



**City of Azle
Regular Agenda
Building Board of Appeals**

505 W. Main Street
Azle, Texas 76020

August 13, 2026

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the Building Board of Appeals on posted agenda items or non-agenda items. In order to address the Board, please complete a Speaker's Request Form and submit to the Secretary prior to the start of the meeting. All comments must be directed to the Presiding Officer, rather than an individual board member or city staff. All speakers must refrain from personal attacks toward any individual. Comments are limited to three (3) minutes and must pertain to the subject matter listed on the Speaker's Request Form. Speakers requiring the assistance of a translator shall be provided four (4) minutes. The Board may not comment publicly on non-agenda items, but may direct the staff to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require Board action, you may obtain a form from the Secretary and request the item be placed on a future agenda.

CONSENT AGENDA

1. Consider approval of the minutes of the Building Board of Appeals meeting held February 11, 2026.
David Hawkins, Director of Planning and Development

PUBLIC HEARING

2. Conduct a public hearing regarding a demolition order issued by the Building Official for the structure located at 320 Ridgecrest Court that was determined to be in violation of the minimum housing standards set forth in Section 3.04.004 of the City of Azle Code of Ordinances.
David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on Friday, August 7, 2026, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.

**David Hawkins, AICP
Director of Planning and Development**

This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Building Board of Appeals agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



MINUTES
Regular
Azle Building Board of Appeals

505 W. Main Street
Azle, Texas 76020

February 11, 2026

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Robin Mosier called the meeting to order at 6:01 p.m.

Members Present:

Chairman Robin Mosier
Vice Chairman Roger Cokenour
Board Member Jim Carlson
Board Member Damon Bethurum

Members Absent:

Board Member Gary Sebastian

Staff Present:

David Hawkins, AICP	Director of Planning and Development
Melvin Wilson	Fire Marshal
Patrick Moran, SAFEbuilt	Building Official

INVOCATION

Board Member Jim Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Vice Chairman Roger Cokenour led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. Consider approval of the Minutes of the Building Board of Appeals meeting held December 1, 2025.

Vice Chairman Roger Cokenour moved to approve the minutes of the Building Board of Appeals meeting held December 1, 2025. Board Member Jim Carlson seconded the motion. Motion carried.

Yes: (4) Robin Mosier, Roger Cokenour, Gary Sebastian, Jim Carlson, Damon Bethurum
Absent: (1) Gary Sebastian

ACTION ITEMS

2. **Consider making a recommendation to the City Council regarding the adoption of the 2024 International Building Code as amended, 2024 International Residential Code as amended, 2023 National Electrical Code as amended, 2024 International Plumbing Code as amended, 2024 International Mechanical Code as amended, 2024 International Energy Conservation Code as amended, 2024 Fuel Gas Code as amended, and the 2024 International Fire Code as amended.**

Director of Planning and Development David Hawkins introduced this item. Building Official Patrick Moran with SAFEbuilt presented the proposed amendments to the International Code Council codes with NCTCOG amendments. Discussion included HVAC leaks and water heaters in attics. Fire Marshal Melvin Wilson presented the proposed amendments to the International Fire Code with NCTCOG amendments. Mr. Hawkins noted that residential fire sprinkler systems for homes over 6,000 sq. ft. is still a requirement. He also noted that a permit will be required for all accessory buildings now, including those under 120 sq. ft.; however, no permit fee will be collected for those under 120 sq. ft.

Board Member Jim Carlson moved to approve as presented. Board Member Roger Cokenour seconded the motion. Motion carried.

Yes: (4) Robin Mosier, Roger Cokenour, Jim Carlson, Damon Bethurum

Absent: (1) Gary Sebastian

ADJOURNMENT

Chairman Mosier adjourned the meeting at 6:46 p.m.

Presented and approved on _____

Robin Moser, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Conduct a public hearing regarding a demolition order issued by the Building Official for the structure located at 320 Ridgecrest Court that was determined to be in violation of the minimum housing standards set forth in Section 3.04.004 of the City of Azle Code of Ordinances.

Background and Explanation:

Summary of Request:

To affirm a determination by the Building Official that the structure located at 320 Ridgecrest Court is substandard and should be demolished. The property is located within the Castle Hills Estates neighborhood and the residential house was constructed in 1975 according to Tarrant County Appraisal District records.



Inspection History:

Initial Inspection – Code Enforcement has had several cases pertaining to this property in the past few years involving trash and debris with the most recent case in April 2025. On May 26, 2026, the

property owner was notified via letter by certified mail of the property violations and potential substandard building issues. On June 5, 2026, the City had the trash and debris removed from the property and began to focus on the residential structure on the property.

Administrative Warrant to Inspect - June 16, 2026 - An Administrative Warrant was signed and issued by the Municipal Court Judge to grant permission to inspect the property (copy of Warrant form is included in packet).

