



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CONSTRUCTION CODES BOARD OF ADJUSTMENT AND APPEALS ON MAY 25, 2023 AT 6:00 P.M. IN THE COUNCIL CHAMBERS LOCATED AT MANSFIELD CITY HALL, 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063.

Name and Address of Record Owner:

PATRONUS LLC
13901 MIDWAY RD STE 102-493
DALLAS, TX 75244

Name and Address of all Lienholders, Mortgagees or Other Persons with Interest:

CHAD GEYER SPEER
304 E KIMBALL ST
MANSFIELD, TX 76063

CITY OF MANSFIELD
1200 E BROAD STREET
MANSFIELD, TX 76063

According to the records of Tarrant County Appraisal District, you are the owner, lienholder or mortgagee of property described as:

MANSFIELD, CITY OF Block 6 Lot 1B, 2B & 3B E 50' LTS 1, 2 & 3

Commonly known as:
304 E KIMBALL ST. MANSFIELD, TX 76063 (the "Property".)

Please be advised that on 03/30/2023 the Building Official of the City of Mansfield has found and determined that the above-described Property is substandard and determined that proceedings shall commence to cause the repair, vacation, relocation of occupants, removal, demolition or securing of the Property. Attached please find a copy of the Substandard Building Inspection Report dated 03/30/2023, describing the conditions found to render the building substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Section 150.011(D) of the Code of Mansfield, Texas.

A Public Hearing will be held on the date noted above before the Construction Codes Board of Adjustment and Appeals (the "Board") to determine whether the Property complies with the standards set out in Section 150.011(D) of the Code of Mansfield, Texas.

According to law, the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with the ordinance, and the time it will take to reasonably perform the work.

If the Property is found to be in violation of the standards set forth in Section 150.011(D) of the Code of Mansfield, Texas, the Board may order that the Property be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner, mortgagee or lienholder within thirty days (30 days).

If the Order given to the owner, mortgagee, or lienholder is not complied within the allowed time, **the City** may vacate, secure, remove or demolish the Property or relocate the occupants of the building. The expenses incurred by the City shall be a personal obligation of the Property owner in addition to a priority lien being placed upon the Property to secure payment.

If you should have any questions regarding this notice, or you are not the owner, mortgagee, or lienholder please call the office of the Building Official at (817) 276-4223 or the Code Enforcement Officer at (817) 728-3636.

Attachments:

- Substandard Buildings Inspection Report Case No. CE22-002313 Dated 03/30/2023.
- Inspection Results Letter dated 03/30/23



REGULATORY COMPLIANCE SUBSTANDARD BUILDING INSPECTION REPORT

Date: 03/30/2023	Case No.: CE22-00213	
Property Address: 304 E Kimball St., Mansfield, TX 76063		
County: Tarrant	Property Owner: Patronus LLC, 13901 Midway Rd Ste 102, Dallas, TX 75370	
Year Built: 1952	Approx. Size: 768 sq ft	State of Occupancy: Occupied
Inspector: Narada Lee		

GENERAL ITEMS	OBSERVATIONS
Front Exterior <input checked="" type="checkbox"/> Sanitary Condition <input type="checkbox"/> Door Entry <input checked="" type="checkbox"/> Trip Hazards <input checked="" type="checkbox"/> Trash & Debris <input type="checkbox"/> Roof Leaks <input checked="" type="checkbox"/> Infestation <input type="checkbox"/> Windows <input checked="" type="checkbox"/> Window Screens <input type="checkbox"/> Breaker Box Exposed <input type="checkbox"/> Smoke Damage <input type="checkbox"/> Water Heater <input checked="" type="checkbox"/> Outside Storage <input type="checkbox"/> Propane Storage <input type="checkbox"/> Fence <input type="checkbox"/> Landscaping <input type="checkbox"/> Junk Vehicles <input checked="" type="checkbox"/> Dilapidation	Damaged Soffit. Accumulation of refuse and debris. Accumulation of outside storage. Unauthorized number of animals.
Living Room <input checked="" type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input checked="" type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input checked="" type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation <input type="checkbox"/> Fireplace/Chimney	Estimated SQ. FT. habitable floor space: 10 sq ft habitable of the estimated 150 total sq ft. Accumulation of refuse and debris covered majority of the floor space in this room. Due to the overwhelmingly amount of refuse and debris in the room, I was not able to locate the electrical outlets. Observed several animals and fecal matter in the front living room area

