building Board of Appeals Commission

Mr. Young motioned to postpone the case until August with the prospective buyer to bring in a timeline for repairs. The motion was seconded by Mr. Nevarez and passed with one opposition made by Mr. Madrid.

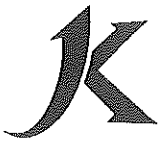
VI. REPORTS/ANNOUNCEMENTS

There were no announcements.

VII. ADJOURNMENT

Mr. Madrid motioned to adjourn. The motion was seconded by Mr. Cassady and passed with all in favor.

The meeting adjourned at 7:51 PM



Date: August 4, 2015.

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

CASE BBA # 15-01 Public hearing and consideration of demolition approval regarding a city-initiated request for demolition of an "R-3" Single family residential home located on approximately .2647 acres at 1012 Harrison St, legal description of Hilldale Addn Lot 4, Blk 5.

II. Originated by:

Sandra Johnson, Building Official

III. Summary:

Request: Request demolition of the residence.

Location: 1012 Harrison St.

Background.

The house is a safety hazard and a nuisance. A new house is being built on the east side of this lot and a vacant lot might encourage another new home to be built.

The house has been boarded up numerous times and always gets broken back into. The house became a nuisance for the City of Kennedale starting in 2008. The violations include high grass and weeds as well as being substandard and unsafe.

This particular case was brought in front of the Board on July 7, 2015 and the Board postponed the case until August 4, 2015. There was a potential buyer for the house and the Board ordered him to bring a documented timeline of the process for repair of the home to this month's meeting if he, in fact, purchased the property.

STANDARDS FOR SUBSTANDARD BUILDINGS.

The standards for Substandard Buildings have been attached as a separate document.

STAFF REVIEW.

The Housing Standards Code Checklist has been attached as a separate document as well as photos regarding the code issues.

STAFF RECOMMENDATION.

Staff recommends demolition.

IV. Recommendation:

Staff recommends that the Building Board of Appeals find that the building is substandard in violation of the standards in section 15-49 of the City of Kennedale ordinances and either:

- 1) order the property owner to repair it within 30 days and if not repaired within 30 days then the city may demolish and charge the property owner; or
- 2) order the property owner to demolish the building within 30 days if it is infeasible to repair and if not demolished within 30 days then the city may demolish and charge the property owner.

Action by the Building Board of Appeals.

- The Board must determine whether the building meets the minimum standards outlined in Section 15-49 of City ordinances and thus determine whether the building is substandard.
- If the Board determines that the building meets the City's minimum building standards then the Board will make that determination and no further action should be taken.
- If the Board determines that the building does not meet the City's minimum standards and the owner, lienholder, or mortgagee has no established that the work cannot reasonably be performed within thirty (30) days, then the Board may either"
 - Order the property owner, lienholder, or mortgagee to repair it within 30 days and if not repaired within 30 days then the city may demolish and charge the property; or
 - Order the property owner, lienholder, or mortgagee to demolish the building within 30 days if it is infeasible to repair and if no demolished within 30 days then the city may demolish and charge the property.
- If the Board determines that the building does not meet the City's minimum standards and the owner, lienholder, or mortgagee has established that the work cannot reasonably be performed within thirty (30) days, then the Board may:
 - Order the property owner to repair it within 90 days and establish specific time schedules for the commencement and performance of the work and if not repaired within 90 days then the city may demolish and charge he property; or
 - Order the property owner to demolish the building within 90 days if it is infeasible to repair and establish specific time schedules for the commencement and performance of the work and if not demolished within 90 days then the city may demolish and charge the property.

- The Board may not allow the owner, lienholder, or mortgagee more than ninety (90) days to repair, remove or demolish the building or fully perform all work required to comply with the order unless the owner, lienholder, or mortgagee:
 - Submits a detailed plan and time schedule for the work at the hearing; and
 - Establishes at the hearing that the work cannot be reasonably completed within ninety (90) days because of the scope and complexity of the work.

Sample motions are provided below for your reference, please note that you are not required to use one of the sample motions.

Approve

I find that the building does not meet the City's minimum building standards and make a motion to order the owner to repair the property within 30 days to avoid demolition by the city and be charged; or

I find that the building does not meet the City's minimum building standards and make a motion to order the owner to demolish within 30 days to avoid demolition by the city and be charged.

Deny

I find that the building does meet the City's minimum building standards and make a motion to deny the request for demolition or repair.

VI. Attachments:

1. Tarrant Appraisal Owner Information
2. Article II Sec. 15-48; Sec. 15-49; Sec. 15-50
3. Housing Standards Code Checklist
4. Fire Report
5. Water Account Information with notes
6. List of code violations
7. MyGov information of code violations
8. Copies of letters mailed to all owners of the property & copy of letter mailed out within 200 ft.
9. Pictures of the property taken by the Building Official.

Included will be a PowerPoint presentation with photographs of the property.



Quick Start Center

User ID

Search Website



making it convenient for you

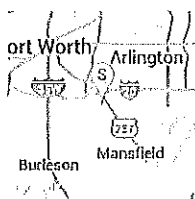
** Commercial ARB Evidence is now Available ** Online protests may now be filed **

[View or Print PDF](#)

Tarrant Appraisal District Real Estate

06/01/2015

Account Number: 01294180
 Georeference: 18380-5-4
 Property Location: 1012 HARRISON DR, KENNEDALE, 76060



Owner Information: SCOTT JOHN D
 SCOTT SHEILA
 1012 HARRISON ST
 KENNEDALE TX 76060-5404

1 Prior Owners

Legal Description: HILLDALE ADDITION-KENNEDALE
 Block: 5 Lot: 4
 Taxing Jurisdictions: 014 CITY OF KENNEDALE
 220 TARRANT COUNTY
 914 KENNEDALE ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database

Proposed Values for Tax Year 2015

	Land	Impr	2015 Total ††
Market Value	\$25,000	\$41,856	\$66,856
Appraised Value †	\$25,000	\$41,856	\$66,856
Approximate Size †††			1,916
Land Acres			0.2647
Land SqFt			11,529

† Appraised value may be less than market value due to state-mandated limitations on value increases

†† A zero value indicates that the property record has not yet been completed for the indicated tax year

††† Rounded

5-Year Value History

Tax Year	2014
Appraised Land	\$25,000
Appraised Impr	\$42,700
Appraised Total	\$67,700
Market Land	\$25,000
Market Impr	\$42,700
Market Total	\$67,700
Tax Year	2013
Appraised Land	\$25,000
Appraised Impr	\$42,700
Appraised Total	\$67,700
Market Land	\$25,000

Sec. 15-48. - Enforcement.

(a) *General.*

- (1) *Administration.* The building official is hereby authorized to enforce the provisions of this article. The building official shall have the power to render interpretations of this article and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this article.
 - (2) *Inspections.* The building official and the fire marshal or their designees are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this article.
 - (3) *Right of entry.* When it is necessary to make an inspection to enforce the provisions of this article, or when the building official or his designee has a reasonable cause to believe that there exists in a building or upon a premises a condition which is contrary to or in violation of this article which makes the building or premises unsafe, dangerous, or hazardous, the building official or his designee may enter the building or premises at reasonable times to inspect or perform the duties imposed by this article, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the building official or his designee shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.
- (b) *Abatement of dangerous or substandard buildings.* All buildings or portions thereof which are determined after inspection by the building official to be dangerous or substandard as defined by this article are hereby declared to be public nuisances and shall be abated by repair, vacation, demolition, removal or securing in accordance with the procedures specified in this article.
- (c) *Unlawful to violate article.* It shall be unlawful for any person, firm or corporation to erect, construct, or use, occupy or maintain any building or cause or permit the same to be done in violation of this article.
- (d) *Inspection authorized.* All buildings within the scope of this article and all construction or work for which a permit is required shall be subject to inspection by the building official.

(Ord. No. 85, § 1, 10-12-95)

Sec. 15-49. - Substandard buildings declared.

For the purposes of this article, any building, regardless of the date of its construction, which has any or all of the conditions or defects hereinafter described shall be deemed to be a substandard building:

- (1) Any building that is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety and welfare.
- (2)

Any building that, regardless of its structural condition, is unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children.

- (3) Any building that is boarded up, fenced or otherwise secured in any manner if:
 - a. The building constitutes a danger to the public even though secured from entry; or
 - b. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection (2) above.
- (4) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- (5) Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- (6) Whenever the stress in any materials, or members or portion thereof, due to all dead and live loads, is more than one and one-half (1½) times the working stress or stresses allowed in the building code for new buildings of similar structure, purpose or location.
- (7) Whenever any portion thereof has been damaged by fire, earthquake, wind flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the building code for new buildings of similar structure, purpose or location.
- (8) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- (9) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the building code for such buildings.
- (10) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
- (11) Whenever the building, or any portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay or inadequacy of its foundation; or (e) any other cause, is likely to partially or completely collapse.
- (12) Whenever, for any reason, the building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- (13) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.
- (14)

Whenever the building, exclusive of the foundation, shows thirty-three (33) percent or more damage or deterioration of its supporting member or members, or fifty (50) percent or more damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

- (15) Whenever the building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.
- (16) Whenever any building has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the building code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
- (17) Whenever any building which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than fifty (50) percent, or in any supporting part, member or portion less than sixty-six (66) percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
- (18) Whenever a building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the building official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:
 - a. Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.
 - b. Lack of, or improper water closets, lavatories and bathtubs or showers per number of guests in a hotel.
 - c. Lack of, or improper kitchen sink in a dwelling unit.
 - d. Lack of hot and cold running water to plumbing fixtures in a hotel.
 - e. Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house.
 - f. Lack of adequate heating facilities.
 - g. Lack of, or improper operation of, required ventilating equipment.
 - h. Lack of minimum amounts of natural light and ventilation required by this Code.
 - i. Room and space dimensions less than required by this article or the building code.
 - j. Lack of required electrical lighting.
 - k. Dampness of habitable rooms.
 - l. Infestation of insects, vermin or rodents.
 - m. General dilapidation or improper maintenance.
 - n. Lack of connection to required sewage disposal system.
 - o. Damaged connections to a sewage disposal system that results in flow of sewage on the ground.
 - p. Lack of adequate garbage and rubbish storage and removal facilities.

- (19) Whenever any building, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- (20) Whenever any building is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- (21) Whenever any portion of a building remains on a site after the demolition or destruction of the building.
- (22) Whenever any building is abandoned so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.
- (23) Any building constructed and still existing in violation of any provision of the building code or Uniform Fire Code to the extent that the life, health or safety of the public or any occupant is endangered.
- (24) Whenever the building is in violation of chapter 4, article IV of this Code.

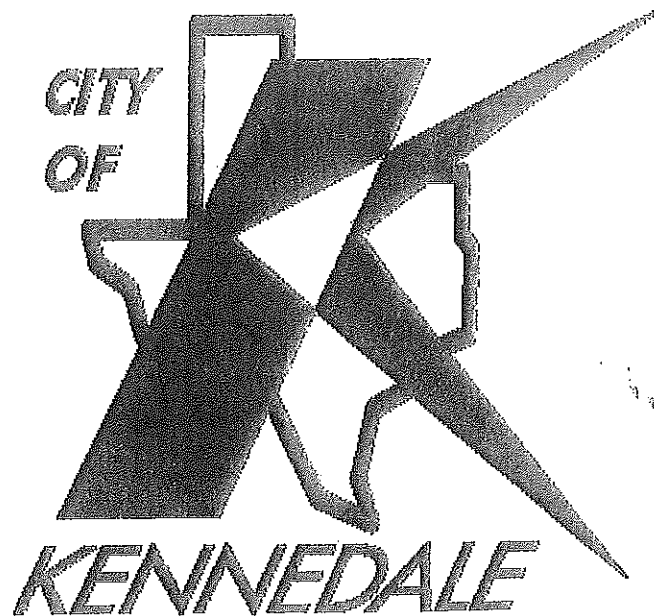
(Ord. No. 85, § I, 10-12-95)

Sec. 15-50. - Determination by building official.

When the building official has inspected or caused to be inspected any building and has found and determined that the building is substandard, the building official may take any or all of the following actions, as he or she deems appropriate:

- (1) Issue notice to the record owner that the building is substandard and must be repaired or demolished; or
- (2) Issue citation(s) for violation(s) of this article; or
- (3) Secure the building if permitted by subsection 15-57(a) below; or
- (4) Recommend to the board that abatement proceedings be commenced pursuant to section 15-51 below.

(Ord. No. 85, § I, 10-12-95)



HOUSING STANDARDS CODE CHECKLIST

Date: 5-29-2015

Time: 2:00pm

Address: 1012 Harrison, Kennedale, TX 76060

[The following information is as shown on the Tarrant Appraisal District Property Record.]

Property Owner: John D Scott & Sheila Scott

Owner's Address: 1012 Harrison, Kennedale, TX 76060

Property Description (Legal): Hilldale Addition - Kennedale BIK 5 Lot 4

Does the premises pass inspection? ☐ Yes ☒ No

Sanche Johnson
Signature of Inspector

5-29-15
Date of Inspection

- The house is vacant.
- Fine on 1-20-2015

General Information About Property

	Y	N	NA
1. Is this inspection a routine inspection?	☒	☐	☐
a. If not, is this inspection the result of a complaint?	☒	☐	☐
b. Was this inspection requested by the occupant?	☐	☒	☐
2. Was entry made onto the property?	☒	☐	☐
3. Was entry made into the structure?	☒	☐	☐
a. Was the property occupied at the time of the inspection?	☐	☒	☐
i. If no, 3a is Yes. Was entry authorized by a <u>search warrant</u> ?	☐	☒	☐
ii. If no, 3a is Yes. Was the <u>occupant present and gave voluntary consent for this inspection</u> ?	☐	☒	☐
iii. If no, 3a is Yes. If the occupant was not present; did <u>anyone give voluntary consent</u> for this inspection? (Include the person's name and capacity to give consent in this report)	☐	☒	☐
iv. If no, 3a is Yes. If no person has given voluntary consent for this inspection; was this structure <u>open and obviously abandoned</u> by the occupant? <i>Inspected for safety issues.</i>	☒	☐	☐
v. If no, 3a is Yes. If no person has given voluntary consent and the structure is not open and obviously abandoned by the occupant; were there <u>exigent circumstances that required a warrantless search</u> of the structure? [Attached a written statement expressing what the exigent circumstances are.]	☐	☐	☒

- | | Y | N | NA |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 4. Is this property vacant at this time? <i>[That is, is the property open and/or obviously abandoned by the owners and/or occupants.]</i> | ☒ | ☐ | ☐ |
| a. If vacant, are all doors, windows, and other openings secured against unauthorized entry? | ☐ | ☒ | ☐ |
| b. If vacant, has all combustibles been removed from the premises? | ☐ | ☒ | ☐ |
| 5. Are there abandoned refrigerators, freezers, etc. <i>(with doors still attached)</i> that would constitute a life hazard? | ☐ | ☒ | ☐ |
| 6. Are there any open wells or pits that would constitute a life hazard? | ☒ | ☐ | ☐ |
| 7. Are there abandoned vehicle(s) <i>{vehicle without both a current inspection sticker and current license plates}</i> or parts of an abandoned vehicle in the yard? | ☐ | ☒ | ☐ |
| a. If so, get the license number and vehicle identification number if possible. | | | |
| 8. In addition to the main structure, are there any outbuildings located on this property? | ☐ | ☒ | ☐ |
| a. If so, are they included in this report? | ☐ | ☒ | ☐ |
| 9. Were photographs taken at the time of this inspection? | ☐ | ☒ | ☐ |

Y N , NA

GENERAL

1. Is this building dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety and welfare? 15-49 (1) ☒ ☐ ☐
2. Is this building, regardless of its structural condition, unoccupied by its owners, lessees or other invitees and unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children? 15-49 (2) ☒ ☐ ☐
3. If this building is boarded up, fenced or otherwise secured in any manner. If Yes, then: ☐ ☒ ☐
 - a. Does the building constitute a danger to the public even though secured from entry? ☒ ☐ ☐
 - b. Are the means used to secure the building inadequate to prevent unauthorized entry or use of the building in the manner described by Subsection (2) above? 15-49 (3) ☒ ☐ ☐
4. Does this building have a door, aisle, passageway, or stairway or other means of exit that is not of sufficient width or size or is not so arranged as to provide safe and a adequate means of exit in case of fire or panic? 15-49 (4) ☒ ☐ ☐
5. Is the walking surface of any aisle, passageway, stairway or other means of exit warped, worn, loose, torn or otherwise unsafe and does not provide a safe and adequate means of exit in case of fire or panic? 15- 49 (5) ☒ ☐ ☐
6. Is the stress in any materials, or members or portion thereof, due to all dead and live loads, more than one and one-half (1 ½) times the working stress or stresses allowed in the building code for new buildings of similar structure, purpose or location? 15-49 (6) ☐ ☒ ☐