Property Inspection – June 17, 2026 - An inspection of the property was conducted by the Building Official (SAFEBuilt), Fire Marshal, and Code Enforcement staff after receiving an Administrative Warrant.

The inspection report and determination by the Building Official was prepared on June 18, 2026. Photos and a copy of the report and photos were provided to the property owner. The following violations of the minimum housing standards set forth in Section IV, of Ordinance No. 685-2-96:

1. Lack of functioning water closet;
2. Lack of functioning plumbing facilities;
3. Lack of hot and cold running water;
4. Improper electrical wiring;
5. Infestation of insects, vermin and rodents;
6. General dilapidation of structure.

Notice and Order to Demolish - A notice and order to demolish the structure was sent to the property owner via certified mail on July 1, 2026.

Permit to Demo - As of July 24, 2026, no demolition permit has been received by the City.

Citations Issued - 10 citations have been issued by the City for this property. Since April 1, 2025, the Police Dept. has been called out to this property 63 times.

Notice of Public Hearing Regarding Determination of Building Official that the structure located at 320 Ridgecrest Court is substandard and shall be demolished - Notice was sent and published in the Azle News newspaper on July 23, 2026. On July 23, 2026, the property owner was sent a copy via certified mail.

Board/Commission/Committee Recommendation:

Conduct a public hearing and take formal action on this substandard building case at 320 Ridgecrest Court.

Staff Recommendation:

Staff forwards this agenda item to the Building Board of Appeals with a recommendation to order for demolition of the house.

Attachments:

1. Substandard Building Notice of Violation Letter - 5.26.2026
2. Signed Administrative Warrant - 320 Ridgecrest Ct. 6.16.2026
3. Title Search - 35073 - 320 Ridgecrest Ct.
4. P. Moran SAFEBuilt Inspection Report - 320 Ridgecrest Ct. 6.17.2026
5. Fire Marshal Inspection Report - 320 Ridgecrest Ct. 6.17.2026
6. Substandard Building Letter to Property Owner - 320 Ridgecrest Ct. 6.18.2026
7. Azle News PUBLIC NOTICE case 26425 320 Ridgecrest Court BBA 8.13.2026

8. Notice of Public Hearing Charles Adami BBA Mtg 8.13.2026 - 320 Ridgecrest Ct.
9. Substandard Building Photos - 320 Ridgecrest Ct.



May 26, 2026

CERTIFIED MAIL 9589 0710 5270 2909 7791 69

CHARLES MARTIN ADAMI
2040 CONTY ROAD 109
VENUS, TX 76084

Dear Mr. Adami,

This letter serves as a reminder that the City of Azle is committed to maintaining the health, safety, and welfare of the community through the enforcement of applicable city codes and regulations. A concern has been reported regarding a potentially substandard structure located at **320 Ridgecrest Ct**, also known as **Castle Hills Estates, Lot 288, Azle, Texas 76020**.

The welfare and safety of our citizens is a primary concern. Conditions involving potentially dangerous or substandard structures may pose a risk to public health and safety and therefore require prompt attention.

Per Section 3.04.003 – Abatement of Dangerous or Substandard Buildings:

"All buildings or portions thereof determined after inspection by the Building Official to be dangerous or substandard, as defined by this article, are declared to be public nuisances and shall be abated by repair, vacation, demolition, removal, or securing in accordance with procedures specified in this article."

Area of Concern:

The residence appears to have become severely dilapidated and may meet the criteria of a substandard structure requiring corrective action pursuant to Section 3.04.003.

The City of Azle routinely allows thirty (30) days to address identified concerns. To date, no contact has been received regarding the initial Notice of Violation.

A **Voluntary Consent to Search** form has been enclosed with this notice. Please sign and return the form within fifteen (15) days if you consent to an inspection of the property. If the form is not returned, the City may seek an administrative

inspection warrant through the appropriate legal process to conduct an inspection of the property.

Please contact this office at **817-444-5596**, or visit City Hall at **505 W. Main Street, Azle, Texas 76020**, should you have questions or wish to discuss this matter.

Thank you for your prompt attention and cooperation.

Sincerely,

Michelle Garcia
Sr. Code Compliance Officer
City of Azle

STATE OF TEXAS

§

IN THE MUNICIPAL COURT

VS.

§

CITY OF AZLE

Charles Adami

§

PARKER COUNTY, TEXAS

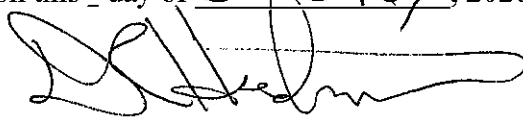
THE STATE OF TEXAS to any Fire Marshal, Building Official or Code Enforcement Official of the State of Texas of Tarrant County, Texas of the City of Azle, Tarrant/Parker County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Azle, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Official under the laws of the State of Texas and did therefore on this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Azle, or the State of Texas, and in particular, to determine the presence of Substandard Structure in violation of said regulation, statute, or ordinance.

