



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda

Construction Codes Board of Adjustment and Appeals

Thursday, May 25, 2023

6:00 PM

City Hall

1. **6:00 P.M. - CALL MEETING TO ORDER**

2. **CERTIFICATION OF A QUORUM**

3. **GENERAL COMMENTS FROM THE PUBLIC**

Citizens wishing to address the Board may do so at this time. All comments are limited to 5 minutes.

In order to be recognized during the "General Comments from the Public", please complete an "Appearance Card" located at the entry to the City Council Chamber and present it to the Chief Building Official prior to the start of the meeting.

4. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

A. **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

5. **RECONVENE INTO REGULAR BUSINESS SESSION**

6. **RATIFICATION OF ACTIONS TAKEN DURING THE APRIL 13, 2021 REGULAR BUSINESS MEETING**

7. **PUBLIC HEARINGS**

[23-5377](#)

Public Hearing - Hold public hearing, consider, and take action regarding Case CCBA-23-00292 - 320 Queens Court North to determine compliance with Section 150.011(D) of the Code of Mansfield, Texas. The Board may order the property to be repaired, removed, demolished, secured, and occupants relocated (if any).

Presenters: Serena Smith

Attachments: [Rental Registration Application](#)

[OR-2050-17 Dangerous Structures Ordinance](#)

[MyGov Property Maintenance Case](#)

[MyGov Dangerous Structure Case](#)

[Site Map](#)
[Comptroller Tax Account Status](#)
[Comptroller Public Information Report](#)
[Title Search](#)
[TAD Exemptions](#)
[TAD Geolocation](#)
[TAD Ownership](#)
[TAD Property Value](#)
[TAD Taxing Units](#)
[Chronology of Events](#)
[2022 Annual Property Inspection Pictures 7.11.2022](#)
[Inspection Report 7.11.2022](#)
[Mail 7.11.2022](#)
[Inspection Photos 11.17.22](#)
[Certified Mail 11.18.22](#)
[Inspection Photos 01.23.23-01.24.23](#)
[Inspection Photos 02.10.23](#)
[Certified Mail 02.24.23](#)
[Inspection Photos 03.03.23](#)
[Substandard Structure Letter 03.08.23](#)
[Certified Mail 03.09.23](#)
[Inspection Photos 04.12.23](#)
[Certified Mail 04.12.23](#)
[Notice of Public Hearing](#)
[Notice of Public Hearing Posted](#)
[Notice of Public Hearing Posted \(2\)](#)
[Staff Recommendations](#)

[23-5378](#)

Public Hearing - Hold public hearing, consider, and take action regarding Case CCBA-22-00213 - 304 East Kimball Street to determine compliance with Section 150.011(D) of the Code of Mansfield, Texas. The Board may order the property to be repaired, removed, demolished, secured, and occupants relocated (if any).

Presenters: Serena Smith

Attachments: [OR-2050-17 Dangerous Structures Ordinance](#)

[Case History](#)
[TCAD Aerial](#)
[TAD Exemptions](#)
[TAD Geolocation](#)
[TAD Ownership](#)

[TAD Property Value](#)
[TAD Taxing Units](#)
[Water Account 02.17.2022](#)
[Title Search 02.18.2022](#)
[Title Search 11.18.2022](#)
[Title Search Update 05.17.2023](#)
[Chronology of Events](#)
[Inspection Photos 02.17.2022](#)
[Notice of Violation 02.18.2022](#)
[Final Notice of Violation 02.18.2022](#)
[Certified Mail 02.18.2022](#)
[NA-2020-004 Administrative Search Warrant 03.02.2022](#)
[Inspection Photos 03.03.2022](#)
[Inspection Report 03.03.2022](#)
[Notice of Violation 05.09.2022](#)
[Final Notice of Violation 05.16.2022](#)
[Certified Mail 05.16.2022](#)
[Inspection Photos 10.24.2022](#)
[NA-2022-043 Administrative Search Warrant 10.26.2022](#)
[Inspection Photos 10.27.2022](#)
[Inspection Report 10.27.2022](#)
[Certified Mail 10.27.2022](#)
[Notice of Violation 11.10.2022](#)
[Certified Mail 01.13.23](#)
[Letter from Kricken Law Firm 01.19.2023](#)
[NA-2023-017 Administrative Search Warrant 03.29.23](#)
[Inspection Photos 03.30.2023](#)
[Inspection Report 03.30.2023](#)
[Building Safety Owner Notice 04.03.2023](#)
[Building Safety Tenant Notice 04.03.2023](#)
[Certified Mail 04.04.2023](#)
[Notice of Public Hearing](#)
[Notice of Public Hearing Posted](#)
[Notice of Public Hearing Posted \(2\)](#)
[Staff Recommendations](#)

8. GENERAL COMMENTS FROM BOARD MEMBERS

9. **ADJOURN**

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall and to the City's website, mansfieldtexas.gov, on Friday, May 19, 2023, in accordance with Chapter 551 of the Texas Government Code.

Serena Smith, Chief Building Official

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989 at least 48 hours in advance. Reasonable accommodation will be made to assist your needs.