



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PROPERTY STANDARDS BOARD
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
April 11, 2024 at 6:00 p.m.**

A meeting of the Property Standards Board of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

AGENDA

1. MINUTES

- a. Consider approval of minutes from the December 14, 2023 hearing.

2. ITEM(S) FOR INDIVIDUAL CONSIDERATION

a. 1501 Heritage Dr. - Docket # 2024-01

Consider and take action involving a substandard property at 1501 Heritage Dr., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

b. 116 Roosevelt St. - Docket # 2024-02

Consider and take action involving a substandard property at 116 Roosevelt St., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

c. 2822 Chariot Ln. - Docket # 2024-04

Consider and take action involving a substandard property at 2822 Chariot Ln., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

d. 2609 Larry Dr. - Docket # 2024-05

Consider and take action involving a substandard property at 2609 Larry Dr., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

e. 4218 Tynes Cir. - Docket # 2024-06

Consider and take action involving a substandard property at 4218 Tynes Cir., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

3. ADJOURN

NOTICE: The Property Standards Board may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.

Property Standards Board
Meeting Date: 04/11/2024

1. 1. a.

Subject

Consider approval of minutes from the December 14, 2023 hearing.

Attachments

12.14.23 PSB Minutes



GARLAND

MINUTES

The Property Standards Board of the City of Garland convened in regular session at 6 p.m. on Thursday, December 14, 2023, in the Council Chambers, 200 North Fifth Street, Garland, Texas, with the following members:

- Present:** David Perry, Chairman
Eric Scholl, Board Member
John Spencer, Board Member
Vicki Wohlander, Board Member
Christine Lumpkin-Bell, Board Member
Gayle Owens, Board Member
Caleb Ernst, Board Member
Dale Long, Board Member
- Absent:** Martha Melaku, Board Member
- Staff Present:** Rick Barker, Code Compliance Director
Lily Gama, Business Operations Manager
Shawn Weinstein, Code Compliance Manager
Lance Polster, Code Compliance Manager
Chris Harris, Property Inspections Program Manager
Juanita Rodriguez, Contact Center Representative II
Kurt Banowsky, Sr. Assistant City Attorney II

AGENDA

1. MINUTES

- a. Consider approval of minutes from the August 10, 2023 hearing.

Motion was made by Board Member Gayle Owens, and seconded by Board Member Eric Scholl Motion to Approve

Vote: 8 - 0

2. ITEM(S) FOR INDIVIDUAL CONSIDERATION

- a. **Annual Election of Officers - Chair**

Members of the Board elected David Perry as Chair for the 2024 year.

Motion was made by Board Member Vicki Wohlander, and seconded by Board Member Gayle Owens Motion to Approve

Vote: 8 - 0

- b. **Annual Election of Officers - Vice-Chair**

Members of the Board elected Gayle Owens as Vice-Chair for the 2024 year.

Motion was made by Board Member Vicki Wohlander, and seconded by Board Member John Spencer Motion to Approve

Vote: 8 - 0

- c. **3130 Ridgemoor Dr. - Docket # 2021-07**

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation: The Board finds that:

- (1) Notice of the proceedings in this matter has been given, mailed, published and posted in accordance with City Ordinance, State law and due process.
- (2) There exists on the premises a substandard structure, specifically the main residence located at 3130 Ridgemoor Dr, in Garland, Texas.
- (3) The condition of the structure is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage.
- (4) The substandard structure is currently not occupied.

The Board orders that:

- (1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by March 18, 2024.
- (3) That the owner of the Property must allow entry to City staff no later than March 18, 2024 to inspect the interior of the Property.
- (4) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by March 18, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Property beginning March 19, 2024, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.
- (5) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by April 19, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Property, and the City be authorized to demolish the substandard structure, and place a lien on the Property for the costs of demolishing the substandard structure.
- (6) A copy of this Final Order shall be delivered in accordance with City Ordinance.

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speaker 1: Tristan Pham

Exhibit(s): None

Motion to amend staffs' recommendation:

The Board finds that:

- (1) Notice of the proceedings in this matter has been given, mailed, published and posted in accordance with City Ordinance, State law and due process.
- (2) There exists on the premises a substandard structure, specifically the main residence located at 3130 Ridgemoor Dr, in Garland, Texas.
- (3) The condition of the structure is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage.
- (4) The substandard structure is currently not occupied.

The Board orders that:

- (1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by July 01, 2024.
- (3) That the owner of the Property must allow entry to City staff no later than July 01, 2024 to inspect the interior of the Property.
- (4) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by July 01, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Property beginning July 02, 2024, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.
- (5) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by August 01, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Property, and the City be authorized to demolish the substandard structure, and place a lien on the Property for the costs of demolishing the substandard structure.
- (6) A copy of this Final Order shall be delivered in accordance with City Ordinance.

