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CCBAA : Dangerous Structures

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

ID#	Start Date	Work Days Elapsed
22-00213	Feb 17, 2022	319d 17h

Case Description [\(edit\)](#)

FINAL NOTICE

The structure on this property is substandard, creates a public nuisance, and will need to be demolished.

(D) Substandard building declared. (1) For the purposes of this section, any building, regardless of the date of its construction, having any or all of the conditions or defects hereinafter described shall be deemed to be a substandard building, and a nuisance: (a) Whenever any building is dilapidated, deteriorated, decayed or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety, and welfare, in the opinion of the Building Official. (b) Whenever any building, 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. (c) Whenever any building is boarded up, fenced or otherwise secured in any manner if: 1. The building constitutes a danger to the public even though secured from entry; or 2. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by paragraph (1)(b) of this division. (d) 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. (e) Whenever any building is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence. (f) Whenever any portion of a building remains on a site after the demolition or destruction of the building. (g) Whenever any building is abandoned so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

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

304 E KIMBALL St.
MANSFIELD, TX 76063

CE History (hide 24 records) (property history)			
id	status	subcategory	age
22-02765	OPEN	Trash and Debris	203d
22-00342	CLOSED	Trash and Debris	426d
22-00341	CLOSED	Trailers	426d
22-00137	CLOSED	Outside Storage Violation	470d
22-00136	CLOSED	Trash and Debris	470d
21-01117	CLOSED	Trash and Debris	699d
21-01113	CLOSED	Outside Storage Violation	699d
19-01234	CLOSED	Outside Placement of Airtight Appliance	1430d
19-01233	CLOSED	Outside Storage Violation	1430d
19-01232	CLOSED	Trash and Debris	1430d
18-00926	CLOSED	Trash and Debris	1821d

STEPS

[Initial Inspection](#)[Mail Notice of Violation](#)[Second Inspection](#)[Mail Final Notice](#)[Final Inspection](#)[Issue Citation](#)[Select Contractor](#)[Pre-Warrant Inspection](#)[Obtain Warrant](#)[Cancel Contractor Abatement](#)[Confirm Abatement](#)[Invoice / Payment Authorization](#)[Add Fees](#)[Mail Owner's Invoice](#)[Payment Due](#)[Print / File Lien](#)[Record Filing Information](#)[Court Results](#)[Archive Case](#)Inspector: [Narada Lee](#)[Notification Letter Mailed](#)[Extension Granted](#)[Final Notice Mailed](#)[Ready](#)[Violation Exists](#)[Warrant Issued](#)

Modules

- [Assign Contractor](#)
- [Add Fees](#)
- [Enter Owner's Payment](#)
- [Lien Filing Information](#)
- [Set Correction Items](#)

Documents

- [Notification Letter](#)
- [Violation Notice](#)
- [Contractor Notification](#)
- [Owners' Invoice](#)
- [Lien](#)

id	status	subcategory	age
18-00382	CLOSED	Trash and Debris	1888d
18-00197	CLOSED	Trash and Debris	1945d
18-00196	CLOSED	Junk Motor Vehicles	1945d
17-01413	CLOSED	Outside Storage Violation	2122d
17-00996	CLOSED	Trash and Debris	2169d
16-01307	CLOSED	Property Maintenance	2556d
16-01219	CLOSED	Trash and Debris	2565d
16-01218	CLOSED	Junk Motor Vehicles	2565d
16-00560	CLOSED	Fence Violations	2645d
16-00559	CLOSED	Trash and Debris	2645d
16-00558	CLOSED	BOATS/TRAILERS/RV	2645d
16-00547	CLOSED	Parking on the Grass	2647d
15-01557	CLOSED	Trash and Debris	2828d

Key Dates and Information ([edit](#))

Initial Inspection Date	02/18/2022
Last Inspection Date	03/07/2022
Total # of Inspections	3
Initial Comply By Date	02/27/2022
Last Comply By Date	12/10/2022
Total # of Comply By	4
Total # of Publish	0
Abatement Date	03/03/2022

Total uploaded files: **143**

([view all](#))

Case Notes

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

► Initial Observation

Last Update by [Justin Bradford](#) on Feb 17, 2022

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

Dangerous structure violation on the property. I have attached pictures of the condition of the structure from the outside as well as the re-wiring of the electrical box (not permitted). Paul (Building Safety) has contacted Oncor and will have them remove the electrical meter from the structure (Confirmation #T5721637). The water service has been discontinued and locked off as of 6/12/2017.

