

BUILDING BOARD OF APPEALS
AGENDA
REGULAR MEETING
September 1, 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 August 4, 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 .2647 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

V. ADJOURNMENT

VI. REPORTS/ANNOUNCEMENTS

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 September 1, 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.



Board Secretary



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: September 1, 2015

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from August 4, 2015 Building Board of Appeals meeting

II. Originated by:

Sandra Johnson, Building Official

III. Summary:

Consider approval of minutes from August 4, 2015 Building Board of Appeals meeting

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	08.04.2014 BBA Minutes	08.04.2015 BBA Minutes Final.docx
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BUILDING BOARD OF APPEALS
MINUTES
REGULAR MEETING
August 4, 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 7:00 PM.

II. ROLL CALL

Present?	Commissioner
	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.

Jeff Nevarez was asked to serve as a regular member for the meeting.

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

III. MINUTES APPROVAL

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

Mr. Madrid motioned to approve the minutes. The motion was seconded by Mr. Young and passed with all in favor.

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

Sandra Johnson, building official for Kennedale, said the case was postponed from the last meeting on July 7, 2015. She said the city wants to demolish the house since the potential buyer has not purchased it.

2. Property Owner Presentation

The property owner did not attend the meeting.

3. Public Hearing

Larry Whittington, 3120 N. Buckner St. Dallas, TX 75228, said that he has not purchased the property yet. He said that he had authorization from the property owner and cleaned up the house pending the purchase of the home. Kelly Rogala, 1120 West Ave A Garland, TX 75040, said the mortgage company did not include the appraisal on the home and it postponed the purchase of the property. Mr. Whittington provided an estimated timeline to the board for the repair of the property. He said it will be between thirty (30) to 120 days. He said once he has completed the purchase of the home, he will start on repairs according to the timeline.

4. Property Owner Response

The property owner did not attend the meeting.

5. Staff Response and Summary

Ms. Johnson went over the plans that would most likely be submitted if he purchased the property and stated that depending on what is submitted, the time line could not be accurate. Staff recommended demolition.

6. Action by the Building Board of Appeals

Mr. Madrid motioned to postpone the case to next month on September 1, 2015. The motion was seconded by Mr. Young and passed with all in favor.

- 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

Sandra Johnson, building official for Kennedale, said the mobile home had a fire on September of 2014. She said the house is an eye sore for surrounding properties and there have been multiple complaints made to the city.

2. Property Owner Presentation

Judy Pettigrew, 12116 Rolling Ridge Dr. Burleson, TX 76028, said that she had a dumpster on the property full of trash from cleaning up the property and that she had multiple people help her. She said that her electricity was shut off to her storage unit to the back of the property since the fire took place and was not turned back on. She said that she was not living at the property when the house caught fire.

3. Public Hearing

No one signed up to speak.

4. Property Owner Response

There was not a public hearing so there was not a response.

5. Staff Response and Summary

Ms. Johnson said that city code requires that a primary structure have electricity before a secondary building have electricity released. Staff recommended demolition.

6. Action by the Building Board of Appeals

The board has determined that the building does not meet the City's minimum building standards.

Mr. Madrid motioned for the property owner to demolish the building and clear the lot of debris within 30 days and, if not demolished and the lot cleared within 30 days, then the city may demolish and charge the property owner. The motion was seconded by Mr. Young and passed with all in favor.

V. REPORTS/ANNOUNCEMENTS

There were no announcements.

VI. ADJOURNMENT

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

The meeting adjourned at 7:44 PM.

Date: September 1, 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 August 4, 2015 and the Board postponed the case until September 1, 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 not established that the work cannot reasonably be performed within thirty (30) days, then the Board may either"
 - o 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
 - o Order the property owner, lienholder, or mortgagee 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.
- 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:
 - o 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
 - o 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:
 - o Submits a detailed plan and time schedule for the work at the hearing; and
 - o 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.



making it convenient for you

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User ID

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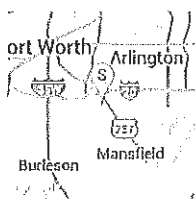
** Commercial ARB Evidence is now Available ** Online protests may now be filed **

[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, § 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.

