

Case Chronology

- **February 17, 2022**, the exterior was inspected by the Code Compliance Department.
 - It was determined that violations of various provisions of the City's Substandard Ordinance (OR-2050-17) exist.
- **February 18, 2022**, notice of violation sent to property owner, Patronus LLC (owner), Ryan Lane (owner), and Victor Walker (Registered Agent). Noticed possible re-wiring/unsafe connection to the electrical meter. Notified the Building Official, Paul Coker.
- **February 19, 2022**, Paul Coker contacted ONCOR and asked that they remove the meter. ONCOR was unable to remove the meter because it had been bypassed.
- **February 28, 2022**, Justin Bradford called Mr. Lane regarding the status of the property and discussed possible demolition.
- **March 3, 2022**, Administrative warrant obtained and an inspection was performed.
- **March 3, 2022**, Inspection of the property was conducted. Numerous violations/condition render the building substandard and/or dangerous.
- **April 14, 2022**, Inspection Report finalized.
- **May 16, 2022**, Final notice of violation mailed by certified mail to Patronus LLC.
- **September 19, 2022**, Held a meeting with Mr. Lane to discuss the status of the property. Mr. Lane asked use to proceed with condemnation and move forward with demolition.
- **October 27, 2022**, Obtained a warrant to inspect the structure for health and safety violations. Numerous violations were observed during the inspection. An inspection report was created after the warrant was executed.

- **November 10, 2022**, The inspection report and notice of violation was sent by certified mail to Patronus LLC, and to Chad Speer.
- **November 11, 2022**, Ordered a title search from Real Estate Information Services (REIS).
- **November 18, 2022**, Received the title search from REIS. Title search revealed nothing has changed in ownership, and according to the Tarrant County Central Appraisal District, the owner is Patronus LLC. Title search shows a civil suit and a tax suit between Patronus LLC and Chad Geyer Speer. It also shows the City of Mansfield as a lien holder.
- **January 13, 2023**, Notice of Public Hearing with attachments was sent to the record owner (Patronus LLC), Chad Geyer Speer, and entities in control or that have an interest in the property mentioned.
- **January 14, 2023**, Notice of Public Hearing posted on the structure at 304 E. Kimball Street.
- **January 19, 2023**, The posting of the meeting agenda was delayed to provide additional time requested by Kricken Law Firm.
- **March 29, 2023**, Obtained a warrant to inspect the structure for health and safety violations. Numerous violations were observed during the inspection with Building Official Serena Smith. An inspection report was created after the warrant was executed.
- **March 30, 2023**, The inspection report and notice of violation was sent by certified mail to Patronus LLC and to Chad Geyer Speer.

- **April 4, 2023**, Two certified notices were sent to the Owner and the Tenant with the Inspection Report indicating the violations observed and outlining what the adopted codes will require to correct them.
- **May 15, 2023**, Notice of public hearing with attachments sent to the record owner (Patronus LLC), Chad Geyer Speer, and entities in control or that have an interest in the property mentioned.
- **May 19, 2023**, The meeting agenda was posted at City Hall.
- **May 25, 2023**, Public Hearing with the CCBAA.