<input checked="" type="checkbox"/> Fire Safety	
Bedroom A (Left Front) <input type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation <input type="checkbox"/> Fireplace/Chimney <input checked="" type="checkbox"/> Fire Safety	Estimated SQ. FT. habitable floor space: 5 sq ft habitable of the estimated 120 total sq ft. Accumulation of refuse and debris covered majority of the floor space in this room. Due to the overwhelmingly amount of refuse and debris in the room, I was not able to locate the electrical outlets.
Bedroom B (Left Rear) <input checked="" type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input checked="" type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input checked="" type="checkbox"/> Windows/Screens <input checked="" type="checkbox"/> Electrical/Outlets/GFCIs <input checked="" type="checkbox"/> Lighting/Ventilation <input type="checkbox"/> Fireplace/Chimney <input checked="" type="checkbox"/> Fire Safety	Estimated SQ. FT. habitable floor space: 0 sq ft habitable of the estimated 120 total sq ft. Accumulation of refuse and debris covered majority of the floor space in this room. Due to the overwhelmingly amount of refuse and debris in the room, I was not able to locate the electrical outlets.
Bedroom C <input type="checkbox"/> Doorways <input type="checkbox"/> Sanitary Condition <input type="checkbox"/> Trash & Debris <input type="checkbox"/> Infestation <input type="checkbox"/> Floor Structural/Covering <input type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation	Estimated SQ. FT. habitable floor space: N/A

<input type="checkbox"/> Fireplace/Chimney <input type="checkbox"/> Fire Safety	
Bathroom #1 <input checked="" type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input checked="" type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation <input checked="" type="checkbox"/> Fire Safety <input type="checkbox"/> Water Leak <input type="checkbox"/> Sewer Leak <input type="checkbox"/> Operable/Accessible	Location: In between the Kitchen space and Bedroom (B) Accumulation of refuse and debris. Fire Safety hazards in the bathroom.
Bathroom #2 <input type="checkbox"/> Doorways <input type="checkbox"/> Sanitary Condition <input type="checkbox"/> Trash & Debris <input type="checkbox"/> Infestation <input type="checkbox"/> Floor Structural/Covering <input type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation <input type="checkbox"/> Fire Safety <input type="checkbox"/> Water Leak <input type="checkbox"/> Sewer Leak <input type="checkbox"/> Operable/Accessible	Location: N/A
Kitchen <input checked="" type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input checked="" type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input checked="" type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation <input checked="" type="checkbox"/> Fire Safety	Estimated SQ. FT. habitable floor space: 0 sq ft habitable of the estimated 150 total sq ft. Accumulation of refuse and debris covered majority of the floor space in this room. Due to the overwhelmingly amount of refuse and debris in the room, I was not able to locate the electrical outlets. There was a large cut hole in the floor that is considered a trip hazard Kitchen appliances were inoperable and covered with flammable items.

<input type="checkbox"/> Water Leak <input type="checkbox"/> Sewer Leak <input type="checkbox"/> Operable/Accessible <input type="checkbox"/> Kitchen Appliances	
Hallways/Passageways <input type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input checked="" type="checkbox"/> Sheetrock - wall <input checked="" type="checkbox"/> Sheetrock - ceiling <input checked="" type="checkbox"/> Electrical/Outlets/GFCIs <input checked="" type="checkbox"/> Lighting/Ventilation <input checked="" type="checkbox"/> Fire Safety	Estimated Passage Clearance Width: 3ft Estimated SQ. FT. habitable floor space: 0 sq ft habitable of the estimated 20 sq ft Accumulation of refuse and debris covered majority of the floor space in this area. Large hole in the ceiling.
Garage <input type="checkbox"/> Sanitary Condition <input type="checkbox"/> Door Entry <input type="checkbox"/> Trip Hazards <input type="checkbox"/> Trash & Debris <input type="checkbox"/> Roof Leaks <input type="checkbox"/> Infestation <input type="checkbox"/> Windows <input type="checkbox"/> Window Screens <input type="checkbox"/> Breaker Box Exposed <input type="checkbox"/> Smoke Damage <input type="checkbox"/> Storage <input type="checkbox"/> Dilapidation	Estimated SQ. FT. habitable floor space: N/A
Back Exterior <input checked="" type="checkbox"/> Sanitary Condition <input type="checkbox"/> Door Entry <input checked="" type="checkbox"/> Trip Hazards <input checked="" type="checkbox"/> Trash & Debris <input type="checkbox"/> Roof Leaks <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Windows <input checked="" type="checkbox"/> Window Screens <input type="checkbox"/> Breaker Box Exposed <input type="checkbox"/> Smoke Damage <input type="checkbox"/> Water Heater <input checked="" type="checkbox"/> Outside Storage <input type="checkbox"/> Propane Storage <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Landscaping <input type="checkbox"/> Junk Vehicles	Estimated SQ. FT: 6800 sq ft