Herein fail not, but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 3¹⁹ o'clock (~~a.m.~~) (p.m.) on this June 16, 2026 to certify which witness my hand and seal this day.



Judge, (City),
Municipal Court

DR HUMAN - Azle

Magistrate's Printed or Typewritten
Name

OFFICER'S RETURN

Came to hand the 16 day of June, 2026, at 3:19 o'clock P.m. and executed on the 17 day of June, 2026, at 10:30 o'clock A.m. by Michelle Garcia, Senior Code Enforcement Officer, City of Azle with assistance from Patrick Moran, Saffitt and Melvin Wilson - Fire Marshal

Michelle Garcia
Code Enforcement Official

STATE OF TEXAS

§

IN THE MUNICIPAL COURT

VS.

§

CITY OF AZLE

Charles Adami

§

PARKER COUNTY, TEXAS

AFFIDAVIT

My name is Michelle Garcia and I am the/a Code Enforcement Official of the State of Texas of Tarrant/Parker County, Texas of the City of Azle, Tarrant/Parker County, Texas. Being duly sworn on oath, I make the following statement and accusations:

1. I am the/a Code Enforcement Official of the State of Texas of Azle, Tarrant/Parker County, Texas of the City of Azle, Tarrant/Parker County, Texas, and have personal knowledge of the facts stated herein and they are all true and correct.
2. There is in the City of Azle, Tarrant County, Texas, a (specified premises), described and located as follows: 320 Ridgcrest Dr , Azle TX 76020 CASTLE HILLS ESTATES Lot 288 herein referred to as "Premises;"
3. Premises are in the charge of and controlled by the following person(s): Charles Adami who owns property at: 320 Ridgcrest Dr Azle, TX 76020.
4. At said Premises, there is evidence that a fire or health hazard or violation or unsafe building condition is present in the premises sought to be inspected, such hazard or violation or condition being a SUBSTANDARD STRUCURE and such evidence being reasons set forth above.
5. I have good reason to believe and do believe that there is probable cause that a fire or health hazard or violation or unsafe building condition is present on the premises sought to be inspected.

WHEREFORE, for these reasons, I ask for issuance of a warrant that will authorize me to inspect the Premises for the purpose of determining the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance.

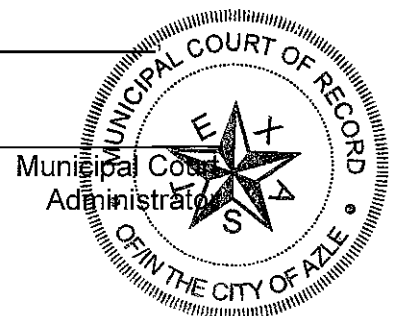
Michelle Garcia

Affiant

BEFORE ME, the undersigned authority, on this day personally appeared the Affiant herein, who, being sworn by me, duly stated that the statements contained herein are true and correct to the best of his/her knowledge.

Subscribed and sworn to before me on this the 16th day of June 2026.

Shirley King



REIS

REAL ESTATE INFORMATION SERVICES

9675 Camp Bowie West Blvd, Fort Worth, TX 76116

P: 817-335-5082 F: 817-334-9687 www.ReisResearch.com

REIS File No. 35073
Client File No. CE 26425; 320 Ridgecrest Ct.

June 29, 2026

ABTRACTOR'S INFORMATION LETTER TITLE SEARCH

Michelle Garcia
City of Azle
505 W. Main St.
Azle, TX 76020

In compliance with your request for information with reference to the following described property, our search from May 30, 2002 (commencement date) to June 12, 2026 (certification date) reflects:

LEGAL DESCRIPTION:

Lot 288, Castle Hills Estates, an Addition to the City of Azle, Tarrant County, Texas, according to plat recorded in Volume 388-I, Page 25, Deed Records of Tarrant County, Texas.

BASED ON THE INSTRUMENTS FILED OF PUBLIC RECORD, TITLE APPEARS TO BE VESTED IN:

Charles Martin Adami

Subject to judgment in Divorce, Cause No. 360-628373-17

NAME(S) SEARCHED FOR INVOLUNTARY LIENS AND BANKRUPTCIES:

Charles Martin Adami

LAST DEED(S) IN CHAIN OF TITLE:

(Grantor/Grantee shown as indexed and may be abbreviated. Please refer to document for full name)

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Grantor: NANCY VAN SICKLE; STEVEN VAN SICKLE
Grantee: CHARLES M ADAMI
Filed: 5/30/2002
Instrument Number: [202146716](#)

SEE ALSO:

DIVORCE

By & Between: JACKIE TUCKER-ADAMI vs.
CHARLES M ADAMI

Filed: 10/25/2017

Cause Number: [360-628373-17](#)

Notes: Case was not reviewed. Copy available upon request; fees apply. Please see information provided.