Motion was made by Board Member Eric Scholl, and seconded by Board Member Dale Long Motion to Approve

Vote: 8 - 0

d. 1613 Legend Dr. - Docket # 2023-18

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation: The Board finds that:

(1) Notice of the proceedings in this matter has been given, mailed, published and posted in accordance with City Ordinance, State law and due process.

(2) There exists on the premises a substandard structure, specifically the main residence located at 1613 Legend Dr, in Garland, Texas.

(3) The condition of the structure is substandard due to unsanitary conditions and minimum housing standards violations. Specifically, fire, smoke, water damage, and rotted materials due to lack of maintenance.

(4) The substandard structure is currently occupied without utility service, in violation of City Ordinance. The Board orders that:

(1) That the substandard structure be vacated, and no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.

(2) That the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to vacate the Property.

(3) That the substandard structure be secured against unauthorized entry by December 18, 2023.

(4) That, if the substandard structure is not secured against unauthorized entry by December 18, 2023, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Property and secure the Property against unauthorized entry, and place a lien on the Property for the costs of securing the substandard structure.

(5) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by March 18, 2024.

(6) That the owner of the Property must allow entry to City staff no later than March 18, 2024 to inspect the interior of the Property.

(7) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by March 18, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Property beginning March 19, 2024, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.

(8) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by March 18, 2024, the City is authorized to bring this matter back before the Board for review at any time after March 19, 2024, at which time the Board may consider authorizing the City to demolish the building and place a lien on the Property for the cost of demolition.

(9) A copy of this Final Order shall be delivered in accordance with City Ordinance.

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speaker 1: Susan Griffin

Speaker 2: Md. Mostafa Kamal

Speaker 3: Cathy Harris

Exhibit(s): A & B

Motion to accept staffs' recommendation.

Motion was made by Board Member John Spencer, and seconded by Board Member Eric Scholl Motion to Approve

Vote: 8 - 0

e. 1914 Putman Way CT. - Docket # 2023-19

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation: The Board finds that:

- (1) Notice of the proceedings in this matter has been given, mailed, published and posted in accordance with City Ordinance, State law and due process.
- (2) There exists on the premises a substandard structure, specifically the main residence located at 1914 Putman Way Ct, in Garland, Texas.
- (3) The condition of the structure is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage as well as rotted materials due to lack of maintenance.
- (4) The substandard structure is currently not occupied.

The Board orders that:

- (1) That the substandard structure be secured against unauthorized entry by December 18, 2023.
- (2) That, if the substandard structure is not secured against unauthorized entry by December 18, 2023, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Property and secure the Property against unauthorized entry, and place a lien on the Property for the costs of securing the substandard structure.
- (3) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (4) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by May 18, 2024.
- (5) That the owner of the Property must allow entry to City staff no later than May 18, 2024 to inspect the interior of the Property.
- (6) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by May 18, 2024, the civil penalties in the amount of \$100.00 per day be assessed against the Property beginning May 19, 2024, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.
- (7) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by May 18, 2024, the City is authorized to bring this matter back before the Board for review at any time after May 19, 2024, at which time the Board may consider authorizing the City to demolish the building and place a lien on the Property for the cost of demolition.
- (8) A copy of this Final Order shall be delivered in accordance with City Ordinance.

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speaker 1: None

Exhibit(s): None

Motion to accept staffs' recommendation.

Motion was made by Board Member Eric Scholl, and seconded by Board Member Dale Long Motion to Approve

Vote: 8 - 0

f. 2301 Forest Ln. - Docket # 2023-20

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation: The Board finds that:

- (1) Notice of the proceedings in this matter has been given, mailed, published and posted in accordance with City Ordinance, State law and due process.
- (2) There exists on the premises a substandard structure, specifically the main structure located at 2301 Forest Ln, in Garland, Texas and the surrounding premises.
- (3) The condition of the structure is substandard due to Property maintenance violations. Specifically, missing windows, weather damaged soffit at the front entry and rotted materials due to lack of maintenance.
- (4) The condition of the premises surrounding the main structure is substandard, specifically, landscaping does not adhere to the landscaping plan and City Ordinance, the parking lot surface is in disrepair, the parking lot is not striped, and trash and litter exist on the premises.
- (5) The substandard structure is currently not occupied.