- Y N N/A
7. Has any portion thereof been damaged by fire, earthquake, wind flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the building code for new buildings of similar structure, purpose or location? 15-49 (7) ☐ ☒ ☐
8. Is any portion or member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property? 15-49 (8) ☐ ☒ ☐
9. Is any portion of the building, or any member, appurtenance or ornamentation on the exterior thereof not of sufficient strength or stability, or not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the building code for such buildings? 15-49 (9) ☐ ☒ ☐
10. Has any portion thereof been wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction? 15-49 (10) ☐ ☒ ☐
11. Is the building, or any portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay or inadequacy of its foundation; or (e) any other cause, likely to partially or completely collapse? 15-49 (11) ☐ ☒ ☐
12. Is the building, for any reason, or any portion thereof, manifestly unsafe for the purpose for which it is being used? 15-49 (12) ☒ ☐ ☐
13. Do the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base? 15-49 (13) ☐ ☒ ☐

- | | Y | N | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 14. Does the building, exclusive of the foundation, show thirty-three (33) percent or more damage or deterioration of its supporting member or members, or fifty (50) percent or more damage or deterioration of its non-supporting members, enclosing or outside walls or coverings? 15-49 (14) | ☒ | ☐ | ☐ |
| 15. Has the building been damaged by fire, wind, earthquake, flood or other causes, or become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons? 15-49 (15) | ☐ | ☒ | ☐ |
| 16. Has this building been constructed, exists or maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the building code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings? 15-49 (16) | ☒ | ☐ | ☐ |
| 17. Does this building, whether or not erected in accordance with all applicable laws and ordinances, have in any non-supporting part, member or portion less than fifty (50) percent, or have in any supporting part, member or portion less than sixty-six (66) percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location? 15-49 (17) | ☒ | ☐ | ☐ |

18. Has this building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, been determined by the building official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following: 15-49 (18)

- | | ✓ | N | N/A |
|--|-------------------------------------|--------------------------|-------------------------------------|
| a) Lack of, or improper water closed, lavatory, bathtub or shower in a dwelling unit or lodging house. | ☒ | ☐ | ☐ |
| b) Lack of, or improper water closets, lavatories and bathtubs or showers per number of guests in a hotel. | ☐ | ☐ | ☒ |
| c) Lack of, or improper kitchen sink in a dwelling unit. | ☒ | ☐ | ☐ |
| d) Lack of hot and cold running water to plumbing fixtures in a hotel. | ☐ | ☐ | ☒ |
| e) Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house. | ☒ | ☐ | ☐ |
| f) Lack of adequate heating facilities. | ☒ | ☐ | ☐ |
| g) Lack of, or improper operation of, required ventilating equipment. | ☒ | ☐ | ☐ |
| h) Lack of minimum amounts of natural light and ventilation required by this Code. | ☒ | ☐ | ☐ |
| i) Room and space dimensions less than required by this article or the building code. | ☒ | ☐ | ☐ |
| j) Lack of required electrical lighting. | ☒ | ☐ | ☐ |
| k) Dampness of habitable rooms. | ☒ | ☐ | ☐ |
| l) Infestation of insects, vermin or rodents. | ☒ | ☐ | ☐ |
| m) General dilapidation or improper maintenance. | ☒ | ☐ | ☐ |
| n) Lack of connection to required sewage disposal system. | ☒ | ☐ | ☐ |
| o) Damaged connections to a sewage disposal system that results in flow of sewage on the ground. | ☐ | ☐ | ☒ |
| p) Lack of adequate garbage and rubbish storage and removal facilities. | ☐ | ☐ | ☐ |

- | | | Y | N | N/A |
|-----|--|-------------------------------------|-------------------------------------|--------------------------|
| 19. | Has the building, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, been determined by the fire marshal to be a fire hazard? 15-49 (19) | ☒ | ☐ | ☐ |
| 20. | Is this building in such a condition as to make a public nuisance known to the common law or in equity jurisprudence? 15-49 (20) | ☒ | ☐ | ☐ |
| 21. | Does any portion of the building remain on the site after the demolition or destruction of the building? 15-49 (21) | ☐ | ☒ | ☐ |
| 22. | If this building is abandoned or any portion thereof, does it constitute an attractive nuisance or hazard to the public? 15-49 (22) | ☒ | ☐ | ☐ |
| 23. | Does any of the building constructed and still existing in violation of any provision of the building code or Uniform Fire Code to the extent that the life, health or safety of the public or any occupant is endangered? 15-49 (23) | ☒ | ☐ | ☐ |

A WB421 TX 01 20 2015 1 15-0000057 000 FDID * State * Incident Date * Station Incident Number * Exposure *		☐ Delete		NFIRS -1 Basic	
		☐ Change ☐ No Activity			
B Location* ☐ Check this box to indicate that the address for this incident is provided on the Wildland Fire Census Tract 1114 - 04 Module In Section B "Alternative Location Specification". Use only for Wildland fires. ☒ Street address 1012 Harrison DR ☐ Intersection Number/Milepost Prefix Street or Highway Street Type Suffix ☐ In front of Kennedale TX 76060 ☐ Rear of Apt./Suite/Room City State Zip Code ☐ Adjacent to 108 B ☐ Directions Cross street or directions, as applicable Mapsc0					
C Incident Type * 118 Trash or rubbish fire, Incident Type		E1 Date & Times Midnight is 0000 Check boxes if dates are the same as Alarm ALARM always required Date. Alarm * 01 20 2015 14:41:14 ARRIVAL required, unless canceled or did not arrive ☒ Arrival * 01 20 2015 14:46:00 CONTROLLED Optional, Except for wildland fires ☐ Controlled LAST UNIT CLEARED, required except for wildland fires ☒ Last Unit ☒ Cleared 01 20 2015 15:07:03		E2 Shift & Alarms Local Option A 106 Shift or Alarms District Platoon	
D Aid Given or Received* 1 ☐ Mutual aid received 2 ☐ Automatic aid recv. Their FDID Their State 3 ☐ Mutual aid given 4 ☐ Automatic aid given 5 ☐ Other aid given N ☒ None Their Incident Number		E3 Special Studies Local Option Special Study ID# Special Study Value			
F Actions Taken * 11 Extinguishment by fire Primary Action Taken (1) Additional Action Taken (2) Additional Action Taken (3)		G1 Resources * ☒ Check this box and skip this section if an Apparatus or Personnel form is used. Apparatus Personnel Suppression 0002 0005 EMS Other ☐ Check box if resource counts include aid received resources.		G2 Estimated Dollar Losses & Values LOSSES: Required for all fires if known. Optional for non fires. None Property \$, 000 , 000 ☒ Contents \$, 000 , 000 ☒ PRE-INCIDENT VALUE: Optional Property \$, 000 , 000 ☐ Contents \$, 000 , 000 ☐	
Completed Modules ☐ Fire-2 ☐ Structure-3 ☐ Civil Fire Cas.-4 ☐ Fire Serv. Cas.-5 ☐ EMS-6 ☐ HazMat-7 ☐ Wildland Fire-8 ☒ Apparatus-9 ☒ Personnel-10 ☐ Arson-11		H1* Casualties ☐ None Deaths Injuries Fire Service Civilian H2 Detector Required for Confined Fires. 1 ☐ Detector alerted occupants 2 ☒ Detector did not alert them U ☐ Unknown		H3 Hazardous Materials Release N ☐ None 1 ☐ Natural Gas: slow leak, no evacuation or HazMat actions 2 ☐ Propane gas: <21 lb. tank (as in home BBQ grill) 3 ☐ Gasoline: vehicle fuel tank or portable container 4 ☐ Kerosene: fuel burning equipment or portable storage 5 ☐ Diesel fuel/fuel oil: vehicle fuel tank or portable 6 ☐ Household solvents: home/office spill, cleanup only 7 ☐ Motor oil: from engine or portable container 8 ☐ Paint: from paint cans totaling < 55 gallons 0 ☐ Other: Special HazMat actions required or spill > 55gal., Please complete the HazMat form	I Mixed Use Property NN ☐ Not Mixed 10 ☐ Assembly use 20 ☐ Education use 33 ☐ Medical use 40 ☐ Residential use 51 ☐ Row of stores 53 ☐ Enclosed mall 58 ☐ Bus. & Residential 59 ☐ Office use 60 ☐ Industrial use 63 ☐ Military use 65 ☐ Farm use 00 ☐ Other mixed use
J Property Use* Structures 131 ☐ Church, place of worship 161 ☐ Restaurant or cafeteria 162 ☐ Bar/Tavern or nightclub 213 ☐ Elementary school or kindergarten 215 ☐ High school or junior high 241 ☐ College, adult education 311 ☐ Care facility for the aged 331 ☐ Hospital Outside 124 ☐ Playground or park 655 ☐ Crops or orchard 669 ☐ Forest (timberland) 807 ☐ Outdoor storage area 919 ☐ Dump or sanitary landfill 931 ☐ Open land or field		341 ☐ Clinic, clinic type infirmary 539 ☐ Household goods, sales, repairs 342 ☐ Doctor/dentist office 579 ☐ Motor vehicle/boat sales/repair 361 ☐ Prison or jail, not juvenile 571 ☐ Gas or service station 419 ☒ 1-or 2-family dwelling 599 ☐ Business office 429 ☐ Multi-family dwelling 615 ☐ Electric generating plant 439 ☐ Rooming/boarding house 629 ☐ Laboratory/science lab 449 ☐ Commercial hotel or motel 700 ☐ Manufacturing plant 459 ☐ Residential, board and care 819 ☐ Livestock/poultry storage (barn) 464 ☐ Dormitory/barracks 882 ☐ Non-residential parking garage 519 ☐ Food and beverage sales 891 ☐ Warehouse 936 ☐ Vacant lot 981 ☐ Construction site 938 ☐ Graded/care for plot of land 984 ☐ Industrial plant yard 946 ☐ Lake, river, stream 951 ☐ Railroad right of way 960 ☐ Other street 961 ☐ Highway/divided highway 962 ☐ Residential street/driveway Lookup and enter a Property Use code only if you have NOT checked a Property Use box: Property Use 419 1 or 2 family dwelling			
NFIRS-1 Revision 03/11/99					

K1 Person/Entity Involved

Local Option

Business name (if applicable)

Area Code

Phone Number

☐ Check This Box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name MI Last Name Suffix
Number Prefix Street or Highway Street Type Suffix
Post Office Box Apt./Suite/Room City
State Zip Code

☐ More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary

K2 Owner

☐ Same as person involved? Then check this box and skip The rest of this section.

Local Option

Business name (if Applicable)

Area Code

Phone Number

☐ Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name MI Last Name Suffix
Number Prefix Street or Highway Street Type Suffix
Post Office Box Apt./Suite/Room City
State Zip Code

L Remarks

Local Option

01/20/2015 04:48:46 PM Cleveland

On 01/20/2015 at 14:41:14 dispatched To 1021 Harrison DR /Kennedale, TX 76060. The location is a 1 or 2 family dwelling. The incident was determined to be a(n) Trash or rubbish fire, contained.

14:46:00 arrived on scene.

The following actions were performed on scene:

Extinguishment by fire service personnel

Units responding were:

Unit E59 responded.

Unit M59 responded.

E59 arrived to find smoke coming from the chimney of an abandoned house. Kennedale Police Officers had cleared the house and we found a trash fire in the fire place. Fire was extinguished with a water can.

15:07:03 all units back in service.

L Authorization

1163

Officer in charge ID

Cleveland, Andrew D

Signature

LT

Position or rank

E59

Assignment

01

Month

20

Day

2015

Year

Check Box if ☒ same as Officer in charge.

1163

Member making report ID

Cleveland, Andrew D

Signature

LT

Position or rank

E59

Assignment

01

Month

20

Day

2015

Year

WB421	TX	MM	DD	YYYY	1	15-0000057	000	Complete Narrative
FDID *	State *	Incident	Date *		Station	Incident Number *	Exposure *	

Narrative:

01/20/2015 04:48:46 PM Cleveland

On 01/20/2015 at 14:41:14 dispatched To 1021 Harrison DR /Kennedale, TX 76060. The location is a 1 or 2 family dwelling. The incident was determined to be a(n) Trash or rubbish fire, contained.

14:46:00 arrived on scene.

The following actions were performed on scene:

Extinguishment by fire service personnel

Units responding were:

Unit E59 responded.

Unit M59 responded.

E59 arrived to find smoke coming from the chimney of an abandoned house. Kennedale Police Officers had cleared the house and we found a trash fire in the fire place. Fire was extinguished with a water can.

15:07:03 all units back in service.

City of Kennedale: Administrators[Dashboard](#) | [Manage Customer](#) | [Daily Cash](#) | [Daily Transaction Report](#) | [Logout](#)**Find User**

Search for user from the following fields. Click Search to start.

Customer - Account Number

Last Name

First Name

Street Address

Meter Number

1012 harrison

Search

No Accounts Found

ubtwei : 192.1.1.142
krountreeThu Jan-04-2015 08:37:20 am
Work Order Inquirystw
INC
© 2015

Maintenance Hist		Print Order			
Account	019-0000720-001	Name	SCOTT, JOHN DAN		
Address	1012 HARRISON DR		Status	I	
Page 1		Page 2	Comments	RE-Read	Units/Hours/Emp's
Work order group code		U UTILITY BILLING			
Department assigned to					
Person assigned to		CHRIS Y			
Userid to complete work order					
Instructions		please read, and check that meter is working correct. the reading for this customer has contened to drop over the last 5 months. vm			
Date modified		03/22/2004			
Userid modified		VALENCIA			
Userid created		VALENCIA			

ubtvoi : 192.1.1.142
krountree

Thu Jun-04-2015 08:38:04 am
Work Order Inquiry

stw_{INC}

© 2015

Maintenance Hist		Print Order	
Account	019-0000720-001	Name	SCOTT, JOHN DAN
Address	1012 HARRISON DR		Status
Page 1	Page 2	Comments	RE-Read
		Units/Hours/Empl's	
Date completed		09/03/2004	
Completed by		VALENCIA	
Field comments		WATER ON, CUST HOME. READING 23095. 090304 VM 	



ubtvoi : 192.1.1.142
krountreeThu Jun-04-2015 08:38:22 am
Work Order Inquirystw
INC
© 2015

Maintenance Hist

Print Order

Account 019-0000720-001

Name SCOTT, JOHN DAN

Address 1012 HARRISON DR

Status I

Page 1

Page 2

Comments

RE-Read

Units/Hours/Emp's

Date completed 09/29/2004

Completed by JULIEG

Went to door, nobody was home and water running 9/28.
Cust came back in and Justin went back to her home with
her to turn water on. 9/28 JG 9/28/04

Field comments



ubtwoi : 192.1.1.142
krountreeThu Jun-04-2015 08:38:41 am
Work Order Inquirystw_{INC}

© 2015

Maintenance Hist		Print Order				
Account	019-0000720-001	Name	SCOTT, JOHN DAN			
Address	1012 HARRISON DR		Status	I		
Page 1		Page 2		Comments	Final Read	Units/Hours/Emp#s
Date completed		10/04/2004				
Completed by		JULIEG				
Field comments		Water was already off 9/30 JG 10/4/04				



ubtvoi : 192.1.1.142
krountreeThu Jun-04-2015 08:38:54 am
Work Order Inquirystw
INC
© 2015