LIENS FOR WHICH WE FIND NO RELEASE OR ATTEMPTED RELEASE OF RECORD:

WE FIND NONE.

ABSTRACT OF JUDGMENTS, CHILD SUPPORT LIENS, STATE TAX LIENS AND FEDERAL TAX LIENS FOR WHICH WE FIND NO RELEASE OR ATTEMPTED RELEASE OF RECORD FILED OF RECORD FROM June 12, 2016 (commencement date) to June 12, 2026 (certification date):

WE FIND NONE.

PENDING BANKRUPTCIES FILED IN TEXAS FROM June 12, 2021 (commencement date) to June 12, 2026 (certification date):

WE FIND NONE.

EXCEPTIONS AND REMARKS:

Hyperlinks may terminate after four years.

ITEMS SHOWN ON LETTER ARE BASED UPON INFORMATION PROVIDED BY CLIENT, AND ARE SHOWN AS THE RESULT OF A PROPERTY/NAME SEARCH AND MAY OR MAY NOT BE ONE IN THE SAME PERSON(S) AND MAY OR MAY NOT AFFECT THE PROPERTY.

This Abstractor's Information Letter does not include any of the following matters:

- (1) Bankruptcies which are closed, terminated, filed out of the State of Texas, or antedate the certification date of this letter by more than five (5) years.
- (2) Abstract of Judgments, which from date of filing, antedate the certification date of this letter by more than ten (10) years.
- (3) Child Support Liens which from the date of filing, antedate the certification date of this letter by more than ten (10) years.
- (4) Suits affecting the property which are closed or dismissed or antedate the certification date of this letter by more than 5 years or suits that do not affect the subject property.
- (5) Unpaid State and Federal Tax Liens which, from date of filing, antedate the certification date of this letter by more than ten (10) years.
- (6) Any unpaid ad valorem property taxes, real or personal, affecting the above described real property.
- (7) Liens which have been barred by the statute of limitations. Please click [here](#) for more information.
- (8) Voluntary Liens which from the date of filing antedate the certification of this letter by more than thirty-four (34) years.
- (9) Easements and Restrictions.
- (10) Oil, Gas or Mineral interests.

It is understood by City of Azle (Benefited Party) that the above information was secured by REIS, Inc. through the use of the real estate title records of the county where the property is located and/or from various title evidence providers. REIS, Inc. does not and will not assume any liability, financially or otherwise, to Benefited Party, or any other party, in a total amount in excess of the amount paid for the information contained herein.

This report was prepared from the results of a search of name(s) supplied by the Benefited Party. This report may not reveal holders of outstanding interest such as assignees of mortgages, liens, leases or other matters not indexed under the names searched. No variations of names have been searched unless otherwise indicated.

The above Abstractor's Information Letter is issued for the use of, and shall inure to the benefit of the Benefited Party, and is issued in consideration of \$135.00 paid by the Benefited Party, and to whom said sum shall be returned as liquidated damages in the event the Information Letter contains an error or errors that cause Benefited Party loss or damage due to such errors. Such sum shall constitute the full measure of damages against REIS, Inc., its officers, employees and staff, as well as any other title evidence provider used in the research process.

The information set out in this Information Letter is not an opinion of title, guarantee of title, or a title insurance product of any kind, and any use or reliance on the information reported herein, for any purpose whatsoever, is taken at the sole risk and responsibility of the Benefited Party.

INSPECTION REPORT

Property Address: 320 Ridgecrest Court, Azle Texas 76020 (Castle Hills Estates Lot 288)

Property ID:

Property Owner: Charles Martin Adami 2040 County Road 109, Venus Texas 76084

Property Occupant: Not currently occupiable

Building Official: Patrick J. Moran CBO/MCP

3.04.001 Purpose and scope.

Purpose. It is the purpose of this article to provide a just, equitable and practical method, to be cumulative with and in addition to any other remedy provided by the building code or otherwise available at law, whereby buildings as defined herein, which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants, may be required to be repaired, vacated, demolished, removed or secured.

On June 16th, 2026, the City of Azle asked me to inspect 320 Ridgecrest Court, Azle Texas 76020. The purpose was to determine if the structure meets the definition of the Substandard Building Article 3.004.

On June 17th, 2026, I Patrick Moran, the Designated Building Official, conducted an inspection at the above address with an administrative warrant, accompanied by Code Officers from the City of Azle and the Fire Marshall. Below is a list of observations made during the inspection to include but not limited to:

- Structure full of trash and debris throughout.
- Structure had electrical service to the structure with exposed conductors throughout and service panel is missing breakers and missing the protective cover. City staff has had power service removed from structure due to safety concerns.
- There is currently no water or gas service to this structure.