Photos



Documents

► [Water service discontinued 2017](#)

► Contact Information

Last Update by [Justin Bradford](#) on Feb 18, 2022

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

Owner of Patronus LLC

Ryan Lane
1935 Kentwood Ln
Carrollton, TX 75007

Registered Agent of Patronus LLC
Law Office of Victor D. Walker, P.C.
Houston, TX 77056

Documents

- ▶ [Patronus LLC \(Dallas\)](#)
- ▶ [Ryan Lane \(Owner of Patronus LLC\)](#)
- ▶ [Victor Walker \(Registered Agent\)](#)

▶ Follow Up

Added by [Justin Bradford](#) on Feb 19, 2022

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

James reached out to Oncor to get the meter pulled and they will not pull the meter. Email attached with an explanation.

James Triplett
Attachments
Fri, Feb 18, 2:44 PM (20 hours ago)
to Cliff, Narada, me

I spoke with Mr. Lindsey a few minutes ago. He indicated that Oncor is not permitted to remove the meter because the wiring is only connected to the breaker box and not the actual meter.

▶ Personal Contact (phone call)

Added by [Justin Bradford](#) on Feb 28, 2022

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

Spoke with Mr. Lane regarding this property. He wants the tenant gone and for the city to email him a quote to get this structure demolished. I also notified him that we will do an inside inspection once a warrant is obtained on 2/28.

Mr. Lane #(214) 223-1619

▶ Certified Mail

Last Update by [Justin Bradford](#) on Mar 2, 2022

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

Signed and Returned. Attached.

Documents

- ▶ [Certified Mail Signed & Returned](#)

▶ Follow Up Inspection

Last Update by [Justin Bradford](#) on Mar 2, 2022

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

Will submit a warrant for a dangerous structure on the property.

Photos



▶ Administrative Search Warrant

Last Update by [Justin Bradford](#) on Mar 3, 2022

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

Signed & Attached.

Documents

- ▶ [Signed Search Warrant](#)

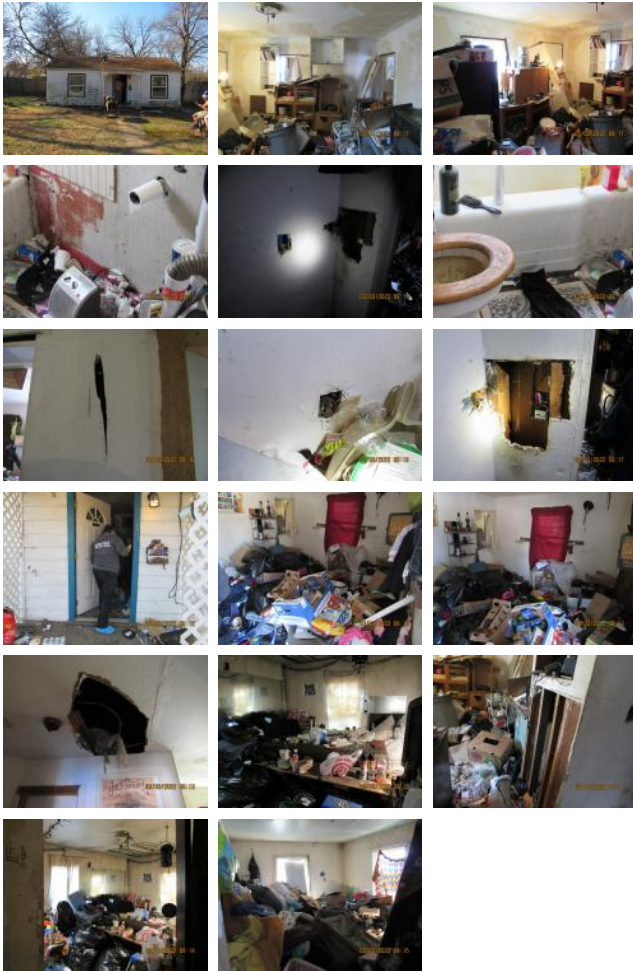
▶ Search Warrant Inspection

Last Update by [Justin Bradford](#) on Mar 3, 2022

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

Pictures and video are attached to the case file.