Maintenance Hist		Print Order							
Account	019-0000720-001	Name	SCOTT, JOHN DAN	Address	1012 HARRISON DR	Status	I		
Page 1		Page 2		Comments		RE-Read		Units/Hours/Emp#s	
Work order group code				U		UTILITY BILLING			
Department assigned to									
Person assigned to				CHRIS Y					
Userid to complete work order									
Instructions				Please reread meter and check for leak. Cons is very high. Leave door hanger with findings. Thanks, jg					
Date modified				12/22/2004					
Userid modified				LPOLK					
Userid created				JULIEG					



ubtwei : 192.1.1.142
krountreeThu Jun-04-2015 08:39:09 am
Work Order Inquirystw
INC

© 2015

Maintenance Hist		Print Order				
Account	019-0000720-001	Name	SCOTT, JOHN DAN			
Address	1012 HARRISON DR		Status	I		
Page 1		Page 2		Comments	RE-Read	Units/Hours/Emp's
Work order group code		U		UTILITY BILLING		
Department assigned to						
Person assigned to		CHRIS Y				
Userid to complete work order						
Instructions		PLEASE LOCK METER DUE TO UNPAID NSF CHECK. CC				
Date modified		06/16/2005				
Userid modified		CROSS				
Userid created		CR				

ubtwei : 192.1.1.142
krountreeThu Jun-04-2015 08:39:31 am
Work Order Inquirystw
INC
© 2015

Maintenance Hist		Print Order				
Account	019-0000720-001	Name	SCOTT, JOHN DAN			
Address	1012 HARRISON DR		Status	I		
Page 1		Page 2		Comments	RE-Read	Units/Hours/Emp#s
Work order group code		U		UTILITY BILLING		
Department assigned to						
Person assigned to		CHRIS Y				
Userid to complete work order						
Instructions		PLEASE RECONNECT SERVICE - NSF CHECK & FEES ARE PAID CC				
Date modified		06/15/2005				
Userid modified		JULIEG				
Userid created		CR				

ubtvoi : 192.1.1.142
krountreeThu Jun-04-2015 08:39:54 am
Work Order Inquirystw_{INC}

© 2015

Maintenance Hist		Print Order	
Account	019-0000720-001	Name	SCOTT, JOHN DAN
Address		1012 HARRISON DR	
Status		I	
Page 1	Page 2	Comments	RF-Read
Units/Hours/Emp's			
Work order group code		U UTILITY BILLING	
Department assigned to			
Person assigned to		CHRIS Y	
Userid to complete work order			
Instructions		REPORT OF LEAK ON CITY SIDE OF METER CC	
Date modified		05/11/2006	
Userid modified		AMASON	
Userid created		CROSS	

ubtvoi : 192.1.1.142 krountree		Thu Jun-04-2015 08:40:25 am Work Order Inquiry		stw _{INC} © 2015	
Maintenance Hist Print Order					
Account	019-0000720-001	Name	SCOTT, JOHN DAN	Address	1012 HARRISON DR
		Status	I		
Page 1 Page 2 Comments Final Read Units/Hours/Emp#s					
Work order group code		U UTILITY BILLING			
Department assigned to					
Person assigned to		CHRIS Y			
Userid to complete work order					
Instructions		PLEASE GET FINAL READING & MAKE SURE WATER IS STILL OFF. NO PMT FOR 3 MONTHS, NO WATER USAGE. CC			
Date modified		10/06/2010			
Userid modified		aowens			
Userid created		cross			

History of Violations at address: 1012 Harrison St. Kennedale, TX 76060.

09/18/2008 – Inspection was made and recorded of High Grass, Weeds, and brush on property. Letter was mailed out. Case closed on October 14, 2008 with voluntary compliance with two inspections.

04/29/2009 – Inspection was made and recorded of High grass and weeds needing to be mowed. Letter was mailed out. Case closed on May 11, 2009 with voluntary compliance with two inspections.

09/21/2010 – Inspection was made and recorded of High grass and weeds needing to be mowed. Letter was mailed out. Case closed on October 22, 2010 with forced compliance with one inspection. Hired contractor to mow property and open lien with remaining balance of \$155.00 due since November 12, 2010.

09/24/2010 – Inspection was made and recorded that the structure located at this location does not meet current building codes. Case is still currently open. Notes on the case state, "Spoke with Mike #### with Safe Guard Properties about having the structure demo. He is going to update CitiMortgage and get back to me with their ideas on demo'g the house."

03/29/2012 – Inspection was made and recorded of tall grass and weeds needing to be mowed. Letter was mailed out. Case closed on May 4, 2012 with forced compliance with one inspection. Hired contractor to mow property and open lien with remaining balance of \$155.00 due since June 3, 2012.

09/04/2012 – Inspection was made and recorded of tall grass and weeds needing to be mowed. Letter was mailed out. Case closed on November 9, 2012 with forced compliance with one inspection. Hired contractor to mow property and open lien with remaining balance of \$155.00 due since November 2, 2012.

05/21/2013 – Inspection was made and recorded of tall grass and weeds needing to be mowed. Letter was mailed out. Case closed on June 24, 2013 with forced compliance with two inspections. Hired contractor to mow property and open lien with remaining balance of \$135.00 due since June 21, 2013.

11/21/2014 – Inspection was made and recorded that the property needs to be secured by boarding up the doors and windows. Letter was mailed out. Case closed on January 30, 2015 with voluntary compliance with one inspection.



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

Home » Code Enforcement » Quick Search » Archived Case

NUI : High Grass and Weeds► **Overviews:** Results | Documents | Inspections

ID#	Start Date	Work Days Elapsed
10-00355	Sep 21, 2010	76d 2h

Case Description

High grass and weeds needs to be mowed

This Case has been archived!

Date Closed: Oct 22, 2010 by Glenn Greenwood

Closing Status: Closed - Violation - Forced Compliance

Address (show more) 1012 Harrison
Kennedale, TX 76060**CE History** (display 4 records) (property history)**Key Dates and Information** (edit)

Initial Inspection Date	09/21/2010
Total # of Inspections	1
Total # of Publish	0
Abatement Date	10/12/2010

Fees and Invoices (edit fees & invoices)

Fee	Amount	Paid	Remaining
Administrative	\$75.00	\$0.00	\$75.00
Contractor	\$80.00	\$0.00	\$80.00

Amount Overdue: \$155.00

Due Date: Nov 12, 2010

Case Notes

► Add Note ► Set up Standard Notes

There are no case notes.

[Back](#)**STEPS**

Inspector: Glenn Greenwood

Initial Inspection	Violation
Notice Letter	Notice Mailed
Reinspection	Ready
Call Contractor	Contractor Called
Add City Fees	Fees Charged
Invoice Property Owner	Owner Invoice Sent
Payment Due	Ready
File Lien	
Case Closed	Oct 22, 2010

Documents

- Notification Letter
- Violation Notice
- Owners' Invoice
- Lien

Katherine Rountree

[Contact Us](#) | [Terms of Service](#) | [Privacy](#)

April 1, 2015

Copyright 2002 - 2015 © MyGov, LLC. All Rights Reserved.



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

Home » Code Enforcement » Quick Search » Archived Case

NUI : High Grass and Weeds► **Overviews:** Results | Inspections

ID#	Start Date	Work Days Elapsed
09-00196	Apr 29, 2009	8d 1h

Case Description

High grass and weeds need to be mowed

This Case has been archived!

Date Closed: May 11, 2009 by Glenn Greenwood

Closing Status: Closed - Violation - Voluntary Compliance

Address (show more) 1012 Harrison
Kennedale, TX 76060**Key Dates and Information (edit)**

Initial Inspection Date	04/29/2009
Last Inspection Date	05/11/2009
Total # of Inspections	2
Total # of Publish	0
Abatement Date	05/11/2009

STEPS

Initial Inspection

Notice Letter

Reinspection

Call Contractor

Add City Fees

Invoice Property Owner

Payment Due

File Lien

Case Closed



Inspector: Glenn Greenwood

Violation

Ready

Completed

May 11, 2009

Documents

- Notification Letter
- Violation Notice
- Owners' Invoice
- Lien

Case Notes

► Add Note ► Set up Standard Notes

► Contact number

Owners son at 817-626-9766

Added by Glenn Greenwood on May 1, 2009

[Back](#)

Katherine Rountree

[Contact Us](#) | [Terms of Service](#) | [Privacy](#)

April 1, 2015

Copyright 2002 - 2015 © MyGov, LLC. All Rights Reserved.



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

Home » Code Enforcement » Quick Search » Archived Case

NUI : High Grass and Weeds► **Overviews:** Results | Documents | Inspections

ID#	Start Date	Work Days Elapsed
08-00019	Sep 18, 2008	17d 18h

Case Description

High Grass, Weeds and Brush on Property

This Case has been archived!

Date Closed: Oct 14, 2008 by Glenn Greenwood

Closing Status: Closed - Violation - Voluntary Compliance

Address (show more) 1012 Harrison
Kennedale, TX 76060**Key Dates and Information (edit)**

Initial Inspection Date	09/29/2008
Last Inspection Date	10/14/2008
Total # of Inspections	2
Total # of Publish	0
Abatement Date	10/14/2008

STEPS**Inspector:** Glenn Greenwood

Initial Inspection

Violation

Notice Letter

Notice Mailed

Reinspection

Completed

Call Contractor

Add City Fees

Invoice Property Owner

Payment Due

File Lien

Case Closed

Oct 14, 2008

Documents

- Notification Letter
- Violation Notice
- Owners' Invoice
- Lien

Case Notes

► Add Note ► Set up Standard Notes

*There are no case notes.***Back**

Katherine Rountree

Contact Us | Terms of Service | Privacy

April 1, 2015

Copyright 2002 - 2015 © MyGov, LLC. All Rights Reserved.



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

Home » Code Enforcement » Quick Search » Archived Case

NUI : High Grass and Weeds



► **Overviews:** Results | Documents | Inspections

ID#	Start Date	Work Days Elapsed
13-00169	May 21, 2013	23d 1h

Case Description

Tall weeds and grass needs to be mowed

This Case has been archived!

Date Closed: Jun 24, 2013 by Glenn Greenwood

Closing Status: Closed - Violation - Forced Compliance

Address (show more)

1012 Harrison
Kennedale, TX 76060

CE History (display 4 records) (property history)

Key Dates and Information (edit)

Initial Inspection Date	05/21/2013
Last Inspection Date	05/21/2013
Total # of Inspections	2
Total # of Publish	0
Abatement Date	05/21/2013

Assigned Contractor

W. Two Plus, Inc. (Edit)

Fees and Invoices (edit fees & invoices)

Fee	Amount	Paid	Remaining
Administrative	\$75.00	\$0.00	\$75.00
Contractor	\$60.00	\$0.00	\$60.00

Amount Overdue: \$135.00

Due Date: Jun 21, 2013

Case Notes

► Add Note ► Set up Standard Notes

There are no case notes.

Back

STEPS



Inspector: Glenn Greenwood

Initial Inspection

Violation

Notice Letter

Ready

Reinspection

Abate

Call Contractor

Contractor Called

Add City Fees

Fees Charged

Invoice Property Owner

Owner Invoice Sent

Payment Due

Action for Non Payment

File Lien

Lien Filed

Case Closed

Jun 24, 2013

Documents

- Notification Letter
- Violation Notice
- Owners' Invoice
- Lien



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

Home » Code Enforcement » Quick Search » Archived Case

NUI : High Grass and Weeds► **Overviews:** Results | Documents | Inspections

ID#	Start Date	Work Days Elapsed
12-00355	Sep 4, 2012	47d 19h

Case Description

Tall grass and weeds needs to be mowed

This Case has been archived!

Date Closed: Nov 9, 2012 by Glenn Greenwood

Closing Status: Closed - Violation - Forced Compliance

Address (show more) 1012 Harrison
Kennedale, TX 76060**CE History** (display 4 records) (property history)**Key Dates and Information** (edit)

Initial Inspection Date	09/04/2012
Total # of Inspections	1
Total # of Publish	0
Abatement Date	10/02/2012
Lien Invoice Date	11/02/2012

Assigned Contractor

W. Two Plus, Inc. (Edit)

Fees and Invoices (edit fees & invoices)

Fee	Amount	Paid	Remaining
Administrative	\$75.00	\$0.00	\$75.00
Invoice #11210	\$40.00	\$0.00	\$40.00

Amount Overdue: \$115.00

Due Date: Nov 2, 2012

Case Notes

► Add Note ► Set up Standard Notes

There are no case notes.

Back**STEPS**

Inspector: Glenn Greenwood

Initial Inspection

Violation

Notice Letter

Ready

Reinspection

Call Contractor

Contractor Called

Add City Fees

Fees Charged

Invoice Property Owner

Owner Invoice Sent

Payment Due

Action for Non Payment

File Lien

Ready

Case Closed

Nov 9, 2012

Documents

- Notification Letter
- Violation Notice
- Owners' Invoice
- Lien



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

Home » Code Enforcement » Quick Search » Archived Case

NUI : High Grass and Weeds► **Overviews:** Results | Documents | Inspections

ID#	Start Date	Work Days Elapsed
12-00143	Mar 29, 2012	46d 3h

Case Description
Tall grass and weeds needs to be mowed

This Case has been archived!
Date Closed: May 4, 2012 by Glenn Greenwood
Closing Status: Closed - Violation - Forced Compliance

Address (show more)

1012 Harrison
Kennedale, TX 76060**CE History** (display 4 records) (property history)**Key Dates and Information** (edit)

Initial Inspection Date	03/29/2012
Total # of Inspections	1
Total # of Publish	0
Abatement Date	05/03/2012

Assigned Contractor

W. Two Plus, Inc.	(Edit)
-------------------	--------

Fees and Invoices (edit fees & invoices)

Fee	Amount	Paid	Remaining
Administrative	\$75.00	\$0.00	\$75.00
Contractor	\$40.00	\$0.00	\$40.00

Amount Overdue: \$115.00

Due Date: Jun 3, 2012

Case Notes

► Add Note ► Set up Standard Notes

► **Mowing lien**

Mowing lien filed 6-4-12

STEPS

Inspector: Glenn Greenwood

Initial Inspection

Violation

Notice Letter

Notice Mailed

Reinspection

Ready

Call Contractor

Add City Fees

Fees Charged

Invoice Property Owner

Owner Invoice Sent

Payment Due

Ready

File Lien

Ready

Case Closed

May 4, 2012

Documents

- Notification Letter
- Violation Notice
- Owners' Invoice
- Lien

Added by Glenn Greenwood on Jun 4, 2012



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

[Home](#) » [Code Enforcement](#) » [Quick Search](#) » [Active Case](#)

NUI : Nuisances- Substandard Buildings

[Overview](#) | [Results](#) | [Documents](#) | [Inspections](#)

ID#	Start Date	Work Days Elapsed
10-00359	Sep 24, 2010	1153d 20h



Case Description (edit)

The structure at this location does not meet current building codes

[Address \(edit\)](#) [\(view\)](#) [\(show more\)](#)

1012 Harrison
Kennedale, TX 76060

CE History

[\(display 4 records\)](#) [\(property history\)](#)

Key Dates and Information (edit)

Initial Inspection Date	09/24/2010
Total # of Inspections	1
Total # of Publish	0

STEPS



Inspector: Glenn Greenwood

Initial Inspection

Violation



Notice Letter

Ready



Reinspection

Archive Case

Modules

[Enter Location Information](#)

Documents

[Notification Letter](#)

Case Notes

[Add Note](#) [Set up Standard Notes](#)

Update to cleaning property

Added by Glenn Greenwood on Apr 11, 2011

[\(edit\)](#) [\(delete\)](#)

Jessica @ 636-261-7682 for mowing and cleaning.

Update to property

Added by Glenn Greenwood on Apr 26, 2011

[\(edit\)](#) [\(delete\)](#)

Spoke with a lady at 216-739-2900 about mowing this property.
They will have the property mowed approx every 2 weeks.

Update to property

Added by Glenn Greenwood on Oct 7, 2011

[\(edit\)](#) [\(delete\)](#)

Spoke with Mike Hamm with Safe Guard Properties (877-340-0060) about having the structure demo. He is going to update Citimortgage and get back to me with their ideas on demo'g the house.

[Back](#)

Katherine Rountree

[Contact Us](#) | [Terms of Service](#) | [Privacy](#)

April 1, 2015

Copyright 2002 - 2015 © MyGov, LLC. All Rights Reserved.