___ Dilapidation	
OTHER	



1200 E. Broad Street
Mansfield, Texas 76063
817-276-4200

March 30, 2023

Owner: Patronus LLC
13901 Midway Rd Ste 102
Dallas TX 75244

Address of Subject Property: 304 E Kimball St, Mansfield Texas 76063
Legal: Mansfield, City of Block 6 Lot 1B, 2B & 3B E 50' LTS 1, 2, & 3
Site #01624865

Subject: Inspection Results of an Existing Structure

An inspection was conducted on March 30, 2023 at the above address which identified items that are in violation of the *2018 International Property Maintenance Code (IPMC)*, the *2018 International Building Code*, and the *2018 International Residential Code*. This letter is being sent to you to summarize the existing violations and outline what the adopted codes will require to correct them.

Inspection Observations:

The existing structure displays signs of wood rot and decay, inadequate weather protection at the roof, windows, and doors, unsafe wiring, burned electrical outlets, detached light fixtures, unsafe and unapproved additions to the wiring without protection, no operative smoke or fire alarms, damaged flooring, missing plumbing fixtures, and unhealthy living conditions. Holes in the walls, ceiling, and floor were observed, and many cats were entering and exiting the structure through openings that communicated from the outside. Fecal matter, discarded items, and debris were present inside and outside the structure, the floors and walls not fully visible due to the accumulation of items.

The 2018 IPMC Section 108.1.1 states that a structure is unsafe when such structure is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

The 2018 IPMC Section 108.1.3 states that a structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful, or because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities, or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

The 2018 IBC Section 116.1 states that structures that become unsafe, insanitary, or deficient that are a danger to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe.

The 2018 IBC Section 105.1 states that any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, a structure or electrical, gas, mechanical or plumbing system which is regulated by this code, or to cause any such work to be performed shall make application to obtain required permits.

Please Take Further Notice: As the owner or person in control of the property mentioned, it is your responsibility to correct the existing violations on the property as outlined in this letter. Any structural repair work on the structure must be evaluated by a structural engineer, a letter of recommendation and supporting drawings by the engineer must be submitted to the City clearly outlining corrective action needed to bring structure into compliance, all required permits are submitted to the City accompanied by the required submittal documents and all permits are approved and issued.

Minimum Building Permit Submittal Requirements:

Adopted codes with local amendments

2018 International Building Code
2018 International Residential Code
2018 International Energy Conservation Code
2017 National Electrical Code (2020 NEC per State adoption)

Note: To obtain a building permit; at a minimum the following items listed below must be submitted for review and approval:

1. Building permit application
2. Sub-contractors permit applications/validations (electrical, plumbing and mechanical)
3. Energy Compliance Report from an independent third party registered with the City of Mansfield for any building envelope changes, and
4. One set of plans drawn to scale which includes at a minimum:
 - A. Site plan** with lot dimensions, distance from property lines to structure, lot drainage directed away from structure and all easements noted
 - B. Construction plans** which shall include at a minimum
 - a. Floor plan dimensioned, with ceiling height noted and all rooms labeled,
 - b. Exterior elevation drawings indicating type of material proposed on exterior walls.
 - c. Door and window schedule keyed to the floor plan with U-factor and SHGC noted.
 - d. Table identifying wall and ceiling insulation type and R-value.
 - C. Engineered plans**
 - a. Foundation (or pier) plan and details prepared by a Texas Licensed Professional Engineer noting compliance with the 2018 IRC and the letter from the Engineer outlining corrective action needed to repair or remove the existing structure must be submitted with the plan.

If you have any questions or would like to schedule a meeting to discuss items listed above, please contact me at (817) 276-4224. Also, please provide the City with a timeline of when all repairs and/or abatement of the structure will be completed. Thank you for help and cooperation with this matter.

Sincerely,



Serena Smith, CBO I-3563
Chief Building Official