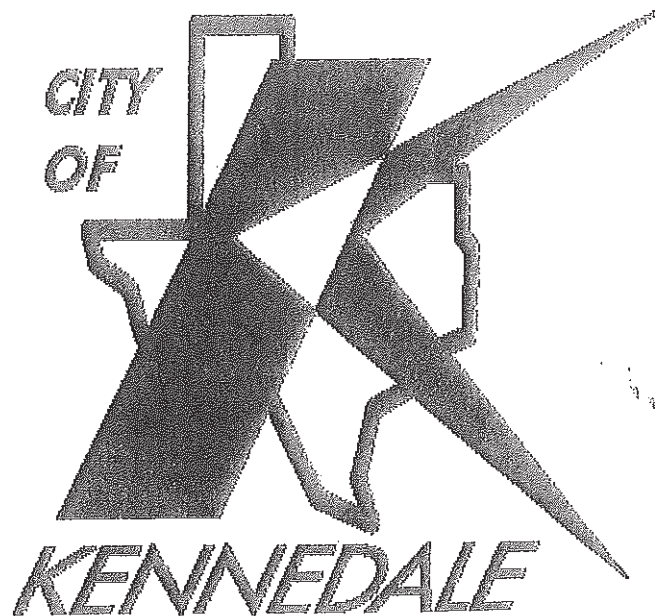
(Ord. No. 85, § I, 10-12-95)

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: 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 B1K5 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		MM DD YYYY		Delete		NFIRS -1							
WB421		TX		01 20 2015		1 15-0000057 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 Census Tract 1114 - 04													
☒ Street address													
☐ Intersection													
☐ In front of													
☐ Rear of													
☐ Adjacent to													
☐ Directions													
1012 Harrison DR													
Number/Milepost Prefix Street or Highway Street Type Suffix													
Apt./Suite/Room City State Zip Code													
Kennedale TX 76060													
108 B													
Cross street or directions, as applicable													
Mapsc0													
C Incident Type *													
118 Trash or rubbish fire,													
Incident Type													
D Aid Given or Received*													
1 ☐ Mutual aid received													
2 ☐ Automatic aid recv.													
3 ☐ Mutual aid given													
4 ☐ Automatic aid given													
5 ☐ Other aid given													
N ☒ None													
Their FDID Their State													
Their Incident Number													
E1 Date & Times													
Midnight is 0000													
Check boxes if dates are the same as Alarm													
ALARM always required													
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													
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.													
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													
342 ☐ Doctor/dentist office													
361 ☐ Prison or jail, not juvenile													
419 ☒ 1-or 2-family dwelling													
429 ☐ Multi-family dwelling													
439 ☐ Rooming/boarding house													
449 ☐ Commercial hotel or motel													
459 ☐ Residential, board and care													
464 ☐ Dormitory/barracks													
519 ☐ Food and beverage sales													
936 ☐ Vacant lot													
938 ☐ Graded/care for plot of land													
946 ☐ Lake, river, stream													
951 ☐ Railroad right of way													
960 ☐ Other street													
961 ☐ Highway/divided highway													
962 ☐ Residential street/driveway													
539 ☐ Household goods, sales, repairs													
579 ☐ Motor vehicle/boat sales/repair													
571 ☐ Gas or service station													
599 ☐ Business office													
615 ☐ Electric generating plant													
629 ☐ Laboratory/science lab													
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

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 ☒ 1163

same as Officer Member making report ID in charge.

Cleveland, Andrew D

Signature

LT

Position or rank

E59

Assignment

01

Month

20

Day

2015

Year

WB421	TX	MM 1	DD 20	YYYY 2015	1	15-0000057	000	Complete Narrative
FDID *	State *	Incident Date *		Station	Incident Number *	Exposure *		

Narrative:

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

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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 krountree		Thu Jan-04-2015 08:37:20 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	
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			

ubtwei : 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/Emp#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



ubtwei : 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				



ubtvoi : 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							

ubtwoi : 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
krountreeThu Jun-04-2015 08:40:25 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	
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

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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

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April 1, 2015

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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

Case Notes

► Add Note ► Set up Standard Notes

► **Contact number**

Owners son at 817-626-9766

Back

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

Added by Glenn Greenwood on May 1, 2009

Katherine Rountree

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April 1, 2015

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City of Kennedale

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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

Case Notes

► Add Note ► Set up Standard Notes

There are no case notes.[Back](#)

STEPS

Initial Inspection

Notice Letter

Reinspection

Call Contractor

Add City Fees

Invoice Property Owner

Payment Due

File Lien

Case Closed

**Inspector:** Glenn Greenwood**Violation****Notice Mailed****Completed****Oct 14, 2008**

Documents

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

Katherine Rountree

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April 1, 2015

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City of Kennedale

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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

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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



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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

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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

[Initial Inspection](#)[Notice Letter](#)[Reinspection](#)[Archive Case](#)

Inspector: Glenn Greenwood

[Violation](#)[Ready](#)

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

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April 1, 2015

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City of Kennedale

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

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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.

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Sandra Johnson

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March 26, 2015

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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

Inspector: Charles Comeaux



City of Kennedale

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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



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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.

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Katherine Rountree

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April 1, 2015

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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 Hilldale 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 4/29



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.