City of Kennedale

Site Admin | RT | PI | CR | CE | BL | PZ | LM

LOG OUT

Home » Code Enforcement » Quick Search » Active Case

NUI : Nuisances- Substandard Buildings

► **Overviews:** Results | Documents | Inspections

ID#	Start Date	Work Days Elapsed
10-00359	Sep 24, 2010	1149d 16h



Case Description (edit)

The structure at this location does not meet current building codes

Address (edit) (view) (show more)

1012 Harrison
Kennedale, TX 76060

CE History (display 4 records) (property history)

Key Dates and Information (edit)

Initial Inspection Date	09/24/2010
Total # of Inspections	1
Total # of Publish	0

STEPS



Inspector: Glenn Greenwood

Initial Inspection

Violation

Notice Letter

Ready

Reinspection

Archive Case

Modules

► Enter Location Information

Documents

► Notification Letter

Case Notes

► Add Note ► Set up Standard Notes

► Update to cleaning property

Added by Glenn Greenwood on Apr 11, 2011

(edit) (delete)

Jessica @ 636-261-7682 for mowing and cleaning.

► Update to property

Added by Glenn Greenwood on Apr 26, 2011

(edit) (delete)

Spoke with a lady at 216-739-2900 about mowing this property.
They will have the property mowed approx every 2 weeks.

► Update to property

Added by Glenn Greenwood on Oct 7, 2011

(edit) (delete)

Spoke with Mike Hamm with Safe Guard Properties (877-340-0060) about having the structure demo. He is going to update Citimortgage and get back to me with their ideas on demo'g the house.

[Back](#)

Sandra Johnson

[Contact Us](#) | [Terms of Service](#) | [Privacy](#)

March 26, 2015

Copyright 2002 - 2015 © MyGov, LLC. All Rights Reserved.



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

[Home](#) » [Permits and Inspections](#) » [Code Enforcement](#) » [Quick Search](#) » **Archived Case**

NUI : Nuisances- Substandard Buildings

[► Overviews:](#) [Results](#) | [Documents](#) | [Inspections](#)

ID#	Start Date	Work Days Elapsed
14-00236	Nov 21, 2014	46d 19h

Case Description

Property needs to be secured by boarding up the doors and windows

This Case has been archived!

Date Closed: **Jan 30, 2015** by Katherine Rountree

Closing Status: **Closed - Violation - Voluntary Compliance**

Address (show more)

1012 Harrison Dr.
Kennedale, TX 76060

Key Dates and Information (edit)

Initial Inspection Date	01/30/2015
Total # of Inspections	1
Total # of Publish	0
Abatement Date	01/30/2015

Case Notes

[► Add Note](#) [► Set up Standard Notes](#)

There are no case notes.

[Back](#)

STEPS

Initial Inspection

Ready

Notice Letter

Notice Mailed

Reinspection

Completed

Case Closed

Jan 30, 2015

Documents

[► Notification Letter](#)

Katherine Rountree

[Contact Us](#) | [Terms of Service](#) | [Privacy](#)

April 1, 2015

Copyright 2002 - 2015 © MyGov, LLC. All Rights Reserved.



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

Home » Code Enforcement » Quick Search » Archived Case

NUI : High Grass and Weeds► **Overviews:** Results | Documents | Inspections

ID#	Start Date	Work Days Elapsed
12-00143	Mar 29, 2012	46d 3h

Case Description

Tall grass and weeds needs to be mowed

This Case has been archived!

Date Closed: May 4, 2012 by Glenn Greenwood

Closing Status: Closed - Violation - Forced Compliance

Address (show more) 1012 Harrison
Kennedale, TX 76060**CE History**

(display 4 records) (property history)

Key Dates and Information (edit)

Initial Inspection Date	03/29/2012
Total # of Inspections	1
Total # of Publish	0
Abatement Date	05/03/2012

Assigned Contractor

W. Two Plus, Inc. (Edit)

Fees and Invoices

(edit fees & invoices)

Fee	Amount	Paid	Remaining
Administrative	\$75.00	\$0.00	\$75.00
Contractor	\$40.00	\$0.00	\$40.00

Amount Overdue: \$115.00

Due Date: Jun 3, 2012

Case Notes

► Add Note ► Set up Standard Notes

► **Mowing lien**

Mowing lien filed 6-4-12

STEPS

Inspector: Glenn Greenwood

Initial Inspection**Violation****Notice Letter****Notice Mailed****Reinspection****Ready****Call Contractor****Add City Fees****Fees Charged****Invoice Property Owner****Owner Invoice Sent****Payment Due****Ready****File Lien****Ready****Case Closed**

May 4, 2012

Documents

- Notification Letter
- Violation Notice
- Owners' Invoice
- Lien

Added by Glenn Greenwood on Jun 4, 2012



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

Home » Code Enforcement » Quick Search » Active Case

NUI : Nuisances- Substandard Buildings

► **Overviews:** Results | Documents | Inspections

ID#	Start Date	Work Days Elapsed
10-00359	Sep 24, 2010	1153d 20h

**Case Description (edit)**

The structure at this location does not meet current building codes

Address (edit) (view) (show more)1012 Harrison
Kennedale, TX 76060**CE History**

(display 4 records) (property history)

Key Dates and Information (edit)

Initial Inspection Date	09/24/2010
Total # of Inspections	1
Total # of Publish	0

STEPS

Inspector: Glenn Greenwood

Initial Inspection

Violation



Notice Letter

Ready



Reinspection

Archive Case

Modules

► Enter Location Information

Documents

► Notification Letter

Case Notes

► Add Note ► Set up Standard Notes

► **Update to cleaning property**

Added by Glenn Greenwood on Apr 11, 2011

(edit) (delete)

Jessica @ 636-261-7682 for mowing and cleaning.

► **Update to property**

Added by Glenn Greenwood on Apr 26, 2011

(edit) (delete)

Spoke with a lady at 216-739-2900 about mowing this property.
They will have the property mowed approx every 2 weeks.► **Update to property**

Added by Glenn Greenwood on Oct 7, 2011

(edit) (delete)

Spoke with Mike Hamm with Safe Guard Properties (877-340-0060) about having the structure demo. He is going to update Citimortgage and get back to me with their ideas on demo'g the house.

[Back](#)

Katherine Rountree

[Contact Us](#) | [Terms of Service](#) | [Privacy](#)

April 1, 2015

Copyright 2002 - 2015 © MyGov, LLC. All Rights Reserved.



June 7, 2015

ID #: 10-00017

John D & Sheila Scott
1012 Harrison St
Kennedale, TX 76060-5404

**Re: Nuisances- Substandard Buildings at 1012 Harrison
St Hildale Addition Blk 5 Lot 4**

Dear John D & Sheila Scott:

An inspection of the above referenced property was made on May 27, 2015. As a result of this inspection, the condition described below was observed:

Condition: *Structures at this location do not meet current building codes*

The condition described above is in violation of Section 15-49 of the Kennedale Code of Ordinances, which states, any building having any of the conditions or defects described in the ordinance shall be deemed to be substandard. Any building that is dilapidated or unfit for human habitation. Any building that, regardless of its structural condition, is unoccupied and is unsecured from unauthorized entry. Any building that is boarded up or otherwise secured in any manner that: (a) The building constitutes a danger to the public; or (b) The means used to secure the building is inadequate to prevent unauthorized entry.

This is your official notice that you will need to bring the property into compliance by obtaining a permit and making necessary repairs to the structure to ensure compliance with current building codes or removal and disposal of the structure. Failure to do so could result in further action by the City of Kennedale.

The City may issue citations for each day the violation exists and or seek demolition of the property through the Building Board of Appeals and place a lien on the property for the expenses to do so.

Should you have any questions concerning this matter, please contact me at (817) 985-2134.

Sincerely,

Charles Comeaux
Code Compliance Officer

RECIPIENTS: John D & Sheila Scott (Owner)

Certified Mail # 7002 2030 0006 9735 4129

06/19/2015

John D & Sheila Scott
1012 Harrison Drive
Kennedale, TX 76060

Case BBA # 15-01 – Hildale Addition – Kennedale, Blk 5 Lot 4 904 1012 Harrison Dr. Kennedale, TX 76060.

Dear John D & Sheila Scott,

In an effort to enhance safety and beauty of the City of Kennedale through code compliance, the City is enforcing Article II, Dangerous and Substandard Building Ordinance.

The Building Official of the City of Kennedale performed an inspection of the above referenced property and in accordance with Article II, Sec. 15-50; the following measures can be taken.

- (1) Issue notice to the record owner that the building is substandard and must be repaired or demolished; or**
- (2) Issue citation(s) for violation(s) of this article; or**
- (3) Secure the building if permitted by subsection 15-57 9a); or**
- (4) Recommend to the board that the abatement proceedings be commenced pursuant to section 15-51.**

The city is recommending a public hearing for abatement of the substandard buildings.

The building(s) located on the above referenced property have been determined to be substandard and/or dangerous. A copy of the House standards Code Checklist for the above referenced property may be obtained at City Hall as well as a copy of the Ordinance.

A public hearing will be held at 405 Municipal Drive (City Hall, City Council Chambers), Kennedale, Texas 76060, on **Tuesday July 7th, 2015 at 7:00 PM**. The City of Kennedale Building Board of Appeals will determine whether the building complies with the standards set forth in Article II, Dangerous and Substandard Buildings Ordinance. Although a public hearing will be conducted regarding your property, you are not exempt from any of the items listed above. Therefore each day your property is in violation of the ordinance is considered a separate offense and can receive citations as such.

At the public hearing, you will be required to submit proof of the scoop of any work that may be required in an effort to comply with Article II, Dangerous and Substandard Building Ordinance. If the building(s) are found to be in violation of the above referenced Article, the Building Board of Appeals may order the building(s) to be vacated, secured, repaired, removed, or demolished within a reasonable amount of time.



KENNEDALE
Development Services
www.cityofkennedale.com

If you have any questions concerning this matter, you may contact me at our offices at 405 Municipal Dr, Kennedale, TX 76060 or by phone at 817-985-2132.

Sincerely,

Sandra Johnson

Sandra Johnson
Building Official
City of Kennedale
817-538-7359 (cell)
817-985-2132 (office)

Cc: Members, Kennedale Building Board of Appeals File

Certified Mail # 7002 - 2030 - 0006 - 9735 - 3948

7002 2030 0006 9735 3948

U.S. Postal Service SM	
CERTIFIED MAIL SM RECEIPT	
(Domestic Mail Only, No Insurance Coverage Provided)	
For Delivery Information Visit Our Website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Sent To	
John & Sheila Scott	
Street, Apt. No., or PO Box No. 1012 Harrison Dr.	
City, State, ZIP+4	
Kenedale, TX 76060	
PS Form 3800, June 2002 See Reverse for Instructions	

7002 2030 0006 9735 4129

U.S. Postal Service SM	
CERTIFIED MAIL SM RECEIPT	
(Domestic Mail Only, No Insurance Coverage Provided)	
For Delivery Information Visit Our Website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Sent To	
John & Sheila Scott	
Street, Apt. No., or PO Box No. 1012 Harrison Dr.	
City, State, ZIP+4	
Kenedale, TX 76060	
PS Form 3800, June 2002 See Reverse for Instructions	



EXAMPLE

Name
Address
City, State, Zip

Dear Owner Name,

This letter is to notify you that the Kennedale Building Board of Appeals will hold a public hearing on **Tuesday, July 7, 2015 at 7:00 PM** in the Kennedale City Council Chambers at 405 Municipal Drive to receive comments on the following case.

CASE BBA # 15-01 Public hearing and consideration of demolition approval regarding a city-initiated request for demolition of an "R-3" Single family residential home located on approximately .26 acres at 1012 Harrison St, legal description of Hilldale Addn Lot 4, Blk 5.

We are sending you this notification in case you would like to attend the public hearing. You are not required to attend the public hearing, but if you wish to attend, you will have the opportunity to speak either in favor of or against the request(s). If you would like more information about the case or the public hearing process, please let me know.

For your reference, a map showing the property in question is enclosed with this letter.

Sincerely,

Sandra Johnson
Building Official
P- 817-985-2130
E- sjohnson@cityofkennedale.com



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15-49 Item (3); Sec. 15-49 Item (12); Sec. 15-49 Item (14);
Sec. 15-49 Item (15); Sec. 15-49 Item (20); Sec. 15-49 Item (22); Sec. 15-49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (20); Sec. 15-49 Item (23)



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15-49 Item (3); Sec. 15-49 Item (12); Sec. 15-49 Item (14); Sec. 15-49 Item (15); Sec. 15-49 Item (20); Sec. 15-49 Item (22); Sec. 15-49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15-49 Item (3); Sec. 15-49 Item (12);
Sec. 15-49 Item (14); Sec. 15-49 Item (15); Sec. 15-49 Item (16); Sec. 15-49 Item (18);
Sec. 15-49 Item (20); Sec. 15-49 Item (22); Sec. 15-49 Item (23)



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15-49 Item (3); Sec. 15-49 Item (12); Sec. 15-49 Item (14); Sec. 15-49 Item (15); Sec. 15-49 Item (16); Sec. 15-49 Item (18); Sec. 15-49 Item (20); Sec. 15-49 Item (22); Sec. 15-49 Item (23)



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15-49 Item (3); Sec. 15-49 Item (4); Sec. 15-49 Item (12); Sec. 15-49 Item (20); Sec. 15.49 Item (22); Sec. 15-49 Item (23)



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15-49 Item (3); Sec. 15-49 Item (4); Sec. 15-49 Item (12); Sec. 15-49 Item (20); Sec. 15.49 Item (22); Sec. 15-49 Item (23)



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (12); Sec. 15-49 Item (19); Sec. 15-49 Item (20); Sec. 15-49 Item (22); Sec. 15-49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15-49 Item (3); Sec. 15-49 Item (12) Sec. 15-49 Item (15); Sec. 15-49 Item (16); Sec. 15-49 Item (20); Sec. 15-49 Item (22); Sec. 15-49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15.49 Item (12); Sec. 15.49 Item (16); Sec. 15.49 Item (18.c; 18.e; 18.l; 18.m; 18.p); Sec. 15.49 Item (20); Sec. 15.49 Item (22); Sec. 15.49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15.49 Item (3); Sec. 15.49 Item (12); Sec. 15.49 Item (16); Sec. 15.49 Item (18.c; 18.e; 18.l; 18.m; 18.p); Sec. 15.49 Item (20); Sec. 15.49 Item (22); Sec. 15.49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15.49 Item (12); Sec. 15.49 Item (16); Sec. 15.49 Item (19); Sec. 15.49 Item (20); Sec. 15.49 Item (22); Sec. 15.49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15.49 Item (4); Sec. 15.49 Item (12);
Sec. 15.49 Item (16); Sec. 15.49 Item (20); Sec. 15.49 Item (22); Sec. 15.49 Item (23).



Violations noted:

Sec. 15.49 Item (1); Sec. 15-49 Item (12); Sec. 15.49 Item (16); Sec. 15.49 Item (18.g; 18.m); Sec. 15.49 Item (20); Sec. 15.49 Item (22); Sec. 15-49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15.49 Item (4); Sec. 15.49 Item (12);
Sec. 15.49 Item (16); Sec. 15.49 Item (20); Sec. 15.49 Item (22); Sec. 15.49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15.49 Item (4); Sec. 15.49 Item (12);
Sec. 15.49 Item (16); Sec. 15.49 Item (20); Sec. 15.49 Item (22); Sec. 15.49 Item (23).



Violations noted:

Sec. 15.49 (1); Sec. 15.49 (2); Sec. 15.49 (3); Sec. 15-49 Item (12); Sec. 15.49 Item (16); Sec. 15-49 Item (18.a; 18.e; 18.l; 18.m); Sec. 15.49 Item (20); Sec. 15-49 Item (22); Sec. 15.49 Item (23).



Violations noted:

Sec. 15.49 (1); Sec. 15-49 Item (12); Sec. 15-49 Item (15); Sec. 15.49 Item (16); Sec. 15-49 Item (18.a; 18.e; 18.l; 18.m); Sec. 15.49 Item (20); Sec. 15-49 Item (22); Sec. 15.49 Item (23).



Violations noted:

Sec. 15.49 (1); Sec. 15-49 Item (12); Sec. 15-49 Item (15); Sec. 15.49 Item (16); Sec. 15-49 Item (18.a; 18.e; 18.l; 18.m); Sec. 15.49 Item (20); Sec. 15-49 Item (22); Sec. 15.49 Item (23).