- Visible structural concerns observed at the kitchen/living room area floor is severely out of level due to structural shifting or possible failure.
- Large section of living room are ceiling is missing and covered with cardboard at this time.
- Neither front door nor back door is secure to prevent entry.
- Window frame at side window incomplete and cannot be secured.
- Front porch roof not code compliant.
- Back porch roof framing not per code minimums.
- Water heater has been removed and plumbing lines left open.
- Gas heaters have been removed with open gas lines with open valves.

Note: I believe the structures present a danger to public safety and should be classified as substandard per the conditions outlined in accordance with Article 3.04, thereby constituting a public nuisance and safety hazard. Given the current state of deterioration and the extent of necessary repairs to bring the property up to code, it is reasonable to conclude that demolition may be required. However, to effectively eliminate the ongoing safety risk, it is strongly recommended that this property be officially condemned and removed.

ARTICLE 3.04.004 SUBSTANDARD BUILDINGS AND STRUCTURES

(A). For the purposes of this Resolution, any building, regardless of the date of its construction, which has any or all the conditions or defects hereinafter described shall be deemed to be a substandard building, and a nuisance:



_____ (1) 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.



_____ (2) 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.



_____ (3) Whenever any building is boarded up, fenced or otherwise secured in any manner if:

_____ (a) The building constitutes a danger to the public even though secured from entry; or



_____ (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by Subsection a (2) of this section.



_____ (4) 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.



_____ (5) Whenever any building is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.

_____ (6) Whenever any portion of a building remains on a site after the demolition or destruction of the building.



_____ (7) Whenever any building is abandoned to constitute such building or portion thereof an attractive nuisance or hazard to the public.



_____ (8) Whenever any building is defined as substandard by any provision of the Building Code, Electric Code, Fire Code, Plumbing Code, Mechanical Code, International Property Maintenance Code, or other ordinance or regulation of the City, or constructed and still existing in violation of any provision of any of said Codes of the City to the extent that the life, health or safety of the public or any occupant is endangered.

(B). For the purposes of this Ordinance, any building, regardless of the date of its construction, which has any or all of the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a dangerous and substandard building, and a nuisance:



_____ (1) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.



_____ (2) Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

- ➡ (3) Whenever the stress in any materials, or members or portion thereof, due to all dead and live loads, is more than one- and one-half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
- ➡ (4) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- _____ (5) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- ➡ (6) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.
- _____ (7) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
- ➡ (8) Whenever the building, or any portion thereof, is likely to partially or completely collapse because of:
- ➡ _____ (a) dilapidation, deterioration or decay;
- ➡ _____ (b) faulty construction :
- ➡ (c) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building ;
- ➡ _____ (d) the deterioration, decay or inadequacy of its foundation; or
- ➡ _____ (e) any other cause.
- ➡ (9) Whenever, for any reason, the building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- ➡ (10) Whenever the exterior walls or other vertical structural members list, lean or

buckle to

such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

_____ (11) Whenever the building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

➡ _____ (12) Whenever the building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become:

➡ _____ (a) an attractive nuisance to children; or

➡ _____ (b) a harbor for vagrants, criminals or immoral persons.

➡ _____ (13) Whenever any building has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the Building Code, Electric Code, Fire Code, Mechanical Code, Plumbing Code, International Property Maintenance Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

➡ _____ (14) Whenever any building which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the strength, fire-resisting qualities or characteristics, or weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

_____ (15) Whenever a building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the building official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:

➡ _____ (a) Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.

➡ _____ (b) Lack of, or improper water closets, lavatories and bathtubs or showers per

number of guests in a hotel.

- ➡ _____ (c) Lack of, or improper kitchen sink in a dwelling unit.
- ➡ _____ (d) Lack of hot and cold running water to plumbing fixtures in a hotel.
- _____ (e) Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house.
- ➡ _____ (f) Lack of adequate heating facilities.
- ➡ _____ (g) Lack of, or improper operation of, required ventilating equipment.
- _____ (h) Lack of minimum amounts of natural light and ventilation required by this Ordinance or the Building Code, Electric Code, Fire Code, Mechanical Code, Plumbing Code, International Property Maintenance Code, or other ordinance or regulation of the City.
- _____ (i) Room and space dimensions less than required by this Ordinance or the Building Code, Electric Code, Fire Code, Mechanical Code, Plumbing Code, International Property Maintenance Code, or other ordinance or regulation of the City.
- ➡ _____ (j) Lack of required electrical lighting.
- ➡ _____ (k) Dampness of habitable rooms.
- ➡ _____ (l) Infestation of insects, vermin or rodents.
- ➡ _____ (m) General dilapidation or improper maintenance.
- _____ (n) Lack of connection to required sewage disposal system.
- _____ (o) Lack of adequate garbage and rubbish storage and removal facilities.
- ➡ _____ (16) Whenever any building contains structural hazards, including but not limited to the following:
 - ➡ _____ (a) Deteriorated or inadequate foundations.
 - ➡ _____ (b) Defective or deteriorated flooring or floor supports.
 - ➡ _____ (c) Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - ➡ _____ (d) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.