The Board orders that:

- (1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the substandard structure be secured against unauthorized entry by December 18, 2023.
- (3) That, if the substandard structure is not secured against unauthorized entry by December 18, 2023, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Property and secure the Property against unauthorized entry, and place a lien on the Property for the costs of securing the substandard structure.
- (4) That the owner repair the substandard structure, remove the substandard structure or demolish the structure by February 18, 2024.
- (5) Should the owner fail to repair the substandard structure, remove the substandard structure or demolish the substandard structure by February 18, 2024, civil penalties in the amount of \$500.00 per day be assessed against the Property beginning February 19, 2024, and continue until the substandard structure is repaired, removed or demolished.
- (6) Should the owner fail to repair the substandard structure, remove the substandard structure, or demolish the substandard structure by February 18, 2024, the City is authorized to bring this matter back before the Board for review at any time after February 19, 2024, at which time the Board may consider authorizing the City to demolish the building and place a lien on the Property for the cost of demolition or increase the civil penalties to an amount not to exceed \$1,000.00 per day.
- (7) A copy of this Final Order shall be delivered in accordance with City Ordinance.

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speaker 1: Jason Pappas

Speaker 2: Chris Kizziar

Exhibit(s): None

Motion to amend staff's recommendation:

The Board finds that:

- (1) Notice of the proceedings in this matter has been given, mailed, published and posted in accordance with City Ordinance, State law and due process.
- (2) There exists on the premises a substandard structure, specifically the main structure located at 2301 Forest Ln, in Garland, Texas and the surrounding premises.
- (3) The condition of the structure is substandard due to Property maintenance violations. Specifically, missing windows, weather damaged soffit at the front entry and rotted materials due to lack of maintenance.
- (4) The condition of the premises surrounding the main structure is substandard, specifically, landscaping does not adhere to the landscaping plan and City Ordinance, the parking lot surface is in disrepair, the parking lot is not striped, and trash and litter exist on the premises.
- (5) The substandard structure is currently not occupied.

The Board orders that:

- (1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the substandard structure be secured against unauthorized entry by December 18, 2023.
- (3) That, if the substandard structure is not secured against unauthorized entry by December 18, 2023, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Property and secure the Property against unauthorized entry, and place a lien on the Property for the costs of securing the substandard structure.
- (4) That the owner repair the substandard structure, remove the substandard structure or demolish the structure by July 01, 2024.
- (5) Should the owner fail to repair the substandard structure, remove the substandard structure or demolish the substandard structure by July 01, 2024, civil penalties in the amount of \$500.00 per day be assessed against the Property beginning July 02, 2024, and continue until the substandard structure is repaired, removed or demolished.
- (6) Should the owner fail to repair the substandard structure, remove the substandard structure, or demolish the substandard structure by July 01, 2024, the City is authorized to bring this matter back before the Board for review at any time after July 02, 2024, at which time the Board may consider authorizing the City to demolish the building and place a lien on the Property for the cost of demolition or increase the civil penalties to an amount not to exceed \$1,000.00 per day.

(7) A copy of this Final Order shall be delivered in accordance with City Ordinance.

Motion was made by Board Member Dale Long, and seconded by Board Member Eric Scholl Motion to Approve

Vote: 7 - 1

1 Nay by Gayle Owens

3. ADJOURN

With no further business or discussion to come before the Board the meeting was adjourned at 7:28 p.m. by Chairman David Perry.

City of Garland

Signed:

David Perry, Chairman

Rick Barker, Secretary to Property Standards Board

Subject

1501 Heritage Dr. - Docket # 2024-01

Consider and take action involving a substandard property at 1501 Heritage Dr., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

Attachments

1501 Heritage Dr.

Staff Recommendation

1501 Heritage Dr.

Findings of Fact

The Board finds that:

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) There exists on the Premises a substandard structure, specifically the main residence located at 1501 Heritage Drive in Garland, Texas.
- (3) The condition of the structure is substandard due to structural hazards, minimum housing standards violations and health and sanitation violations. Specifically, illegal additions, rotted materials due to lack of maintenance and filth and rubbish.
- (4) The substandard structure is currently not occupied.

Order of the Board

It is Further Ordered:

- (1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the substandard structure be secured against unauthorized entry by April 15, 2024.
- (3) That, if the substandard structure is not secured against unauthorized entry by April 15, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Property and secure the Property against unauthorized entry, and place a lien on the Property for the costs of securing the substandard structure.
- (4) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by August 11, 2024.
- (5) That the owner of the Premises must allow entry to City staff no later than August 11, 2024, to inspect the interior of the Premises.
- (6) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by August 11, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning August 12, 2024, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.

Subject

116 Roosevelt St. - Docket # 2024-02

Consider and take action involving a substandard property at 116 Roosevelt St., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

Attachments

116 Roosevelt St.

Staff Recommendation

116 Roosevelt St.

Findings of Fact

The Board finds that:

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) There exists on the Premises a substandard structure, specifically the main structure located at 116 Roosevelt St. in Garland, Texas.
- (3) The condition of the structure is substandard due to property maintenance violations. Specifically, damage to the roof structure and covering, unsecured doors and windows, and failing weather proofing.
- (4) The substandard structure is currently not occupied.