Violations noted:

Sec. 15.49 (1); Sec. 15-49 Item (12); Sec. 15-49 Item (15); Sec. 15.49 Item (16); Sec. 15-49 Item (18.a; 18.e; 18.l; 18.m); Sec. 15.49 Item (20); Sec. 15-49 Item (22); Sec. 15.49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15-49 Item (3); Sec. 15-49 Item (7); Sec. 15-49 Item (12); Sec. 15-49 Item (15); Sec. 15-49 Item (16); Sec. 15-49 Item (18.m); Sec. 15-49 Item (20), Sec. 15-49 Item (22); Sec. 15-49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (7); Sec. 15-49 Item (12); Sec. 15-49 Item (15); Sec. 15-49 Item (16); Sec. 15-49 Item (18.m); Sec. 15-49 Item (20), Sec. 15-49 Item (22); Sec. 15-49 Item (23).



Violations noted:

Sec. 15-49 Item (1); Sec. 15-49 Item (2); Sec. 15-49 Item (3); Sec. 15-49 Item (7); Sec. 15-49 Item (12); Sec. 15-49 Item (15); Sec. 15-49 Item (16); Sec. 15-49 Item (18.m); Sec. 15-49 Item (20), Sec. 15-49 Item (22); Sec. 15-49 Item (23).



Date: August 4, 2015.

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

CASE BBA # 15-02 Public hearing and consideration of approval regarding a city-initiated request for demolition of an "MH" Manufactured Home District located on approximately .34 acres at 4325 Danny Dr, legal description of Hudson, Wade H Survey Abstract: 716 Tract: 2b16.

II. Originated by:

Sandra Johnson, Building Official

III. Summary:

Request: Request demolition/removal of the manufactured home.

Location: 4325 Danny Dr.

Background.

The mobile home is a safety hazard and a nuisance. On September 5, 2014 a fire took place rendering the property substandard and the resulting damage has not been abated. It has been 10 months since the fire took place, which is more than sufficient time in which to repair or remove the home and clean up the lot.

STANDARDS FOR SUBSTANDARD BUILDINGS.

The standards for Substandard Buildings have been attached as a separate document.

STAFF REVIEW.

The Housing Standards Code Checklist has been attached as a separate document, as have photos regarding the code issues. As you will see on the checklist and in the attached photographs, the building under consideration does not meet housing standards.

STAFF RECOMMENDATION.

Staff recommends demolition and removal of the mobile home and clearing of the lot.

IV. Recommendation:

Staff recommends the Building Board of Appeals find that the building is substandard in violation of the standards in section 15-49 of the City of Kennedale ordinances and either:

- 1) order the property owner to repair it within 30 days and, if not repaired within 30 days, then the city may demolish and charge the property owner; or
- 2) order the property owner to demolish the building within 30 days if it is infeasible to repair and, if not demolished within 30 days, then the city may demolish and charge the property owner.

Action by the Building Board of Appeals.

The Board must determine whether the building meets the minimum standards outlined in Section 15-49 of City ordinances and thus determine whether the building is substandard.

Determination: The building meets minimum standards.

- If the Board determines that the building meets the City's minimum building standards then the Board will make that determination and no further action should be taken.

Determination: The building does not meet minimum standards.

- If the Board determines that the building does not meet the City's minimum standards and the owner, lienholder, or mortgagee has no established that the work cannot reasonably be performed within thirty (30) days, then the Board may either"
 - Order the property owner, lienholder, or mortgagee to repair it within 30 days and if not repaired within 30 days then the city may demolish and charge the property; or
 - Order the property owner, lienholder, or mortgagee to demolish the building within 30 days if it is infeasible to repair and if no demolished within 30 days then the city may demolish and charge the property.
- If the Board determines that the building does not meet the City's minimum standards and the owner, lienholder, or mortgagee has established that the work cannot reasonably be performed within thirty (30) days, then the Board may:
 - Order the property owner to repair it within 90 days and establish specific time schedules for the commencement and performance of the work and if not repaired within 90 days then the city may demolish and charge the property; or
 - Order the property owner to demolish the building within 90 days if it is infeasible to repair and establish specific time schedules for the commencement and performance of the work and if not demolished within 90 days then the city may demolish and charge the property.

The Board may not allow the owner, lienholder, or mortgagee more than ninety (90) days to repair, remove or demolish the building or fully perform all work required to comply with the order unless the owner, lienholder, or mortgagee:

- Submits a detailed plan and time schedule for the work at the hearing; and
- Establishes at the hearing that the work cannot be reasonably completed within ninety (90) days because of the scope and complexity of the work.

Sample motions are provided below for your reference, please note that you are not required to use one of the sample motions.

Approve

I find that the building does not meet the City's minimum building standards and make a motion to order the owner to repair the property within 30 days to avoid demolition by the city and be charged; or

I find that the building does not meet the City's minimum building standards and make a motion to order the owner to demolish within 30 days to avoid demolition by the city and be charged.

Deny

I find that the building does meet the City's minimum building standards and make a motion to deny the request for demolition or repair.

VI. Attachments:

1. Tarrant Appraisal Owner Information
2. Article II Sec. 15-48; Sec. 15-49; Sec. 15-50.
3. Housing Standards Code Checklist.
4. Fire Report.
5. Water Account Information with notes.
6. MyGov information of code violations.
7. Copies of letters mailed to all owners of the property & copy of letter mailed out within 200 ft.
8. Pictures of the property taken by the Building Official.

Included will be a PowerPoint presentation with photographs of the property.



Quick Start Center

User ID



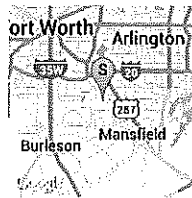
Search Website

making it convenient for you[View or Print PDF](#)

Tarrant Appraisal District Real Estate

07/20/2015

Account Number: 04494318
 Georeference: A 716-2B16
 Property Location: 4325 DANNY DR, KENNEDALE, 76060



Owner Information: PETTIGREW JUDY
 12116 ROLLING RIDGE DR
 BURLESON TX 76028-7574
 Legal Description: HUDSON, WADE H SURVEY
 Lot:
 Abstract: 716 Tract: 2b16
 1975 20 X 48 ID#
 Taxing Jurisdictions: 014 CITY OF KENNEDALE
 220 TARRANT COUNTY
 908 MANSFIELD ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database

Proposed Values for Tax Year 2015

	Land	Impr	2015 Total ††
Market Value	\$5,100	\$0	\$5,100
Appraised Value †	\$5,100	\$0	\$5,100
Approximate Size †††			0
Land Acres			0.34
Land SqFt			14,810

† Appraised value may be less than market value due to state-mandated limitations on value increases

†† A zero value indicates that the property record has not yet been completed for the indicated tax year

††† Rounded

5-Year Value History

Tax Year	2014
Appraised Land	\$5,100
Appraised Impr	\$4,300
Appraised Total	\$9,400
Market Land	\$5,100
Market Impr	\$4,300
Market Total	\$9,400
Tax Year	2013
Appraised Land	\$5,100
Appraised Impr	\$4,300
Appraised Total	\$9,400
Market Land	\$5,100

Sec. 15-48. - Enforcement.

(a) *General.*

- (1) *Administration.* The building official is hereby authorized to enforce the provisions of this article. The building official shall have the power to render interpretations of this article and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this article.
 - (2) *Inspections.* The building official and the fire marshal or their designees are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this article.
 - (3) *Right of entry.* When it is necessary to make an inspection to enforce the provisions of this article, or when the building official or his designee has a reasonable cause to believe that there exists in a building or upon a premises a condition which is contrary to or in violation of this article which makes the building or premises unsafe, dangerous, or hazardous, the building official or his designee may enter the building or premises at reasonable times to inspect or perform the duties imposed by this article, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the building official or his designee shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.
- (b) *Abatement of dangerous or substandard buildings.* All buildings or portions thereof which are determined after inspection by the building official to be dangerous or substandard as defined by this article are hereby declared to be public nuisances and shall be abated by repair, vacation, demolition, removal or securing in accordance with the procedures specified in this article.
- (c) *Unlawful to violate article.* It shall be unlawful for any person, firm or corporation to erect, construct, or use, occupy or maintain any building or cause or permit the same to be done in violation of this article.
- (d) *Inspection authorized.* All buildings within the scope of this article and all construction or work for which a permit is required shall be subject to inspection by the building official.

(Ord. No. 85, § I, 10-12-95)

Sec. 15-49. - Substandard buildings declared.

For the purposes of this article, any building, regardless of the date of its construction, which has any or all of the conditions or defects hereinafter described shall be deemed to be a substandard building:

- (1) Any building that is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety and welfare.
- (2)

Any building that, regardless of its structural condition, is unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children.

- (3) Any building that is boarded up, fenced or otherwise secured in any manner if:
 - a. The building constitutes a danger to the public even though secured from entry; or
 - b. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection (2) above.
- (4) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- (5) Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- (6) Whenever the stress in any materials, or members or portion thereof, due to all dead and live loads, is more than one and one-half (1½) times the working stress or stresses allowed in the building code for new buildings of similar structure, purpose or location.
- (7) Whenever any portion thereof has been damaged by fire, earthquake, wind flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the building code for new buildings of similar structure, purpose or location.
- (8) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- (9) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the building code for such buildings.
- (10) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
- (11) Whenever the building, or any portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay or inadequacy of its foundation; or (e) any other cause, is likely to partially or completely collapse.
- (12) Whenever, for any reason, the building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- (13) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.
- (14)

Whenever the building, exclusive of the foundation, shows thirty-three (33) percent or more damage or deterioration of its supporting member or members, or fifty (50) percent or more damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

- (15) Whenever the building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.
- (16) Whenever any building has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the building code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
- (17) Whenever any building which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than fifty (50) percent, or in any supporting part, member or portion less than sixty-six (66) percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
- (18) Whenever a building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the building official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:
 - a. Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.
 - b. Lack of, or improper water closets, lavatories and bathtubs or showers per number of guests in a hotel.
 - c. Lack of, or improper kitchen sink in a dwelling unit.
 - d. Lack of hot and cold running water to plumbing fixtures in a hotel.
 - e. Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house.
 - f. Lack of adequate heating facilities.
 - g. Lack of, or improper operation of, required ventilating equipment.
 - h. Lack of minimum amounts of natural light and ventilation required by this Code.
 - i. Room and space dimensions less than required by this article or the building code.
 - j. Lack of required electrical lighting.
 - k. Dampness of habitable rooms.
 - l. Infestation of insects, vermin or rodents.
 - m. General dilapidation or improper maintenance.
 - n. Lack of connection to required sewage disposal system.
 - o. Damaged connections to a sewage disposal system that results in flow of sewage on the ground.
 - p. Lack of adequate garbage and rubbish storage and removal facilities.

- (19) Whenever any building, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- (20) Whenever any building is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- (21) Whenever any portion of a building remains on a site after the demolition or destruction of the building.
- (22) Whenever any building is abandoned so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.
- (23) Any building constructed and still existing in violation of any provision of the building code or Uniform Fire Code to the extent that the life, health or safety of the public or any occupant is endangered.
- (24) Whenever the building is in violation of chapter 4, article IV of this Code.

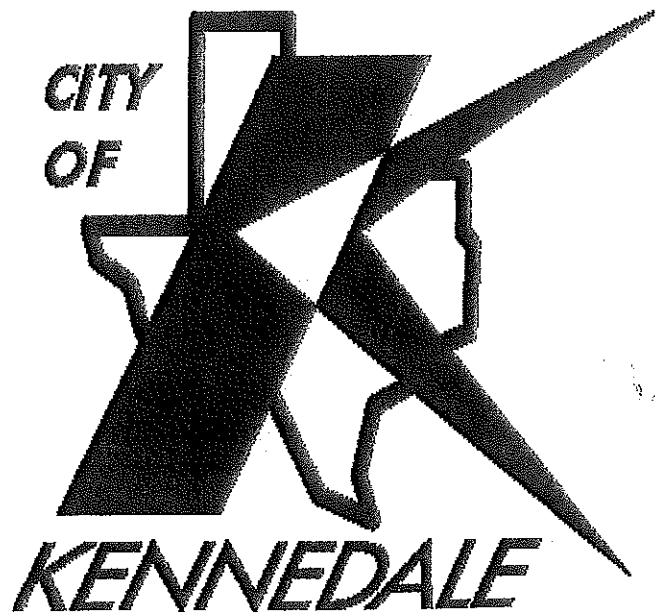
(Ord. No. 85, § I, 10-12-95)

Sec. 15-50. - Determination by building official.

When the building official has inspected or caused to be inspected any building and has found and determined that the building is substandard, the building official may take any or all of the following actions, as he or she deems appropriate:

- (1) Issue notice to the record owner that the building is substandard and must be repaired or demolished; or
- (2) Issue citation(s) for violation(s) of this article; or
- (3) Secure the building if permitted by subsection 15-57(a) below; or
- (4) Recommend to the board that abatement proceedings be commenced pursuant to section 15-51 below.

(Ord. No. 85, § I, 10-12-95)



HOUSING STANDARDS CODE CHECKLIST

Date: 7-13-15

Time:

Address: 4325 Danny Dr.

[The following information is as shown on the Tarrant Appraisal District Property Record.]

Property Owner: Judy Pettigrew

Owner's Address: 12116 Rolling Ridge Dr.
Burleson, Texas 76028

Property Description (Legal): Hudson, Wade H Survey

Abstract: 716 Tract: 2616 / 1975 20x48

Does the premises pass inspection? ☐ Yes ☒ No

Sandra Johnson
Signature of Inspector

7-10-15
Date of Inspection

File on 9-5-14

General Information About Property

	Y	N	NA
1. Is this inspection a routine inspection?	☐	☒	☐
a. If not, is this inspection the result of a complaint?	☐	☒	☐
b. Was this inspection requested by the occupant?	☐	☒	☐
2. Was entry made onto the property?	☐	☐	☒
3. Was entry made into the structure?	☐	☐	☒
a. Was the property occupied at the time of the inspection?	☐	☐	☐
i. If no, 3a is Yes. Was entry authorized by a <u>search warrant</u> ?	☐	☒	☐
ii. If no, 3a is Yes. Was the <u>occupant present and gave voluntary consent for this inspection</u> ?	☐	☐	☒
iii. If no, 3a is Yes. If the occupant was not present; did <u>anyone give voluntary consent</u> for this inspection? (Include the person's name and capacity to give consent in this report)	☐	☐	☒
iv. If no, 3a is Yes. If no person has given voluntary consent for this inspection; was this structure <u>open and obviously abandoned</u> by the occupant?	☐	☐	☒
v. If no, 3a is Yes. If no person has given voluntary consent and the structure is not open and obviously abandoned by the occupant; were there <u>exigent circumstances that required a warrantless search</u> of the structure? [Attached a written statement expressing what the exigent circumstances are.]	☐	☐	☒

- | | Y | N | NA |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 4. Is this property vacant at this time? <i>[That is, is the property open and/or obviously abandoned by the owners and/or occupants.]</i> | ☒ | ☐ | ☐ |
| a. If vacant, are all doors, windows, and other openings secured against unauthorized entry? | ☐ | ☐ | ☒ |
| b. If vacant, has all combustibles been removed from the premises? | ☐ | ☒ | ☐ |
| 5. Are there abandoned refrigerators, freezers, etc. <i>(with doors still attached)</i> that would constitute a life hazard? | ☐ | ☐ | ☒ |
| 6. Are there any open wells or pits that would constitute a life hazard? | ☐ | ☒ | ☐ |
| 7. Are there abandoned vehicle(s) <i>{vehicle without both a current inspection sticker and current license plates}</i> or parts of an abandoned vehicle in the yard? | ☒ | ☐ | ☐ |
| a. If so, get the license number and vehicle identification number if possible. | | | |
| 8. In addition to the main structure, are there any outbuildings located on this property? | ☒ | ☐ | ☐ |
| a. If so, are they included in this report? | ☒ | ☐ | ☐ |
| 9. Were photographs taken at the time of this inspection? | ☒ | ☐ | ☐ |