- ➡ _____ (e) Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
- ➡ _____ (f) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that sag, split or buckle due to defective material or deterioration.
- _____ (g) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
- _____ (h) Fireplaces or chimneys that list, bulge or settle due to defective material or deterioration.
- _____ (i) Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.
- ➡ _____ (17) Whenever any building is constructed or still exists in violation of the Building Code, Fire Code, Plumbing Code, Mechanical Code, Electric Code, International Property Maintenance Code, or other ordinance or regulation of the City.

CITY OF AZLE FIRE MARSHAL'S OFFICE
Administrative Search Warrant Inspection Report

Date: June 17, 2026

Location: 320 Ridgecrest Court, Azle, Texas 76020

Time: Approximately 1030 Hours

On Wednesday, June 17, 2026, at approximately 1030 hours, I, M. Wilson, Fire Marshal for the City of Azle, along with Azle Code Enforcement Officers M. Garcia and R. Trevino, and P. Moran, Building Official with Safebuilt, executed an Administrative Search Warrant at 320 Ridgecrest Court, Azle, Texas 76020.

The purpose of the warrant was to conduct an interior inspection of the residence due to concerns regarding the condition of the structure and potential life-safety hazards.

Upon arrival, I began documenting the exterior conditions of the property through photographic evidence. The structure was a single-story wood-frame residence with asphalt shingle roofing. The exterior of the property was cluttered with debris and miscellaneous materials. An old electrical service panel was observed leaning against the front portion of the residence. As I proceeded to the rear of the property, I observed that the natural gas meter had been removed from the service line near the street adjacent to the fence line. Also located on the property were a metal outbuilding situated behind the residence, an abandoned boat, and various scrap materials and construction debris.

Entry into the residence was made through the rear door along with P. Moran. Upon entering, I observed significant accumulations of trash, clutter, and debris throughout the kitchen area. The kitchen opened into a front room where a bed was located in the corner. The room contained excessive clutter piled on the floor and on the bed itself. Cardboard had been affixed to portions of the ceiling in place of drywall. Several horizontal cracks were observed in the walls, indicating possible foundation settlement. The floor throughout the residence, from the rear entry to the front room and extending toward the front door, exhibited a noticeable slope toward the rear of the structure.

I then entered the rear bedroom located on the back side of the residence. Similar conditions existed throughout the room, including excessive clutter and debris, which significantly impeded movement and inspection of the area. Evidence indicated that individuals may have been unlawfully occupying the structure. Food containers were present throughout the room, and multiple water bottles containing what appeared to be urine were observed.

The electrical service panel was located within the bedroom closet. Inspection revealed that all circuit breakers had been removed, leaving exposed electrical wiring within the panel. This condition created a significant electrical shock and fire hazard. Additionally, several portable heaters containing ignitable liquids were stored within close proximity to the exposed electrical wiring inside the closet.

Further inspection of the residence revealed extensive ceiling damage throughout multiple rooms. The observed deterioration indicated that portions of the roof structure were failing and allowing continued water intrusion into the residence.

Based upon the hazardous electrical conditions observed, I determined that immediate action was necessary to mitigate the risk of fire and electrocution. I contacted Oncor and requested that a service technician respond to the scene and disconnect electrical service to the residence. The structure was unsecured and showed clear signs of unauthorized entry and attempted occupancy despite the hazardous conditions present.

Based upon my observations and findings, I determined that the residence constitutes a danger to public health and safety and meets the criteria of a substandard structure. The building should be secured against further unauthorized entry and occupancy. Due to the extensive structural deterioration, fire hazards, electrical hazards, and unsafe living conditions, I recommend that the structure be condemned and removed.

Due to evidence of unauthorized occupancy and continued access to the property, I requested assistance from the Azle Police Department and recommended increased patrols in the area.

The inspection was completed, and all personnel cleared the scene at approximately 1200 hours.

Photographic evidence was obtained during the inspection, and my department-issued body-worn camera remained activated throughout the investigation.

Respectfully Submitted,

M. Wilson
Fire Marshal
City of Azle



DANGEROUS BUILDING DETERMINATION / CONDEMNATION REVIEW

Property Owner: Charles Martin Adami

Property Status: Vacant Property / Dangerous Building Review

Applicable Ordinance: City of Azle Code of Ordinances – Chapter 3, Article 3.04 – Dangerous Buildings

Prepared By: Michelle Garcia, Senior Code Enforcement Officer

Date: June 18, 2026

Inspection Summary

This report provides a synopsis of the inspection, enforcement history, and current conditions regarding the property identified above. The structure is being reviewed for potential action under the City of Azle Code of Ordinances Chapter 3, Article 3.04 – Dangerous Buildings.