Photos



► Exterior Pictures (Search Warrant) 3/3

Last Update by [Justin Bradford](#) on Mar 15, 2022

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

Attached.

Photos



► Inspection Report

Last Update by [Narada Lee](#) on Apr 14, 2022

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

Documents

► [Inspection Report](#)

► **Final notice of violation sent by Certified Mail**

Last Update by [Cliff Griffin](#) on May 16, 2022

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

Photos



Documents

► [Final Notice of Violation](#)

► **Personal Contact (email)**

Added by [Justin Bradford](#) on Sep 19, 2022

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

Corresponded with Mr. Lane (property owner), and he wants to meet with our dept to discuss condemnation plans for the structure. I will update the case after the meeting.

► **Personal Contact (Service Center)**

Added by [Justin Bradford](#) on Sep 19, 2022

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

Met with Mr. Lane (property owner) to discuss this property and the next steps in bringing this property into compliance. Mr. Lane, Narada, and I were all present during the meeting, and listed below is the recap of our discussion.

Mr. Lane and the previous owner (squatter), Mr. Chad Speer, previously had a hearing that was canceled on 9/14/22.

Mediation is scheduled for 10/28/22

There are two options that will come from this mediation session>

(A) Come to a final agreement between both parties

(B) Set a trial date for a district judge to review the civil case

Historical Background:

Mr. Lane obtained possession of 304 E Kimball through an \$8,000 loan that was made to Mr. Speers to pay his property taxes. Mr. Speers failed to pay this loan back to Mr. Lane, and the property was taken as collateral.

Mr. Lane is/has/willing to offer the tenant \$5,000 to relocate and leave the property.

Mr. Lane would like for us to revisit why the property was not condemned or determined to be unfit for human habitation after our interior/exterior warrant-approved inspection on 3/3/22.

► **Follow Up Inspection**

Last Update by [Justin Bradford](#) on Oct 24, 2022

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

Will work on a search warrant to gain access to conduct an interior inspection of the structure on this property. I have attached updated pictures.

Photos



► **Search Warrant Obtained**

Last Update by [Justin Bradford](#) on Oct 29, 2022

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

Attached.

Documents

► [Signed Abatement Warrant Obtained](#)