Y N NA

GENERAL

1. Is this building dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety and welfare? 15-49 (1) ☒ ☐ ☐
2. Is this building, regardless of its structural condition, unoccupied by its owners, lessees or other invitees and unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children? 15-49 (2) ☐ ☒ ☐
3. If this building is boarded up, fenced or otherwise secured in any manner. If Yes, then: ☐ ☐ ☒
 - a. Does the building constitute a danger to the public even though secured from entry? ☐ ☐ ☒
 - b. Are the means used to secure the building inadequate to prevent unauthorized entry or use of the building in the manner described by Subsection (2) above? 15-49 (3) ☐ ☐ ☒
4. Does this building have a door, aisle, passageway, or stairway or other means of exit that is not of sufficient width or size or is not so arranged as to provide safe and a adequate means of exit in case of fire or panic? 15-49 (4) ☐ ☒ ☐
5. Is the walking surface of any aisle, passageway, stairway or other means of exit warped, worn, loose, torn or otherwise unsafe and does not provide a safe and adequate means of exit in case of fire or panic? 15- 49 (5) ☒ ☐ ☐
6. Is the stress in any materials, or members or portion thereof, due to all dead and live loads, more than one and one-half (1 ½) times the working stress or stresses allowed in the building code for new buildings of similar structure, purpose or location? 15-49 (6) ☐ ☐ ☒

7. Has any portion thereof been damaged by fire, earthquake, wind flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the building code for new buildings of similar structure, purpose or location? 15-49 (7) ☒ ☐ ☐
8. Is any portion or member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property? 15-49 (8) ☒ ☐ ☐
9. Is any portion of the building, or any member, appurtenance or ornamentation on the exterior thereof not of sufficient strength or stability, or not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the building code for such buildings? 15-49 (9) ☒ ☐ ☐
10. Has any portion thereof been wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction? 15-49 (10) ☐ ☐ ☒
11. Is the building, or any portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay or inadequacy of its foundation; or (e) any other cause, likely to partially or completely collapse? 15-49 (11) ☒ ☐ ☐
12. Is the building, for any reason, or any portion thereof, manifestly unsafe for the purpose for which it is being used? 15-49 (12) ☒ ☐ ☐
13. Do the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base? 15-49 (13) ☐ ☐ ☒

14. Does the building, exclusive of the foundation, show thirty-three (33) percent or more damage or deterioration of its supporting member or members, or fifty (50) percent or more damage or deterioration of its non-supporting members, enclosing or outside walls or coverings? 15-49 (14) ☐ ☐ ☒
15. Has the building been damaged by fire, wind, earthquake, flood or other causes, or become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons? 15-49 (15) ☐ ☐ ☒
16. Has this building been constructed, exists or maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the building code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings? 15-49 (16) ☐ ☐ ☒
17. Does this building, whether or not erected in accordance with all applicable laws and ordinances, have in any non-supporting part, member or portion less than fifty (50) percent, or have in any supporting part, member or portion less than sixty-six (66) percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location? 15-49 (17) ☐ ☐ ☒

- | | | | | |
|-----|---|-------------------------------------|--------------------------|-------------------------------------|
| 18. | Has this building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, been determined by the building official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following: 15-49 (18) | ☐ | ☐ | ☒ |
| a) | Lack of, or improper water closed, lavatory, bathtub or shower in a dwelling unit or lodging house. | ☒ | ☐ | ☒ |
| b) | Lack of, or improper water closets, lavatories and bathtubs or showers per number of guests in a hotel. | ☐ | ☐ | ☒ |
| c) | Lack of, or improper kitchen sink in a dwelling unit. | ☒ | ☐ | ☒ |
| d) | Lack of hot and cold running water to plumbing fixtures in a hotel. | ☐ | ☐ | ☒ |
| e) | Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house. | ☒ | ☐ | ☒ |
| f) | Lack of adequate heating facilities. | ☒ | ☐ | ☐ |
| g) | Lack of, or improper operation of, required ventilating equipment. | ☒ | ☐ | ☐ |
| h) | Lack of minimum amounts of natural light and ventilation required by this Code. | ☒ | ☐ | ☐ |
| i) | Room and space dimensions less than required by this article or the building code. | ☒ | ☐ | ☐ |
| j) | Lack of required electrical lighting. | ☒ | ☐ | ☐ |
| k) | Dampness of habitable rooms. | ☐ | ☐ | ☒ |
| l) | Infestation of insects, vermin or rodents. | ☒ | ☐ | ☐ |
| m) | General dilapidation or improper maintenance. | ☒ | ☐ | ☐ |
| n) | Lack of connection to required sewage disposal system. | ☐ | ☐ | ☒ |
| o) | Damaged connections to a sewage disposal system that results in flow of sewage on the ground. | ☒ | ☐ | ☐ |
| p) | Lack of adequate garbage and rubbish storage and removal facilities. | ☐ | ☐ | ☒ |

19. Has the building, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, been determined by the fire marshal to be a fire hazard? 15-49 (19) ☐ ☐ ☒
20. Is this building in such a condition as to make a public nuisance known to the common law or in equity jurisprudence? 15-49 (20) ☒ ☐ ☐
21. Does any portion of the building remain on the site after the demolition or destruction of the building? 15-49 (21) ☐ ☒ ☐
22. If this building is abandoned or any portion thereof, does it constitute an attractive nuisance or hazard to the public? 15-49 (22) ☒ ☐ ☐
23. Does any of the building constructed and still existing in violation of any provision of the building code or Uniform Fire Code to the extent that the life, health or safety of the public or any occupant is endangered? 15-49 (23) ☒ ☐ ☐

A		MM DD YYYY	Delete		NFIRS -1	
WB421 TX 09 05 2014 1 14-0000643 000		Change		Basic		
FDID * State * Incident Date * Station Incident Number * Exposure *		No Activity.				
B Location*		☐ Check this box to indicate that the address for this incident is provided on the Wildland Fire Module in Section B "Alternative Location Specification". Use only for Wildland fires.		Census Tract 1114 - 05		
☒ Street address		4325 Danny		DR		
☐ Intersection		Number/Milepost Prefix Street or Highway		Street Type Suffix		
☐ In front of		Kennedale		TX 76060 - 108 P		
☐ Rear of		Apt./Suite/Room City		State Zip Code		
☐ Adjacent to						
☐ Directions		Cross street or directions, as applicable		Mapsc		
C Incident Type *		E1 Date & Times		E2 Shift & Alarms		
111 Building fire		Midnight is 0000		Local Option		
Incident Type		Check boxes if dates are the same as Alarm		B 404		
D Aid Given or Received*		ALARM always required		Shift or Alarms District		
1 ☒ Mutual aid received		Alarm * 09 05 2014 05:19:00		Platoon		
2 ☐ Automatic aid recv.		ARRIVAL required, unless canceled or did not arrive				
3 ☐ Mutual aid given		☒ Arrival * 09 05 2014 05:27:00		E3 Special Studies		
4 ☐ Automatic aid given		CONTROLLED Optional, Except for wildland fires		Local Option		
5 ☐ Other aid given		☐ Controlled		Special Study ID# Special Study Value		
N ☐ None		LAST UNIT CLEARED, required except for wildland fires				
		☒ Last Unit				
		Cleared 09 05 2014 11:47:00				
F Actions Taken *		G1 Resources *		G2 Estimated Dollar Losses & Values		
11 Extinguishment by fire		☒ Check this box and skip this section if an Apparatus or Personnel form is used.		LOSSES: Required for all fires if known. Optional for non fires. None		
Primary Action Taken (1)		Apparatus Personnel		Property \$ 009 400		
Additional Action Taken (2)		Suppression 0002 0002		Contents \$ 000 500		
Additional Action Taken (3)		EMS		PRE-INCIDENT VALUE: Optional		
		Other		Property \$ 000 000		
		☐ Check box if resource counts include aid received resources.		Contents \$ 000 000		
Completed Modules		H1* Casualties		H3 Hazardous Materials Release		
☒ Fire-2		Deaths Injuries		N ☐ None		
☒ Structure-3		Fire Service 001		1 ☐ Natural Gas: slow leak, no evacuation or HazMat actions		
☒ Civil Fire Cas.-4		Civilian 001		2 ☐ Propane gas: <21 lb. tank (as in home BBQ grill)		
☒ Fire Serv. Cas.-5				3 ☐ Gasoline: vehicle fuel tank or portable container		
☐ EMS-6				4 ☐ Kerosene: fuel burning equipment or portable storage		
☐ HazMat-7				5 ☐ Diesel fuel/fuel oil: vehicle fuel tank or portable		
☐ Wildland Fire-8				6 ☐ Household solvents: home/office spill, cleanup only		
☒ Apparatus-9		H2 Detector		7 ☐ Motor oil: from engine or portable container		
☒ Personnel-10		Required for Confined Fires.		8 ☐ Paint: from paint cans totaling < 55 gallons		
☐ Arson-11		1 ☐ Detector alerted occupants		9 ☐ Other: Special HazMat actions required or spill > 55gal., Please complete the HazMat form		
		2 ☒ Detector did not alert them				
		U ☐ Unknown				
J Property Use*		Structures		I Mixed Use Property		
131 ☐ Church, place of worship		341 ☐ Clinic, clinic type infirmary		NN ☐ Not Mixed		
161 ☐ Restaurant or cafeteria		342 ☐ Doctor/dentist office		10 ☐ Assembly use		
162 ☐ Bar/Tavern or nightclub		361 ☐ Prison or jail, not juvenile		20 ☐ Education use		
213 ☐ Elementary school or kindergarten		419 ☒ 1-or 2-family dwelling		33 ☐ Medical use		
215 ☐ High school or junior high		429 ☐ Multi-family dwelling		40 ☐ Residential use		
241 ☐ College, adult education		439 ☐ Rooming/boarding house		51 ☐ Row of stores		
311 ☐ Care facility for the aged		449 ☐ Commercial hotel or motel		53 ☐ Enclosed mall		
331 ☐ Hospital		459 ☐ Residential, board and care		58 ☐ Bus. & Residential		
		464 ☐ Dormitory/barracks		59 ☐ Office use		
		519 ☐ Food and beverage sales		60 ☐ Industrial use		
		936 ☐ Vacant lot		63 ☐ Military use		
		938 ☐ Graded/care for plot of land		65 ☐ Farm use		
		946 ☐ Lake, river, stream		00 ☐ Other mixed use		
		951 ☐ Railroad right of way				
		960 ☐ Other street				
		961 ☐ Highway/divided highway				
		962 ☐ Residential street/driveway				
Outside				539 ☐ Household goods, sales, repairs		
124 ☐ Playground or park				579 ☐ Motor vehicle/boat sales/repair		
655 ☐ Crops or orchard				571 ☐ Gas or service station		
669 ☐ Forest (timberland)				599 ☐ Business office		
807 ☐ Outdoor storage area				615 ☐ Electric generating plant		
919 ☐ Dump or sanitary landfill				629 ☐ Laboratory/science lab		
931 ☐ Open land or field				700 ☐ Manufacturing plant		
				819 ☐ Livestock/poultry storage (barn)		
				882 ☐ Non-residential parking garage		
				891 ☐ Warehouse		
				981 ☐ Construction site		
				984 ☐ Industrial plant yard		
				Lookup and enter a Property Use code only if you have NOT checked a Property Use box:		
				Property Use 419		
				1 or 2 family dwelling		

NFIRS-1 Revision 03/11/99

K1 Person/Entity Involved

Local Option

Business name (if applicable)

Area Code

Phone Number

☐ Check This Box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name

MI

Last Name

Suffix

Number

Prefix

Street or Highway

Street Type

Suffix

Post Office Box

Apt./Suite/Room

City

State

Zip Code

☐ More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary

K2 Owner

☐ Same as person involved? Then check this box and skip The rest of this section.

Local Option

Business name (if Applicable)

Area Code

Phone Number

☐ Check this box if same address as incident location. Then skip the three duplicate address lines.

Mr., Ms., Mrs. First Name

MI

Last Name

Suffix

Number

Prefix

Street or Highway

Street Type

Suffix

Post Office Box

Apt./Suite/Room

City

State

Zip Code

L Remarks

Local Option

09/05/2014 08:08:31 PM Lenoir

On 09/05/2014 at 05:19:00 dispatched To 4325 Danny DR /Kennedale, TX 76060. The location is a 1 or 2 family dwelling. The incident was determined to be a(n) Building fire.

05:27:00 arrived on scene.

The following actions were performed on scene:

Extinguishment by fire service personnel

Units responding were:

Unit E59 responded.

Unit M59 responded.

Dispatched to residential structure fire. Alarm advised report of a fully involved mobile home. One alarm assignment was established. Arrived on scene to find heavy fire throughout the structure. Structural collapse noted to the Alpha Delta sides. Fire was traveling to the Bravo side. E59 arrived with medic 59 and began extinguishment operations on a defensive attack. E59 established a constant water supply at hydrant in front of the involved residence. Hydrant flowed 822 on 2013 flow test. Two 2in lines were deployed with maximum flow. Interviewed bystanders who reported that two individuals exited the structure prior to arrival. TXU was notified to respond. Command was passed to Mansfield Battalion Chief and later passed to Chief 59 McMurray. All fire was extinguished with Class A foam and water mix.

Fire Investigation report.

L Authorization

1404

Officer in charge ID

Lenoir, James M

Signature

LT

Position or rank

E59

Assignment

09

Month

05

Day

2014

Year

Check Box if same as Officer in charge.

1404

Member making report ID

Lenoir, James M

Signature

LT

Position or rank

E59

Assignment

09

Month

05

Day

2014

Year

WB421 FDID *	TX State *	MM DD YYYY 9 5 2014 Incident Date *	1 Station	14-0000643 Incident Number *	000 Exposure *	Complete Narrative
-----------------	---------------	---	--------------	---------------------------------	-------------------	-----------------------

Narrative:

09/05/2014 08:08:31 PM Lenoir

On 09/05/2014 at 05:19:00 dispatched To 4325 Danny DR /Kennedale, TX 76060. The location is a 1 or 2 family dwelling. The incident was determined to be a(n) Building fire.

05:27:00 arrived on scene.

The following actions were performed on scene:

Extinguishment by fire service personnel

Units responding were:

Unit E59 responded.

Unit M59 responded.

Dispatched to residential structure fire. Alarm advised report of a fully involved mobile home. One alarm assignment was established. Arrived on scene to find heavy fire throughout the structure. Structural collapse noted to the Alpha Delta sides. Fire was traveling to the Bravo side. E59 arrived with medic 59 and began extinguishment operations on a defensive attack. E59 established a constant water supply at hydrant in front of the involved residence. Hydrant flowed 822 on 2013 flow test. Two 2in lines were deployed with maximum flow. Interviewed bystanders who reported that two individuals exited the structure prior to arrival. TXU was notified to respond. Command was passed to Mansfield Battalion Chief and later passed to Chief 59 McMurray. All fire was extinguished with Class A foam and water mix.

Fire Investigation report.

After initial knock down of the fire it was determined the Tarrant County Fire Marshal's office was dispatched to the scene. In interviewing the displaced occupants they advised a candle in the alpha bravo bedroom caused the fire. Interviewing neighbors revealed the occupants had a possible dangerous drug manufacturing taking place on the property. Kennedale PD was notified to respond. The male occupant Eric Hanes D.O.B. ! home phone 817-449-7632 denied medical treatment for small lacerations he stated were obtained by exiting the residence. He stated that he was awakened from the alpha bravo bedroom to smoke and fire. Mr. Hanes also stated that he had illegal obtained electrical power to the residence stating he "jumped" the power. TXU was notified and the story was found to be true. Two vise script pliers were attached to live wire supplying the residence. TXU cut the service loop to the residence at the power pole.

Public works department was notified to bring a back hoe to help in the investigation process by removing the tin roof from the collapsed structure. Due to the information provided by neighbors the KPD called in Tarrant County Narcotics Task Force to come identify items on scene. Items were removed from the alpha delta region to find no usable amount of product.

Photographs of the residence were obtained starting from a 360 of the exterior and moving inward. After clearing off the alpha delta region of the residence a canine was found to be deceased and ACO was called to the scene to remove the carcass.

Investigation of the fire leaves the fire to be undetermined and the cause is still under investigation. The search in the alpha bravo bedroom found no wax residual nor signs of a candle or burn pattern indicating a candle started the fire. The bedroom was just starting to flashover upon E59 arrival.