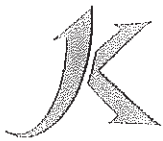
- (1) Issue notice to the record owner that the building is substandard and must be repaired or demolished; or**
- (2) Issue citation(s) for violation(s) of this article; or**
- (3) Secure the building if permitted by subsection 15-57 9a); or**
- (4) Recommend to the board that the abatement proceedings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

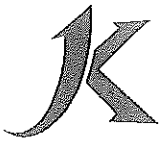
Sincerely,

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



KENNEDALE
Development Services
www.cityofkennedale.com

08/11/2015

CitiMortgage
1000 Technology Dr.
MS 305, Code Violation
O'Fallon, MO 63368

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

Dear CitiMortgage,

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 September 1st, 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

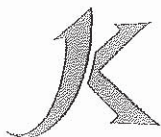
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7002 2030 0006 9735 3948

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PS Form 3800, June 2002 See Reverse for Instructions	

7002 2030 0006 9735 4129

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John & Sheila Scott	
Street, Apt. No., or PO Box No. 1012 Harrison Dr.	
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PS Form 3800, June 2002 See Reverse for Instructions	



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, 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 Hildale 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)



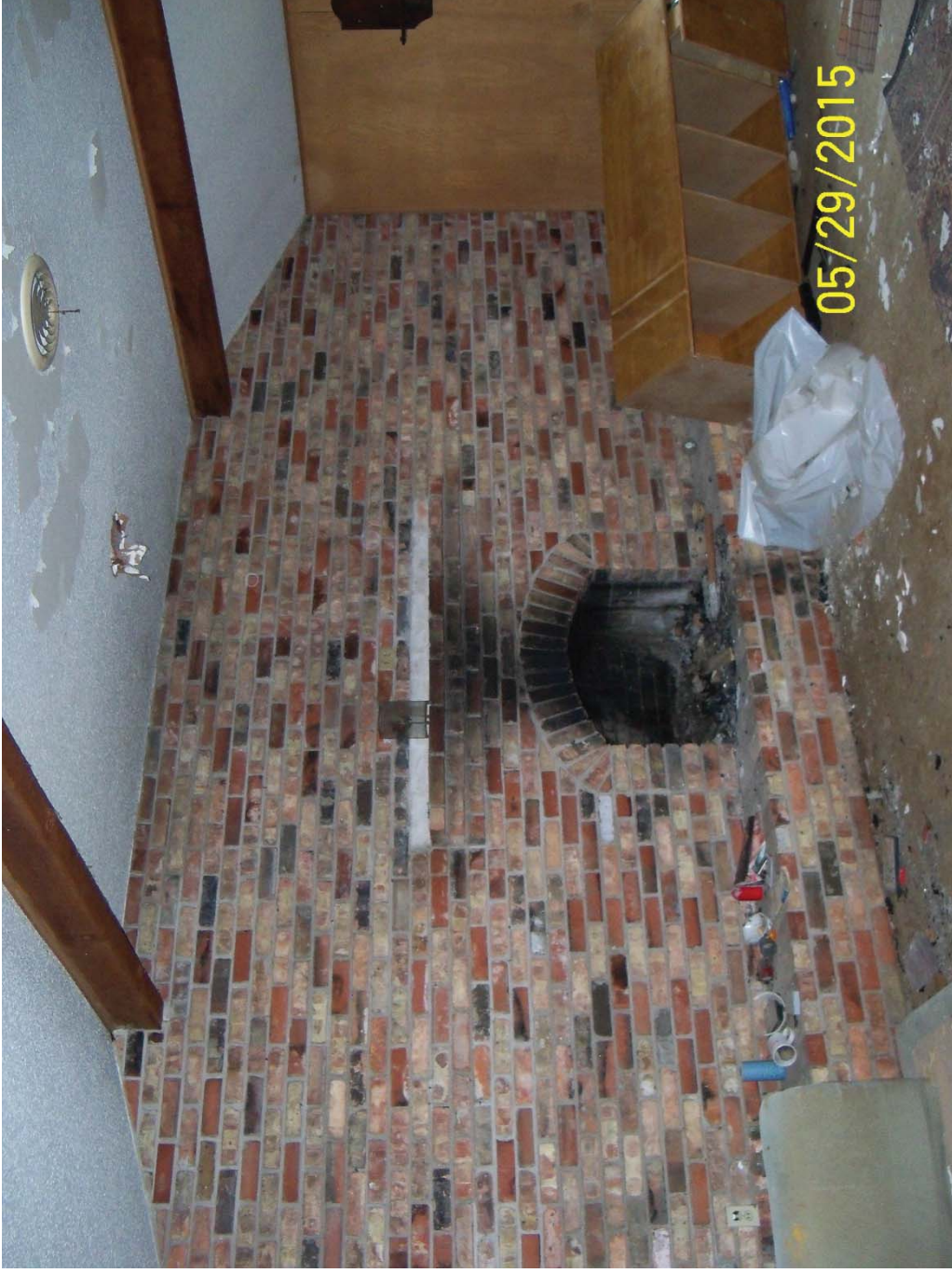
Violations noted:

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.i; 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.i; 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.i; 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.i; 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.i; 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).