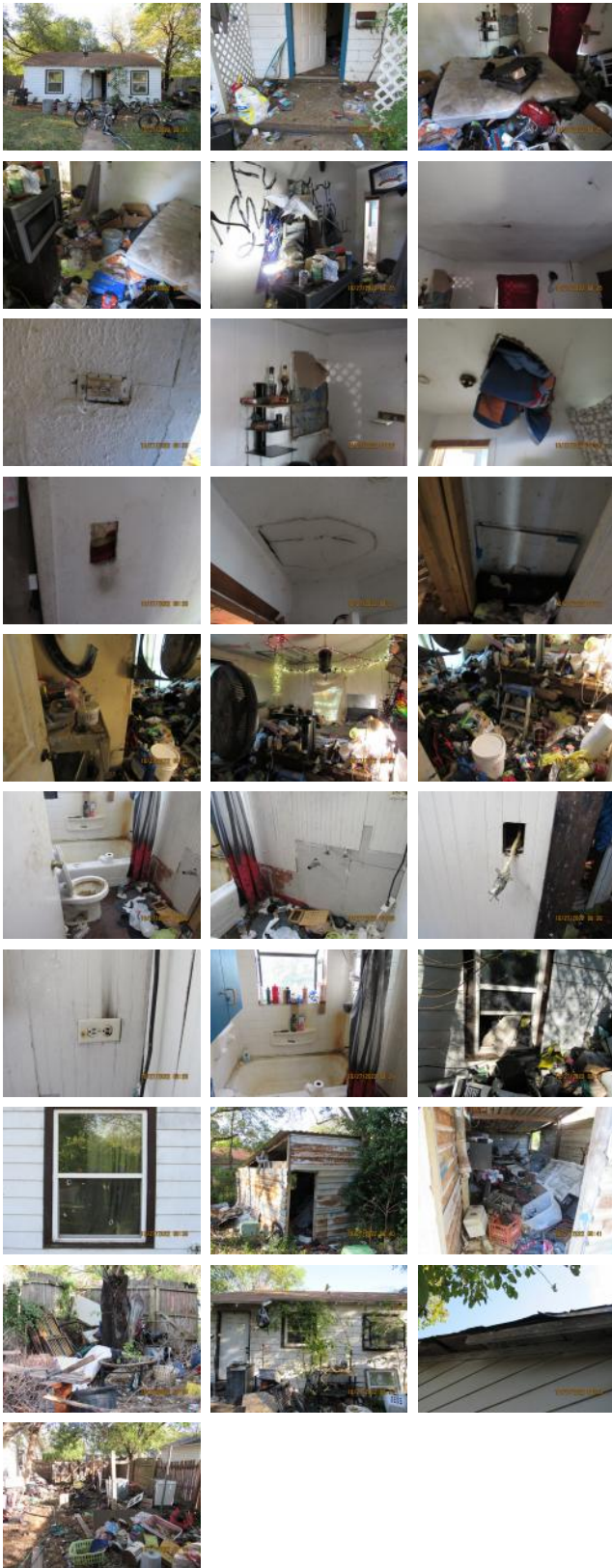
► **Follow Up Inspection 10/27**

Last Update by [Justin Bradford](#) on Oct 29, 2022

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

Interior/Exterior Inspection completed. Pictures attached.

Photos



► Inspection Report

Last Update by [Narada Lee](#) on Nov 9, 2022

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

Documents

► [Inspection Report](#)

► Certified Mail Receipts

Last Update by [Cliff Griffin](#) on Jan 19, 2023

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

Certified mail receipts and return receipts from Notice of Violation mailed on Nov. 10, 2022. Notice sent to Chad Geyer Speer at 304 E Kimball received. Notice to Patronus LLC at 304 E Kimball signed and received by Chad Speer. The notice sent to Patronus LLC at the P.O. Box in Dallas apparently was not delivered. USPS tracking is not complete.

Documents

▸ [Certified Mail Signed & Returned](#)

▸ Notice of Public Hearing

Last Update by [Cliff Griffin](#) on Jan 20, 2023

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

Notice of Public Hearing was sent to CHad Geyer Spear and Patronus LLC on 01/13/2023.

Documents

▸ [Notice of Public Hearing](#)

▸ [Certified Mail Receipt](#)

▸ Notice of Public Hearing Posted on Structure

Last Update by [Cliff Griffin](#) on Jan 20, 2023

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

Notice of Public Hearing posted on the structure on 01/14/2023.

Photos



▸ Follow Up

Added by [Justin Bradford](#) on Mar 3, 2023

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

Narada spoke with Mr. Lane and informed him that the property/structure has not progressed to being condemned officially, but it will be taken to the Construction Board at a later date (TBD). A couple wants to buy the property and rehab it for their mother, per Mr. Lane.

▸ Signed Search Warrant Obtained

Last Update by [Justin Bradford](#) on Mar 30, 2023

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

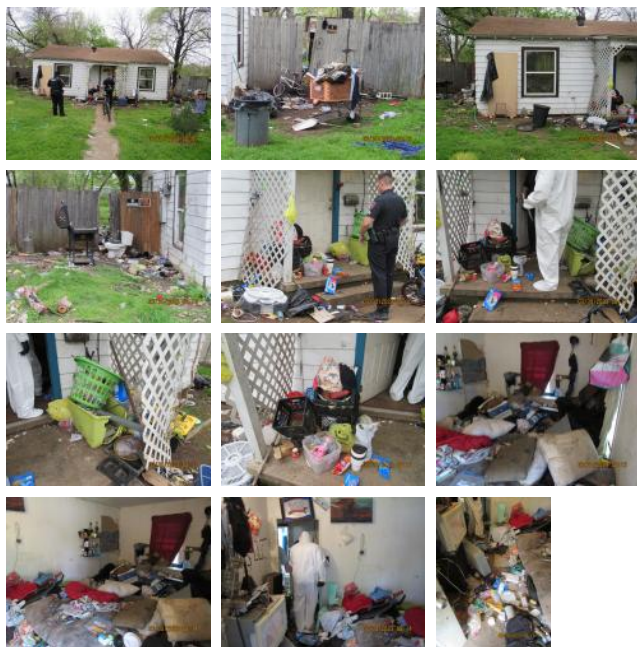
▸ Search Warrant Inspection

Last Update by [Narada Lee](#) on Mar 30, 2023

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

Pictures attached from the search warrant inspection today (3/30/23). The building inspection report is in the process of being filled out and attached to the case file as well.