Owner of the mobile home is Judy Pettigrew 817-965-0527 residing at 12116 Rolling Ridge Dr

WB421	TX	MM 9	DD 5	YYYY 2014	1	14-0000643	000	Complete Narrative
FDID *	State *	Incident Date *		Station	Incident Number *	Exposure *		

Narrative:

Burleson Texas 76028. She stated that there was no insurance on the mobile home. Tarrant County Appraisal District states the mobile home was a 1975 mobile home 20x48 960 sq ft. appraisal of 9,400.

Mutual aid received:

Forest Hill Fire Department
Kennedale Police Department
Mansfield Fire Department
Tarrant County Fire Marshal

11:47:00 all units back in service.

A WB421 FDID * TX State * MM DD 09 05 Incident Date * YYYY 2014 1 Station 14-0000643 Incident Number * 000 Exposure * ☐ Delete ☐ Change ☐ No Activity NFIRS -2 Fire			
B Property Details B1 0001 ☐ Not Residential <i>Estimated Number of residential living units in building of origin whether or not all units became involved</i> B2 001 ☐ Buildings not involved <i>Number of buildings involved</i> B3 ☐ None <i>Acres burned (outside fires)</i> ☐ Less than one acre		C On-Site Materials ☐ None or Products <i>Complete if there were any significant amounts of commercial, industrial, energy or agricultural products or materials on the Property, whether or not they became involved</i> Enter up to three codes. Check one or more boxes for each code entered. On-site material (1) On-site material (2) On-site material (3) 1 ☐ Bulk storage or warehousing 2 ☐ Processing or manufacturing 3 ☐ Packaged goods for sale 4 ☐ Repair or service 1 ☐ Bulk storage or warehousing 2 ☐ Processing or manufacturing 3 ☐ Packaged goods for sale 4 ☐ Repair or service 1 ☐ Bulk storage or warehousing 2 ☐ Processing or manufacturing 3 ☐ Packaged goods for sale 4 ☐ Repair or service	
D Ignition D1 70 Structural area, Other <i>Area of fire origin *</i> D2 UU Undetermined <i>Heat source *</i> D3 UU Undetermined <i>Item first ignited *</i> 1 ☐ Check Box if fire spread was confined to object of origin D4 ☐ ☐ <i>Type of material first ignited</i> <i>Required only if item first ignited code is 00 or <70</i>		E1 Cause of Ignition ☐ Check box if this is an exposure report. Skip to section G 1 ☐ Intentional 2 ☐ Unintentional 3 ☐ Failure of equipment or heat source 4 ☐ Act of nature 5 ☒ Cause under investigation U ☐ Cause undetermined after investigation E2 Factors Contributing To Ignition NN None Factor Contributing To Ignition (1) Factor Contributing To Ignition (2)	
F1 Equipment Involved In Ignition ☐ None If Equipment was not involved, Skip to Section G Equipment Involved Brand Model Serial # Year		F2 Equipment Power Equipment Power Source F3 Equipment Portability 1 ☐ Portable 2 ☐ Stationary <i>Portable equipment normally can be moved by one person, is designed to be use in multiple locations, and requires no tools to install.</i>	
G Fire Suppression Factors Enter up to three codes. ☒ None NNN None Fire suppression factor (1) Fire suppression factor (2) Fire suppression factor (3)		H1 Mobile Property Involved ☐ None 1 ☐ Not involved in ignition, but burned 2 ☐ Involved in ignition, but did not burn 3 ☐ Involved in ignition and burned	
H2 Mobile Property Type & Make Mobile property type Mobile property make		Local Use ☐ Pre-Fire Plan Available <i>Some of the information presented in this report may be based upon reports from other Agencies</i> ☐ Arson report attached ☐ Police report attached ☐ Coroner report attached ☐ Other reports attached	
Mobile property model Year License Plate Number State VIN Number		NFIRS-2 Revision 01/19/99	

City of Kennedale: Administrators

[Dashboard](#) | [Manage Customer](#) | [Daily Cash](#) | [Daily Transaction Report](#) | [Logout](#)

Find User

Search for user from the following fields. Click Search to start.

Customer - Account Number

Last Name

First Name

 -

Street Address

Meter Number

No Accounts Found

ubtsadi
192.1.1.142
krountree

Mon Jul-20-2015 11:57:28 am
Service Address Inquiry

stw INC
© 2015

[Addr Comments](#)[Work Orders](#)[Addr Services](#)[User Alerts](#)[Maintenance Hist](#)[Page 1](#)[Page 2](#)[Page 3](#)[Page 4](#)

Route number

25

Service address id

610

Block number

4325

Predirectional

Directional

Street name

DANNY

Street suffix

DR

Apartment

Secondary address identifier

Secondary address range

Service address description

4325 DANNY DR

City limit code

Inside

District

Subdivision



ubtwei : 192.1.1.142
krountreeMon Jul-20-2015 11:58:10 am
Work Order Inquiry**stw**
INC
© 2015

Maintenance Hist		Print Order				
Account	025-0000610-001	Name	PETTIGREW, JUDY J			
Address	4325 DANNY DR		Status	I		
Page 1		Page 2		Comments	RE-Read	Units/Hours/Emp#'s
Work order group code		U UTILITY BILLING				
Department assigned to						
Person assigned to		CHRIS Y				
Userid to complete work order						
Instructions		reread and check for leak				
Date modified		06/25/2009				
Userid modified		aelders				
Userid created		aelders				



ubtwoi : 192.1.1.142 krounfree		Mon Jul-20-2015 11:58:33 am Work Order Inquiry		stw INC © 2015	
Maintenance Hist Print Order					
Account	025-0000610-001	Name	PETTIGREW, JUDY J	Address	4325 DANNY DR
		Status	I		
Page 1 Page 2 Comments Reading Units/Hours/Emp#'s					
Work order group code		U UTILITY BILLING			
Department assigned to					
Person assigned to		CHRIS Y			
Userid to complete work order					
Instructions		how many mobile homes/houses on property?			
Date modified		09/19/2011			
Userid modified		aowens			
Userid created		aowens			



ubtwei : 192.1.1.142
kroutreeMon Jul-20-2015 11:58:33 am
Work Order Inquiry**stw**_{INC}
© 2015

Maintenance Hist		Print Order							
Account	025-0000610-001	Name	PETTIGREW, JUDY J	Address	4325 DANNY DR	Status	I		
Page 1		Page 2		Comments		Reading		Units/Hours/Emp#'s	
Date completed		09/01/2011							
Completed by		aowens							
Field comments		one mobile home cy							



ubtwei : 192.1.1.142
krountreeMon Jul-20-2015 11:58:33 am
Work Order Inquirystw
INC
© 2015

Maintenance Hist		Print Order	
Account	Name	Address	Status
025-0000610-001	PETTIGREW, JUDY J	4325 DANNY DR	I
Page 1	Page 2	Comments	Reading
Date completed		09/01/2011	UMS
Time completed		10:15	MISCELLANEOUS
Billing period		0	
Read date		09/01/2011	
Meter reading		0	
Demand reading		0.000	
BOD reading		0	
SS reading		0	
Meter readers initials			
Estimated reading		No	



ubtwei : 192.1.1.142
krountreeMon Jul-20-2015 11:59:04 am
Work Order Inquiry**stw**_{INC}
© 2015

Maintenance Hist		Print Order			
Account	025-0000610-001	Name	PETTIGREW, JUDY J		
Address	4325 DANNY DR		Status	I	
Page 1		Page 2	Comments	RE-Read	Units/Hours/Emp#'s
This work order was marked as completed					
Work order number	34340				
Work order code	URC RECONNECT				
Work order status	STW system info updated				
Work order print status	Printed				
Requested service date	08/29/2012				
Requested service time	09:46				
Work order priority	5				
Service Code	WT Water				
Service code sequence	1				
Meter number	34333046				
Meter manufacturer code	OR				



ubtwei : 192.1.1.142 krountree	Mon Jul-20-2015 11:59:04 am Work Order Inquiry	stw INC © 2015
Maintenance HistPrint Order		
Account 025-0000610-001	Name PETTIGREW, JUDY J	Address 4325 DANNY DR
		Status I
Page 1Page 2CommentsRE-ReadUnits/Hours/Emp#'s		
Date completed 08/29/2012		
Completed by grangel		
read 2146, trnd on		
Field comments		



ubtwei : 192.1.1.142
krountreeMon Jul-20-2015 11:59:33 am
Work Order Inquirystw
INC
© 2015

Maintenance Hist		Print Order							
Account	025-0000610-001	Name	PETTIGREW, JUDY J	Address	4325 DANNY DR	Status	I		
Page 1		Page 2		Comments		Final Read		Units/Hours/Emp#'s	
Work order group code		U		UTILITY BILLING					
Department assigned to									
Person assigned to		ERIC S							
Userid to complete work order									
Instructions		please make sure still off and get final read--grangel							
Date modified		04/29/2013							
Userid modified		grangel							
Userid created		grangel							



ubtvoi : 192.1.1.142
krountreeMon Jul-20-2015 11:59:33 am
Work Order Inquiry**stw** INC
© 2015

Maintenance Hist		Print Order							
Account	025-0000610-001	Name	PETTIGREW, JUDY J	Address	4325 DANNY DR	Status	I		
Page 1		Page 2		Comments		Final Read		Units/Hours/Emp#'s	
Date completed		04/25/2013							
Completed by		grangel							
Field comments		final read 2405, already off							



ubtvoi : 192.1.1.142
krountreeMon Jul-20-2015 11:59:33 am
Work Order Inquirystw
INC
© 2015

Maintenance Hist		Print Order							
Account	025-0000610-001	Name	PETTIGREW, JUDY J	Address	4325 DANNY DR	Status	I		
Page 1		Page 2		Comments		Final Read		Units/Hours/Emp#'s	
Date completed		04/25/2013		UFO		FINAL OUT ACCOUNT			
Time completed		11:29							
Billing period		04/2013							
Read date		04/25/2013							
Meter reading		2405							
Demand reading		0.000							
BOD reading		0							
SS reading		0							
Meter readers initials		EAS							
Estimated reading		No							



ubtwei : 192.1.1.142
krountreeMon Jul-20-2015 11:59:54 am
Work Order Inquiry**stw**_{INC}
© 2015

Maintenance Hist		Print Order		
Account	025-0000610-002	Name	VACANT	
Address	4325 DANNY DR		Status	I
Page 1	Page 2	Comments	RE-Read	Units/Hours/Emp#'s
This work order was marked as completed				
Work order number	36520			
Work order code	ULM	LOCK METER		
Work order status	STW system info updated			
Work order print status	Printed			
Requested service date	07/23/2013			
Requested service time	13:37			
Work order priority	5			
Service Code	WT	Water		
Service code sequence	1			
Meter number	34333046			
Meter manufacturer code	OR			



ubtwei : 192.1.1.142
krountree

Mon Jul-20-2015 11:59:54 am
Work Order Inquiry

stw INC
© 2015

Maintenance Hist		Print Order			
Account	025-0000610-002	Name	VACANT		
Address	4325 DANNY DR		Status	I	
Page 1		Page 2	Comments	RE-Read	Units/Hours/Emp#'s
Work order group code		U UTILITY BILLING			
Department assigned to					
Person assigned to		ERIC S			
Userid to complete work order					
Instructions		cons & no dep			
Date modified		08/16/2013			
Userid modified		grangel			
Userid created		aowens			



ubtwei : 192.1.1.142 krountree		Mon Jul-20-2015 11:59:54 am Work Order Inquiry		stw _{INC} © 2015	
Maintenance Hist Print Order					
Account	025-0000610-002	Name	VACANT	Address	4325 DANNY DR Status I
Page 1 Page 2 Comments RE-Read Units/Hours/Emp#'s					
Date completed		08/06/2013			
Completed by		grangel			
Field comments		trnd off & locked			





City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

Home » Code Enforcement » Quick Search » Archived Case

NUI : Nuisance - Vehicles and Appliances

► **Overviews:** Results | Documents | Inspections

ID#	Start Date	Work Days Elapsed
11-00174	Sep 23, 2011	90d 19h

Case Description

Vehicles (Lic. 289-MKV & R06-KPT) are incapable of being driven legally

This Case has been archived!

Date Closed: **Jan 31, 2012** by Glenn Greenwood

Closing Status: **Closed - Violation - Voluntary Compliance**

Address (show less)

4325 Danny
Kennedale, TX 76060

Tenant

Legal

street median between Peggy and Vera lanes

Owner

Judy Pettigrew
12116 Rolling Ridge Dr
Burleson, TX 76028-7574

Property Information

CE History (hide 1 record) (property history)			
id	status	subcategory	age
09-00504	CLOSED	Nuisance - Vehicles and Appliances	2112d

Key Dates and Information (edit)

Initial Inspection Date	09/23/2011
Last Inspection Date	01/31/2012
Total # of Inspections	3
Total # of Publish	0
Abatement Date	01/31/2012

Case Notes

► Add Note ► Set up Standard Notes

There are no case notes.

STEPS



Inspector: Glenn Greenwood

Initial Inspection

Violation

vehicle information

Ready

Notice Letter

Notice Mailed

Reinspection

Completed

Case Closed

Jan 31, 2012

Documents

► Notification Letter



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

Home » Code Enforcement » Quick Search » **Archived Case**

NUI : Nuisance - Vehicles and Appliances

► **Overviews:** Results | Documents | Inspections

ID#	Start Date	Work Days Elapsed
09-00504	Oct 7, 2009	53d 3h

Case Description

Two vehicles next to structure are incapable of being driven legally

This Case has been archived!

Date Closed: Dec 22, 2009 by Glenn Greenwood

Closing Status: Closed - Violation - Voluntary Compliance

Address (show less)

4325 Danny
Kennedale, TX 76060

Tenant

Legal

No. 716 Wade H Hudson Survey Tr 2B16
1975 20 X 48, ID#

Owner

Judy Pettigrew
4325 Danny Dr
Kennedale, TX 76060-7407

Property Information

CE History (hide 1 record) (property history)			
id	status	subcategory	age
11-00174	CLOSED	Nuisance - Vehicles and Appliances	1395d

Key Dates and Information (edit)

Initial Inspection Date	10/07/2009
Last Inspection Date	12/22/2009
Total # of Inspections	3
Total # of Publish	0
Abatement Date	12/22/2009

Case Notes

► Add Note ► Set up Standard Notes

► Contact number

Judy at 817-965-0527
Left message about cars and what needs to be done to clear this case.

STEPS

**Inspector:** Glenn Greenwood

Initial Inspection

Violation

vehicle information

Notice Letter

Notice Mailed

Reinspection

Completed

Case Closed

Dec 22, 2009

Documents

► Notification Letter

Added by Glenn Greenwood on Nov 16, 2009



City of Kennedale

BL | PI | CE | CR | PZ | RT

LOG OUT

[Home](#) » [Code Enforcement](#) » [Quick Search](#) » **Archived Case****NUI : High Grass and Weeds**[► Overviews:](#) [Results](#) | [Documents](#) | [Inspections](#)

ID#	Start Date	Work Days Elapsed
08-00205	Dec 17, 2008	44d 1h

Case Description

Pile of brush in front yard

This Case has been archived!Date Closed: **Feb 20, 2009** by Glenn GreenwoodClosing Status: **Closed - Violation - Voluntary Compliance****Address** (show less) 4325 Danny
Kennedale, TX 76060**Tenant****Legal**No. 716 Wade H Hud Tr 2B16
1975 20 X 48, ID#**Owner**Judy Pettigrew
4325 Danny Dr
Kennedale, TX 76060-7407**Property Information****Key Dates and Information** (edit)

Initial Inspection Date	12/17/2008
Last Inspection Date	02/20/2009
Total # of Inspections	3
Total # of Publish	0
Abatement Date	02/20/2009

Case Notes[► Add Note](#) [► Set up Standard Notes](#)*There are no case notes.*[Back](#)**STEPS****Inspector:** Glenn Greenwood**Initial Inspection****Violation****Notice Letter****Notice Mailed****Reinspection****Completed**

Call Contractor

Add City Fees

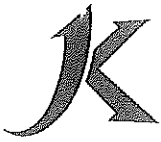
Invoice Property Owner

Payment Due

File Lien

Case Closed**Feb 20, 2009****Documents**

- Notification Letter
- Violation Notice
- Owners' Invoice
- Lien



KENNEDALE
Development Services
www.cityofkennedale.com

07/17/2015

Judy Pettigrew
12116 Rolling Ridge Dr.
Burleson, TX 76028-7574

**Case BBA # 15-02 – Mobile Home Estates out of the Wade H. Hudson Survey – Kennedale, Abstract No. 716
4325 Danny Dr. Kennedale, TX 76060.**

Dear Judy Pettigrew,

In an effort to enhance safety and beauty of the City of Kennedale through code compliance, the City is enforcing Article II, Dangerous and Substandard Building Ordinance.

