



Legislation Details (With Text)

File #: 23-5378 **Version:** 1 **Name:** Case CCBA-22-00213 - 304 East Kimball Street
Type: Sub-standard case **Status:** Passed
File created: 5/14/2023 **In control:** Construction Codes Board of Adjustment and Appeals
On agenda: 5/25/2023 **Final action:** 5/25/2023
Title: 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).

Sponsors: Serena Smith

Indexes:

Code sections:

Attachments: 1. OR-2050-17 Dangerous Structures Ordinance, 2. Case History, 3. TCAD Aerial, 4. TAD Exemptions, 5. TAD Geolocation, 6. TAD Ownership, 7. TAD Property Value, 8. TAD Taxing Units, 9. Water Account 02.17.2022, 10. Title Search 02.18.2022, 11. Title Search 11.18.2022, 12. Title Search Update 05.17.2023, 13. Chronology of Events, 14. Inspection Photos 02.17.2022, 15. Notice of Violation 02.18.2022, 16. Final Notice of Violation 02.18.2022, 17. Certified Mail 02.18.2022, 18. NA-2020-004 Administrative Search Warrant 03.02.2022, 19. Inspection Photos 03.03.2022, 20. Inspection Report 03.03.pdf, 21. Notice of Violation 05.09.2022, 22. Final Notice of Violation 05.16.2022, 23. Certified Mail 05.16.2022, 24. Inspection Photos 10.24.2022, 25. NA-2022-043 Administrative Search Warrant 10.26.2022, 26. Inspection Photos 10.27.2022, 27. Inspection Report 10.27.2022, 28. Certified Mail 10.27.2022, 29. Notice of Violation 11.10.2022, 30. Certified Mail 01.13.23, 31. Letter from Kricken Law Firm 01.19.pdf, 32. NA-2023-017 Administrative Search Warrant 03.29.23, 33. Inspection Photos 03.30.2023, 34. Inspection Report 03.30.2023, 35. Building Safety Owner Notice 04.03.2023, 36. Building Safety Tenant Notice 04.03.2023, 37. Certified Mail 04.04.2023, 38. Notice of Public Hearing, 39. Notice of Public Hearing Posted, 40. Notice of Public Hearing Posted (2), 41. Staff Recommendations

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

5/25/2023	1	Construction Codes Board of Adjustment and Appeals		
-----------	---	--	--	--

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).

The Construction Code Board of Adjustments and Appeals is authorized within statutory guidelines contained in Sections 150.025-150.029 of Title XV of the Mansfield Code of Ordinances, and shall hear appeals from building officials decisions and implement Section 150.011 "Dangerous and Substandard Structures" of the Code of Ordinances. This authority was adopted by the City Council through Ordinance 2050-17 on May 24, 2017. The intention was to establish minimum standards for the continued use and occupancy of all buildings regardless of the date of their construction and to provide for the giving of proper notice to the owner of a building and to provide for a public hearing to determine whether a building complies with the standards set out in the ordinance.

304 East Kimball Street, Mansfield, Texas, 76063. Mansfield, City of Block 6 Lot 1B, 2B & 3B E 50' LTS 1, 2, & 3. The Building Official inspected the property and has found and determined that the residence is substandard. Staff has requested a hearing before the Board to determine whether the structure located at 304 East Kimball Street complies with the standards set out in section 150.011 (D) of the Code of the City of

Mansfield. The Board may order the structure to be repaired, vacated, occupants relocated, removed, demolished, and/or secured.

For the Board to, by a majority vote, find upon the evidence presented that the building is in violation of the standards set out in Section 150.011(D) and order that the building be repaired, vacated, removed or demolish, secured, or the occupants relocated by the owner, mortgagee or lienholder, within a reasonable time, as described in Section 150.011(G).

N/A

Serena Smith, Chief Building Official