Due to the property owner's lack of response and inability to obtain voluntary access to the structure, an Administrative Warrant was obtained and signed by the Judge authorizing City officials to enter the premises and conduct the necessary inspection to evaluate the condition of the structure and determine compliance with applicable City ordinances.

On Wednesday, June 17, 2026, at approximately 10:30 a.m., an interior inspection was conducted by Patrick Morvan, Safebuilt Building Official, and Melvin Wilson, City of Azle Fire Marshal. Both officials completed written inspection reports documenting observed conditions within the structure. The inspection reports are attached and incorporated into this synopsis for review.

The documented conditions observed during the inspection indicate concerns related to structural integrity, safety, habitability, and compliance with City regulations.

Property Maintenance / Abatement History

The property has remained vacant for several years and has been the subject of ongoing code enforcement concerns.

On Friday, June 5, 2026, the City's contracted abatement services were completed for the removal of excessive vegetation, trash, and debris from the property. Prior to abatement, grass and weeds had exceeded approximately two (2) feet in height, creating an overgrown and neglected condition.

The trash and debris removed during the abatement were substantially the same materials documented during the initial inspection in April 2025, when code enforcement first began addressing this property.

Owner Notification / Enforcement History

Multiple notices of violation, citations, and enforcement actions have been issued regarding the property.

Since approximately **December 2025**, the property owner, **Charles Martin Adami**, has failed to respond to City correspondence or return telephone communications. The property remains listed under Mr. Adami's ownership according to available records.

Additional attempts were made to locate next of kin and updated contact information; however, available phone numbers were found to be disconnected, and no successful contact has been established.

Public Safety, Neighborhood Impact, and Property Maintenance Concerns

The continued vacancy, lack of maintenance, and deteriorating conditions have created ongoing concerns for surrounding properties and the community.

The Azle Police Department has responded to:

- Multiple calls for service in 2026 involving suspected trespassing, vagrants, and/or squatters; and
- More than twenty (20) calls for service related to this property during 2025.

The ongoing neglect of the property has contributed to an unsafe and deteriorating condition within the neighborhood. The condition of the structure and surrounding property has negatively impacted the appearance of the area and has the potential to adversely affect surrounding property values.

Next Steps

Based on the documented inspection findings, enforcement history, lack of owner communication, public safety concerns, repeated calls for service, and continued deterioration of the property, this case will be scheduled for review before the City of Azle Building Board of Appeals.

The case will be presented in coordination with David Hawkins, Director of Planning & Development, for consideration of appropriate action under Chapter 3, Article 3.04 – Dangerous Buildings of the City of Azle Code of Ordinances.

All supporting documentation, including the Administrative Warrant, inspection reports, photographs, abatement documentation, citations, notices, and attempted communications will be included in the official case file.

Respectfully submitted,

Michelle Garcia

Senior Code Enforcement Officer

The Building Board of Appeals of the City of Azle will conduct a public hearing at 6:00 p.m. on Thursday, August 13, 2026, in the City Council Chambers at City Hall, located at 505 West Main Street to consider and or take action regarding repair, removal, or demolition in Case No. 26425, City of Azle vs. Charles Martin Adami, regarding the structure(s) located at 320 Ridgecrest Court, Azle, Texas 76020.

Please run in the Thursday, July 30, 2026 edition in the Legal Notices of the Classified Section

If you have any questions, call David Hawkins @ 817-444-7084.



July 23, 2026

Certified Mail: 9589 0710 5270 2909 7681 18

Charles Martin Adami
402 HCR 1221
Blum, TX 76627-3069

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE BUILDING BOARD OF APPEALS ON **AUGUST 13, 2026** AT 6:00 P.M. IN THE CITY COUNCIL CHAMBERS AT CITY HALL, LOCATED AT 505 W. MAIN ST., AZLE, TEXAS 76020

According to the records of Tarrant County Appraisal District, you are the owner of property described as: 320 Ridgcrest Court, Azle, TX 76020. Legal Description: Castle Hills Estates, Lot 288

Please be advised that on June 18, 2026, the Building Official of the City of Azle determined that the building located on the above-described property was substandard and proceedings were commenced to cause the demolition of the building. Below please find a list of items that describe the conditions found to render the building substandard or dangerous pursuant to the minimum standards set forth in Section IV of Ordinance No. 685-2-96.

GENERAL DILAPIDATION OF STRUCTURE

A Public Hearing will be held on the date noted above before the Building Board of Appeals (the board) to determine whether the structure located at the above-described property is substandard as set out in Section 3.04.004 of the City of Azle Code of Ordinances conditions constituting substandard building.

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 building is found to be in violation of the standards set forth in Section 3.04.004 the Board may order that the building be repaired or demolished by the owner, mortgagee or lienholder within thirty (30) days.

If the Order given to the owner, mortgagee, or lienholder is not complied within the allowable time, **the City** may secure, remove or demolish 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.