The Building Official of the City of Kennedale performed an inspection of the above referenced property and in accordance with Article II, Sec. 15-50; the following measures can be taken.

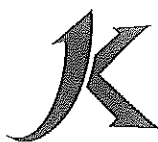
- (1) Issue notice to the record owner that the building is substandard and must be repaired or demolished; or**
- (2) Issue citation(s) for violation(s) of this article; or**
- (3) Secure the building if permitted by subsection 15-57 9a); or**
- (4) Recommend to the board that the abatement proceedings be commenced pursuant to section 15-51.**

The city is recommending a public hearing for abatement of the substandard buildings.

The building(s) located on the above referenced property have been determined to be substandard and/or dangerous. A copy of the House standards Code Checklist for the above referenced property may be obtained at City Hall as well as a copy of the Ordinance.

A public hearing will be held at 405 Municipal Drive (City Hall, City Council Chambers), Kennedale, Texas 76060, on **Tuesday August 4th, 2015 at 7:00 PM**. The City of Kennedale Building Board of Appeals will determine whether the building complies with the standards set forth in Article II, Dangerous and Substandard Buildings Ordinance. Although a public hearing will be conducted regarding your property, you are not exempt from any of the items listed above. Therefore each day your property is in violation of the ordinance is considered a separate offense and can receive citations as such.

At the public hearing, you will be required to submit proof of the scoop of any work that may be required in an effort to comply with Article II, Dangerous and Substandard Building Ordinance. If the building(s) are found to be in violation of the above referenced Article, the Building Board of Appeals may order the building(s) to be vacated, secured, repaired, removed, or demolished within a reasonable amount of time.



KENNEDALE
Development Services
www.cityofkennedale.com

If you have any questions concerning this matter, you may contact me at our offices at 405 Municipal Dr, Kennedale, TX 76060 or by phone at 817-985-2132.

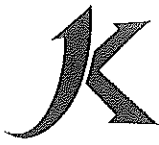
Sincerely,

Sandra Johnson

Sandra Johnson
Building Official
City of Kennedale
817-538-7359 (cell)
817-985-2132 (office)

Cc: Members, Kennedale Building Board of Appeals File

Certified Mail # 7013-1710-0001-4029-2448



KENNEDALE
Development Services
www.cityofkennedale.com

07/17/2015

Discover Bank
6215 N. O'Connor Blvd, Suite 1060
Irving, TX 75039

**Case BBA # 15-02 – Mobile Home Estates out of the Wade H. Hudson Survey – Kennedale, Abstract No. 716
4325 Danny Dr. Kennedale, TX 76060.**

Dear Discover Bank,

In an effort to enhance safety and beauty of the City of Kennedale through code compliance, the City is enforcing Article II, Dangerous and Substandard Building Ordinance.

The Building Official of the City of Kennedale performed an inspection of the above referenced property and in accordance with Article II, Sec. 15-50; the following measures can be taken.

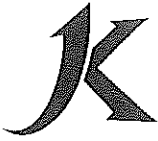
- (1) Issue notice to the record owner that the building is substandard and must be repaired or demolished; or**
- (2) Issue citation(s) for violation(s) of this article; or**
- (3) Secure the building if permitted by subsection 15-57 9a); or**
- (4) Recommend to the board that the abatement proceedings be commenced pursuant to section 15-51.**

The city is recommending a public hearing for abatement of the substandard buildings.

The building(s) located on the above referenced property have been determined to be substandard and/or dangerous. A copy of the House standards Code Checklist for the above referenced property may be obtained at City Hall as well as a copy of the Ordinance.

A public hearing will be held at 405 Municipal Drive (City Hall, City Council Chambers), Kennedale, Texas 76060, on **Tuesday August 4th, 2015 at 7:00 PM**. The City of Kennedale Building Board of Appeals will determine whether the building complies with the standards set forth in Article II, Dangerous and Substandard Buildings Ordinance. Although a public hearing will be conducted regarding your property, you are not exempt from any of the items listed above. Therefore each day your property is in violation of the ordinance is considered a separate offense and can receive citations as such.

At the public hearing, you will be required to submit proof of the scope of any work that may be required in an effort to comply with Article II, Dangerous and Substandard Building Ordinance. If the building(s) are found to be in violation of the above referenced Article, the Building Board of Appeals may order the building(s) to be vacated, secured, repaired, removed, or demolished within a reasonable amount of time.



KENNEDALE
Development Services
www.cityofkennedale.com

If you have any questions concerning this matter, you may contact me at our offices at 405 Municipal Dr, Kennedale, TX 76060 or by phone at 817-985-2132.

Sincerely,

Sandra Johnson

Sandra Johnson
Building Official
City of Kennedale
817-538-7359 (cell)
817-985-2132 (office)

Cc: Members, Kennedale Building Board of Appeals File

Certified Mail # 7013-1710-0001-4029-2655



KENNEDALE
Development Services
www.cityofkennedale.com

07/17/2015

LVNV Funding
15 S. Main St. Suite 500
Greenville, SC 29601

**Case BBA # 15-02 – Mobile Home Estates out of the Wade H. Hudson Survey – Kennedale, Abstract No. 716
4325 Danny Dr. Kennedale, TX 76060.**

Dear LVNV Funding,

In an effort to enhance safety and beauty of the City of Kennedale through code compliance, the City is enforcing Article II, Dangerous and Substandard Building Ordinance.

The Building Official of the City of Kennedale performed an inspection of the above referenced property and in accordance with Article II, Sec. 15-50; the following measures can be taken.

- (1) Issue notice to the record owner that the building is substandard and must be repaired or demolished; or**
- (2) Issue citation(s) for violation(s) of this article; or**
- (3) Secure the building if permitted by subsection 15-57 9a); or**
- (4) Recommend to the board that the abatement proceedings be commenced pursuant to section 15-51.**

The city is recommending a public hearing for abatement of the substandard buildings.

The building(s) located on the above referenced property have been determined to be substandard and/or dangerous. A copy of the House standards Code Checklist for the above referenced property may be obtained at City Hall as well as a copy of the Ordinance.

A public hearing will be held at 405 Municipal Drive (City Hall, City Council Chambers), Kennedale, Texas 76060, on **Tuesday August 4th, 2015 at 7:00 PM**. The City of Kennedale Building Board of Appeals will determine whether the building complies with the standards set forth in Article II, Dangerous and Substandard Buildings Ordinance. Although a public hearing will be conducted regarding your property, you are not exempt from any of the items listed above. Therefore each day your property is in violation of the ordinance is considered a separate offense and can receive citations as such.

At the public hearing, you will be required to submit proof of the scoop of any work that may be required in an effort to comply with Article II, Dangerous and Substandard Building Ordinance. If the building(s) are found to be in violation of the above referenced Article, the Building Board of Appeals may order the building(s) to be vacated, secured, repaired, removed, or demolished within a reasonable amount of time.



KENNEDALE
Development Services
www.cityofkennedale.com

If you have any questions concerning this matter, you may contact me at our offices at 405 Municipal Dr, Kennedale, TX 76060 or by phone at 817-985-2132.

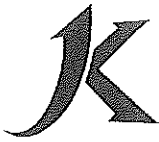
Sincerely,

Sandra Johnson

Sandra Johnson
Building Official
City of Kennedale
817-538-7359 (cell)
817-985-2132 (office)

Cc: Members, Kennedale Building Board of Appeals File

Certified Mail # 7013-1710-0001-4029-2662



KENNEDALE
Development Services
www.cityofkennedale.com

07/17/2015

Michael J. Scott, P.C.
PO Box 115220
Carrollton, TX 75011-5220

**Case BBA # 15-02 – Mobile Home Estates out of the Wade H. Hudson Survey – Kennedale, Abstract No. 716
4325 Danny Dr. Kennedale, TX 76060.**

Dear Michael J. Scott,

In an effort to enhance safety and beauty of the City of Kennedale through code compliance, the City is enforcing Article II, Dangerous and Substandard Building Ordinance.

The Building Official of the City of Kennedale performed an inspection of the above referenced property and in accordance with Article II, Sec. 15-50; the following measures can be taken.

- (1) Issue notice to the record owner that the building is substandard and must be repaired or demolished; or**
- (2) Issue citation(s) for violation(s) of this article; or**
- (3) Secure the building if permitted by subsection 15-57 9a); or**
- (4) Recommend to the board that the abatement proceedings be commenced pursuant to section 15-51.**

The city is recommending a public hearing for abatement of the substandard buildings.

The building(s) located on the above referenced property have been determined to be substandard and/or dangerous. A copy of the House standards Code Checklist for the above referenced property may be obtained at City Hall as well as a copy of the Ordinance.

A public hearing will be held at 405 Municipal Drive (City Hall, City Council Chambers), Kennedale, Texas 76060, on **Tuesday August 4th, 2015 at 7:00 PM**. The City of Kennedale Building Board of Appeals will determine whether the building complies with the standards set forth in Article II, Dangerous and Substandard Buildings Ordinance. Although a public hearing will be conducted regarding your property, you are not exempt from any of the items listed above. Therefore each day your property is in violation of the ordinance is considered a separate offense and can receive citations as such.

At the public hearing, you will be required to submit proof of the scoop of any work that may be required in an effort to comply with Article II, Dangerous and Substandard Building Ordinance. If the building(s) are found to be in violation of the above referenced Article, the Building Board of Appeals may order the building(s) to be vacated, secured, repaired, removed, or demolished within a reasonable amount of time.



KENNEDALE
Development Services
www.cityofkennedale.com

If you have any questions concerning this matter, you may contact me at our offices at 405 Municipal Dr, Kennedale, TX 76060 or by phone at 817-985-2132.

Sincerely,

Sandra Johnson

Sandra Johnson
Building Official
City of Kennedale
817-538-7359 (cell)
817-985-2132 (office)

Cc: Members, Kennedale Building Board of Appeals File

Certified Mail # 7013-1710-0001-4029-2679



KENNEDALE
Planning Department
www.cityofkennedale.com

EXAMPLE

Name
Address
City, State, Zip

Dear Owner Name,

This letter is to notify you that the Kennedale Building Board of Appeals will hold a public hearing on **Tuesday, August 4, 2015 at 7:00 PM** in the Kennedale City Council Chambers at 405 Municipal Drive to receive comments on the following case.

CASE BBA # 15-02 Public hearing and consideration of approval regarding a city-initiated request for demolition of a "MH" Manufactured Home located on approximately .34 acres at 4325 Danny Dr, legal description of Hudson, Wade H Survey A 716 Tr 2B16.

We are sending you this notification in case you would like to attend the public hearing. You are not required to attend the public hearing, but if you wish to attend, you will have the opportunity to speak either in favor of or against the request(s). If you would like more information about the case or the public hearing process, please let me know.

For your reference, a map showing the property in question is enclosed with this letter.

Sincerely,

Sandra Johnson
Building Official
P- 817-985-2130
E- sjohnson@cityofkennedale.com

Before the fire.





Sec. 15-49.1; Sec. 15-49.2; Sec. 15-49.4; Sec. 15-49.5; Sec. 15-49.6; Sec. 15-49.7; Sec. 15-49.8; Sec. 15-49.9; Sec. 15-49.10; Sec. 15-49.11; Sec. 15-49.12; Sec. 15-49.13; Sec. 15-49.14; Sec. 15-49.15; Sec. 15-49.16; Sec.15-49.17; Sec. 15-49.18a.b.c.e.f.g.j.i.m.p; Sec. 15-49.20; Sec. 15-49.21; Sec. 15-49.23.



Sec. 15-49.1; Sec. 15-49.2; Sec. 15-49.4; Sec. 15-49.5; Sec. 15-49.6; Sec. 15-49.7; Sec. 15-49.8; Sec. 15-49.9; Sec. 15-49.10; Sec. 15-49.11; Sec. 15-49.12; Sec. 15-49.13; Sec. 15-49.14; Sec. 15-49.15; Sec. 15-49.16; Sec.15-49.17; Sec. 15-49.18a.b.c.e.f.g.j.i.m.p; Sec. 15-49.20; Sec. 15-49.21; Sec. 15-49.23.



Sec. 15-49.1; Sec. 15-49.2; Sec. 15-49.4; Sec. 15-49.5; Sec. 15-49.6; Sec. 15-49.7; Sec. 15-49.8; Sec. 15-49.9; Sec. 15-49.10; Sec. 15-49.11; Sec. 15-49.12; Sec. 15-49.13; Sec. 15-49.14; Sec. 15-49.15; Sec. 15-49.16; Sec.15-49.17; Sec. 15-49.18a.b.c.e.f.g.j.i.m.p; Sec. 15-49.20; Sec. 15-49.21; Sec. 15-49.23.



Sec. 15-49.1; Sec. 15-49.2; Sec. 15-49.4; Sec. 15-49.5; Sec. 15-49.6; Sec. 15-49.7; Sec. 15-49.8;
Sec. 15-49.9; Sec. 15-49.10; Sec. 15-49.11; Sec. 15-49.12; Sec. 15-49.13; Sec. 15-49.14; Sec.
15-49.15; Sec. 15-49.16; Sec.15-49.17; Sec. 15-49.18a.b.c.e.f.g.j.i.m.p; Sec. 15-49.20; Sec. 15-
49.21; Sec. 15-49.23.



Sec. 15-49.1; Sec. 15-49.2; Sec. 15-49.4; Sec. 15-49.5; Sec. 15-49.6; Sec. 15-49.7;
Sec. 15-49.8; Sec. 15-49.9; Sec. 15-49.10; Sec. 15-49.11; Sec. 15-49.12; Sec. 15-
49.13; Sec. 15-49.14; Sec. 15-49.15; Sec. 15-49.16; Sec.15-49.17; Sec. 15-
49.18a.b.c.e.f.g.j.i.m.p; Sec. 15-49.20; Sec. 15-49.21; Sec. 15-49.23.



Sec. 15-49.1; Sec. 15-49.2; Sec. 15-49.4; Sec. 15-49.5; Sec. 15-49.6; Sec. 15-49.7; Sec. 15-49.8; Sec. 15-49.9; Sec. 15-49.10; Sec. 15-49.11; Sec. 15-49.12; Sec. 15-49.13; Sec. 15-49.14; Sec. 15-49.15; Sec. 15-49.16; Sec.15-49.17; Sec. 15-49.18a.b.c.e.f.g.j.i.m.p; Sec. 15-49.20; Sec. 15-49.21; Sec. 15-49.23.



Sec. 15-49.1; Sec. 15-49.2; Sec. 15-49.4; Sec. 15-49.5; Sec. 15-49.6; Sec. 15-49.7; Sec. 15-49.8; Sec. 15-49.9; Sec. 15-49.10; Sec. 15-49.11; Sec. 15-49.12; Sec. 15-49.13; Sec. 15-49.14; Sec. 15-49.15; Sec. 15-49.16; Sec. 15-49.17; Sec. 15-49.18a.b.c.e.f.g.j.i.m.p; Sec. 15-49.20; Sec. 15-49.21; Sec. 15-49.23.



**CITY OF
KENNEBEC**
DANGEROUS AND
SUBSTANDARD BUILDING
PUBLIC HEARING
FOR ABATEMENT
TO BE HELD FOR
THIS SITE
FOR INFORMATION CALL:
817-985-2130

**PRIVATE
PROPERTY**
NO TRESPASSING



**CITY OF
KENNE DALE**

**DANGEROUS AND
SUBSTANDARD BUILDING
PUBLIC HEARING
FOR ABATEMENT
TO BE HELD FOR
THIS SITE**

**FOR INFORMATION CALL:
817-985-2130**