Order of the Board

It is Further Ordered:

- (1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the substandard structure be secured against unauthorized entry by April 15, 2024.
- (3) That, if the substandard structure is not secured against unauthorized entry by April 15, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Property and secure the Property against unauthorized entry, and place a lien on the Property for the costs of securing the substandard structure.
- (4) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by May 11, 2024.
- (5) That the owner of the Premises must allow entry to City staff no later than May 11, 2024, to inspect the interior of the Premises.
- (6) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by May 11, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning May 12, 2024, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.
- (7) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by May 12, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structure, and place a lien on the Premises for the costs of demolishing the substandard structure.

Subject
2822 Chariot Ln. - Docket # 2024-04

Consider and take action involving a substandard property at 2822 Chariot Ln., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

Attachments

2822 Chariot Ln.

Staff Recommendation

2822 Chariot Ln.

Findings of Fact

The Board finds that:

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) There exists on the Premises a substandard structure, specifically the main residence located at 2822 Chariot Lane in Garland, Texas.
- (3) The condition of the structure is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage as well as rotted materials due to lack of maintenance.
- (4) The substandard structure is currently not occupied.

Order of the Board

It is Further Ordered:

- (1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by July 11, 2024.
- (3) That the owner of the Premises must allow entry to City staff no later than July 11, 2024, to inspect the interior of the Premises.
- (4) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by July 11, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning July 12, 2024, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.
- (5) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by August 13, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structure, and place a lien on the Premises for the costs of demolishing the substandard structure.

Subject

2609 Larry Dr. - Docket # 2024-05

Consider and take action involving a substandard property at 2609 Larry Dr., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

Attachments

2609 Larry Dr.

Staff Recommendation

2609 Larry Dr.

Findings of Fact

The Board finds that:

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) There exists on the Premises substandard structures, specifically the main residence and detached accessory structures located at 2609 Larry Dr. in Garland, Texas.
- (3) The condition of the structures is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage as well as rotted materials due to lack of maintenance.
- (4) The substandard structures are currently not occupied.

Order of the Board

It is Further Ordered:

- (1) That no person may occupy the substandard structures until such time as a final inspection is conducted by Code Compliance.
- (2) That the substandard structures be secured against unauthorized entry by April 15, 2024.
- (3) That, if the substandard structures are not secured against unauthorized entry by April 15, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Property and secure the Property against unauthorized entry, and place a lien on the Property for the costs of securing the substandard structures.
- (4) That the owner repair the substandard structures to a habitable condition, remove the substandard structures or demolish the structures by July 11, 2024.
- (5) That the owner of the Premises must allow entry to City staff no later than July 11, 2024, to inspect the interior of the Premises.
- (6) Should the owner fail to repair the substandard structures to a habitable condition, remove the substandard structures, or demolish the substandard structures by July 11, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning July 12, 2024, and continue until the substandard structures are repaired to a habitable condition, removed or demolished.
- (7) Should the owner fail to repair the substandard structures to a habitable condition, remove the substandard structures or demolish the substandard structures by August 13, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structures, and place a lien on the Premises for the costs of demolishing the substandard structures.

Subject

4218 Tynes Cir. - Docket # 2024-06

Consider and take action involving a substandard property at 4218 Tynes Cir., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

Attachments

4218 Tynes Cir.

Staff Recommendation

4218 Tynes Cir.

Findings of Fact

The Board finds that:

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) There exists on the Premises substandard structures, specifically the main residence and detached accessory structure located at 4218 Tynes Cir. in Garland, Texas.
- (3) The condition of the structures is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage as well as rotted materials due to lack of maintenance.
- (4) The substandard structures are currently not occupied.

Order of the Board

It is Further Ordered:

- (1) That no person may occupy the substandard structures until such time as a final inspection is conducted by Code Compliance.
- (2) That the owner repair the substandard structures to a habitable condition, remove the substandard structures or demolish the structures by July 11, 2024.
- (3) That the owner of the Premises must allow entry to City staff no later than July 11, 2024, to inspect the interior of the Premises.
- (4) Should the owner fail to repair the substandard structures to a habitable condition, remove the substandard structures, or demolish the substandard structures by July 11, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning July 12, 2024, and continue until the substandard structures are repaired to a habitable condition, removed or demolished.
- (5) Should the owner fail to repair the substandard structures to a habitable condition, remove the substandard structures or demolish the substandard structures by August 13, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structures, and place a lien on the Premises for the costs of demolishing the substandard structures.