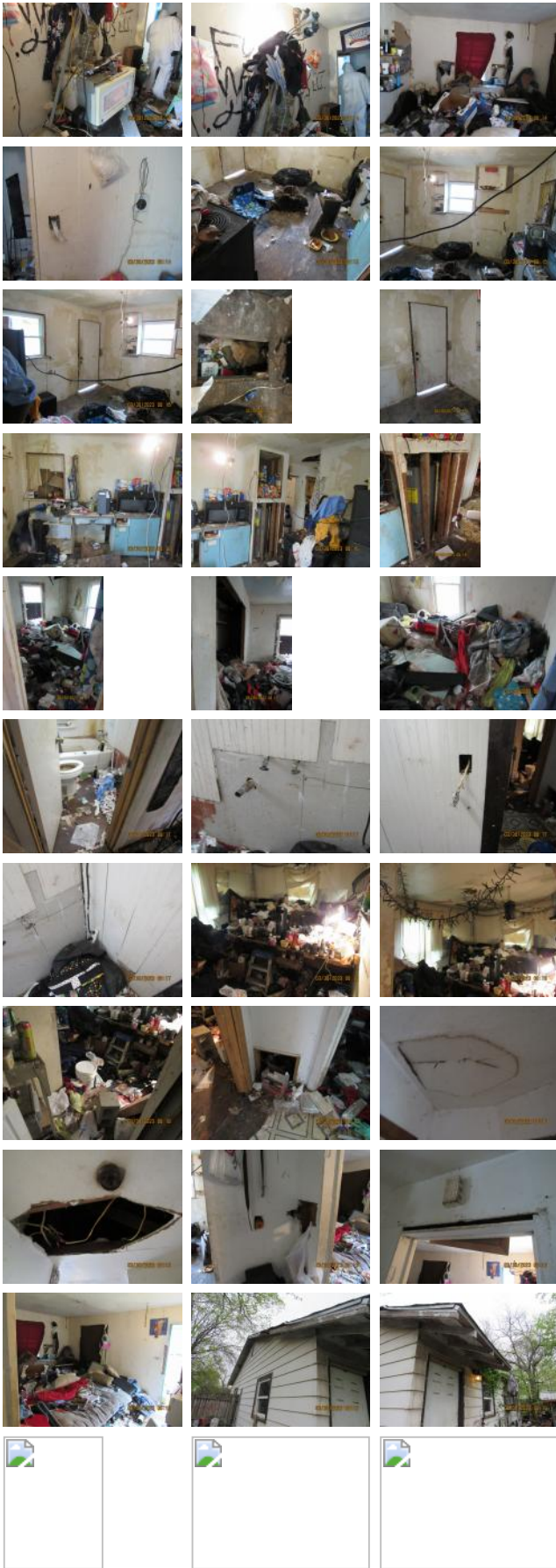
Photos

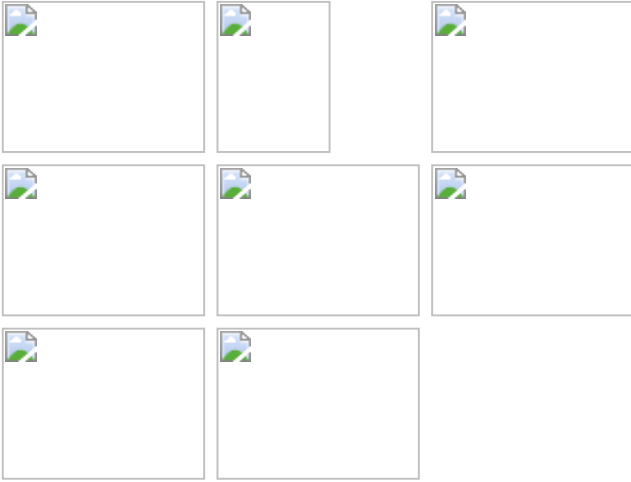


Documents

▸ [Signed warrant](#)

▸ [Inspection Report](#)





► **Referred to CCBA**

Last Update by [Narada Lee](#) on Apr 4, 2023

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

Sent a (2) certified notices to the owner and tenant with the inspection report from the Building Official.

Documents

- [Certified Notice - Inspection Rpt](#)
- [Chad Speer - Building Notice](#)
- [Patronus LLC - Building Notice](#)