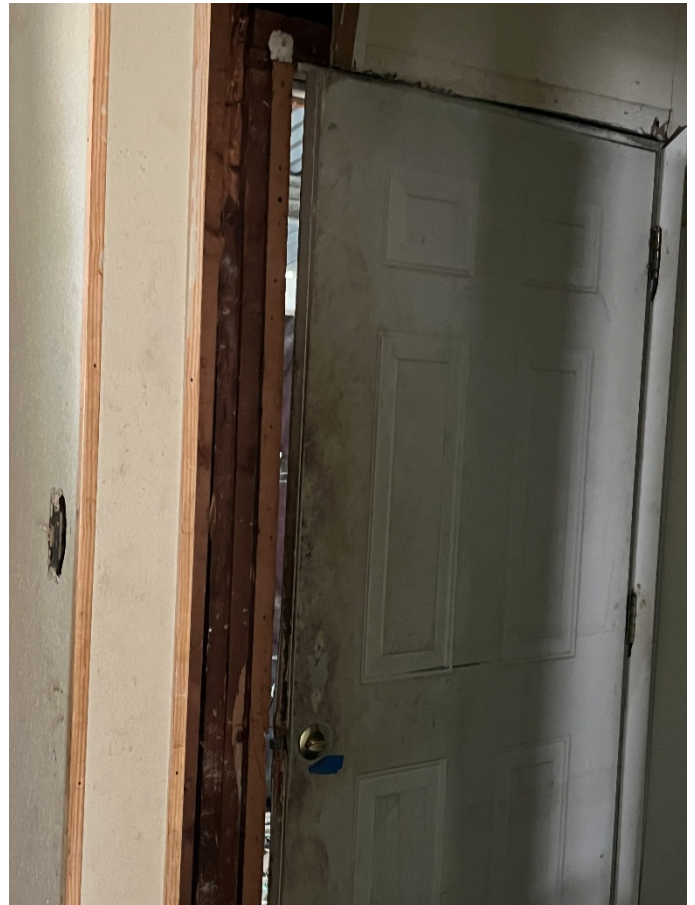
If you should have any questions regarding this notice, please call me 817-444-7084.

David Hawkins, AICP
Planning and Development Manager

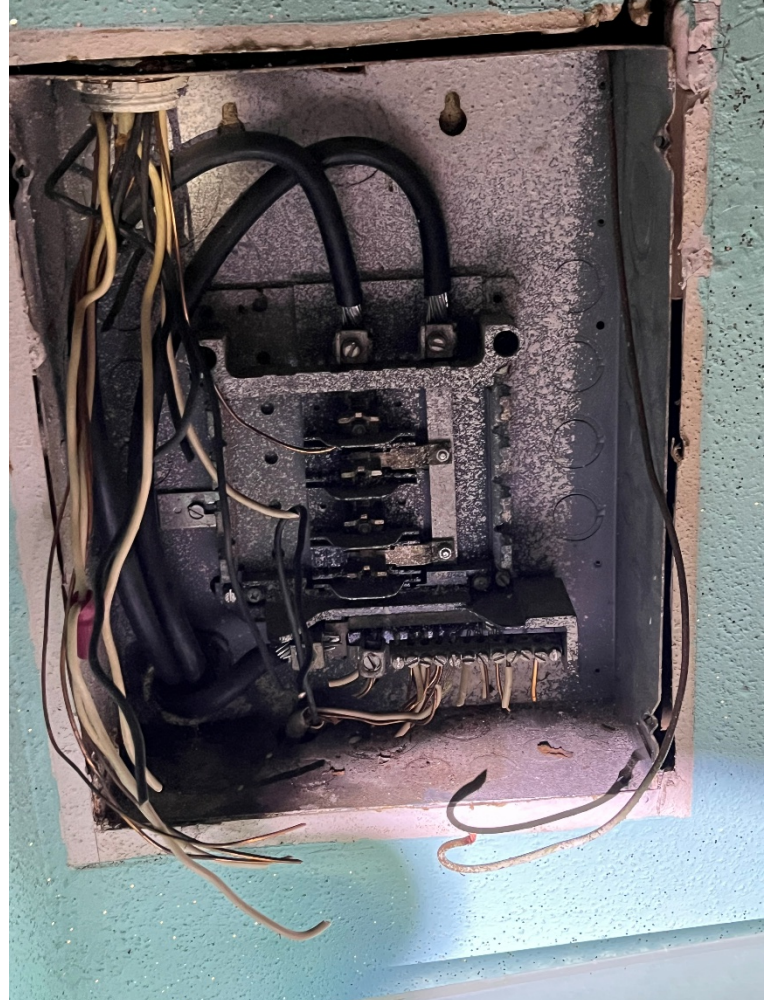
**Substandard Building Photos – 320 Ridgecrest Ct.
Case No. 26425**



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Case No. 26425



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Case No. 26425

