



CC16-13234

Issue MISC. - CODE COMPLIANCE-CC
Activity PROPERTY INSPECTED
Department CODE COMPLIANCE
Assigned To RUSSELL CRAIG
Citation Location WEST SIDE OF PROPERTY
Violation Failure to remove non-conforming structure (arbor) built in sideyard. Structure will need to be removed ASAP.

Initial Date 4/29/2016
Reinspection Date 8/24/2016
Citation Date 5/13/2016
Court Date 8/24/2016
Close Date
Chapter
Article
Code Section
Citation Number 3984

Action Comments

Citizen Information

First Name JEFF
Last Name GILBERT
Address 3339
Street RANKIN
Suite
City UNIVERSITY PARK
State TEXAS
Zip Code 75205
Home Phone
Office Phone
Mobile Phone (214) 728-4882
Is Rental No
Mailing Address JEFF GILBERT 3339
RANKINUNIVERSITY PARK TX
75205

Owner Information

First Name
Last Name
Address
Street
Suite
City
State
Zip Code
Phone
PO Box

Actions

Completed	Start Date	Action	Notes
Yes	4/28/2016 5:31:44 PM	IN PERSON COMMUNICATION	CHIEF BUILDING OFFICIAL TOLD WORKERS TO STOP WORK ON ARBOR UNTIL A PERMIT IS OBTAINED.
Yes	4/29/2016 5:00:00 PM	PROPERTY INSPECTED	NOTICED WORKERS FINISHED STRUCTURE.
Yes	4/29/2016 5:31:22 PM	NOTIFICATION LETTER MAILED	SENT NOTICE TO OWNER.
Yes	5/11/2016 5:33:07 PM	TELEPHONE COMMUNICATION	OWNER APOLOGIZED FOR BUILDING ARBOR WITHOUT A PERMIT. TOLD HIM ARBOR NOT ALLOWED TO BE IN THE SIDEYARD AND NEEDS TO BE REMOVED.
Yes	5/13/2016 9:45:00 AM	PROPERTY INSPECTED	ARBOR NOT REMOVED
Yes	5/13/2016 5:31:10 PM	CITATION ISSUED	ISSUED CITIZEN CITATION
Yes	5/25/2016 3:46:47 PM	PROPERTY INSPECTED	ARBOR NOT REMOVED
Yes	5/25/2016 4:00:00 PM	PLEA DATE	OWNER MOVED COURT DATE. WOULD LIKE CASE TO GO BEFORE BOA
Yes	8/3/2016 3:29:06 PM	IN PERSON COMMUNICATION	BUILDING INSPECTOR ADVISED TO PLACE STOP WORK ORDER ON PROPERTY. INSTRUCTED TO ISSUE CITATION EACH TIME STOP WORK ORDER WAS

REMOVED.

Yes

8/23/2016
1:44:45 PM

BOARD OF ADJUSTMENT
ACTION

BOARD OF ADJUSTMENT MEETING ON 8/23

Entry Count: 10

NOTICE OF CODE VIOLATION



City of University Park

April 29, 2016

JEFF GILBERT
3339 RANKIN
UNIVERSITY PARK, TX 75205

REF: CC16-13234

Citation will be
Issued: 5/13/2016

CODE VIOLATION: Arbor built on west side of lot in violation of sideyard setback requirements and also without first obtaining a building permit.

JEFF GILBERT:

As a result of a recent inspection, it has come to our attention that conditions exist on your property that are in violation of the Code of Ordinances for the City of University Park. Please correct the above Subject Violation no later than the date indicated above to avoid any further enforcement action.

Code of Ordinances has various regulations. All of these regulations must be adhered to as stated in the Ordinances.

Please accept this letter as formal notice of the violation of the Code of Ordinances for the City of University Park. Provisions of the Ordinance require the violation be abated in a timely manner.

Your cooperation in making this City a healthier, safer and a more beautiful place in which to live is sincerely appreciated. If you have any questions regarding this matter, you may contact me between the hours of 8:00 am - 4:30 pm.

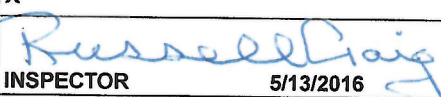
Sincerely,

RUSSELL CRAIG
CODE COMPLIANCE OFFICER
Email: rcraig@uptexas.org
Office Phone: 214-987-5418
Cell Phone: 214-534-8026

CITY OF UNIVERSITY PARK
COMMUNITY DEVELOPMENT

Certified Receipt

CITATION 3984

LAST NAME GILBERT	FIRST NAME JEFF	COURT SETTING -- 5/25/2016	HOUR 5:30 PM
ADDRESS 3339 RANKIN	CITY UNIVERSITY PARK	STATE TEXAS	ZIP 75205 RES. PHONE
ADDRESS 3339 RANKIN	CITY UNIVERSITY PARK	STATE TEXAS	ZIP 75205 RES. PHONE
VIOLATION INFORMATION:		DATE OF OFFENSE 4/29/2016	
VIOLATION DESCRIPTION:		LOCATION WEST SIDE OF PROPERTY	
Failure to remove non-conforming structure (arbor) built in sideyard. Structure will need to be removed ASAP.			
CODE OF ORDINANCE / ZONING:	CHAPTER	ARTICLE	SECTION
I AGREE TO APPEAR AS DIRECTED. THIS IS NOT A PLEA OF GUILTY.			
X			
 INSPECTOR 5/13/2016 BADGE NO: 261			

A person who fails to appear in court as provided by law for the prosecution of the offense or who fails to pay or satisfy a judgment ordering the payment of a fine and cost in the manner ordered by the court, may be denied renewal of the person's driver's license. T.C. 706.003

"IF YOU ARE CONVICTED OF A MISDEMEANOR OFFENSE INVOLVING VIOLENCE WHERE YOU ARE OR WERE A SPOUSE, INTIMATE PARTNER, PARTNER, PARENT, OR GUARDIAN OF THE VICTIM OR ARE OR WERE INVOLVED IN ANOTHER, SIMILAR RELATIONSHIP WITH THE VICTIM, IT MAY BE UNLAWFUL FOR YOU TO POSSESS OR PURCHASE A FIREARM, INCLUDING A HANDGUN OR LONG GUN, OR AMMUNITION, PURSUANT TO FEDERAL LAW UNDER 18 U.S.C. SECTION 922(G)(9) OR SECTION 46.04(B), TEXAS PENAL CODE. IF YOU HAVE ANY QUESTIONS WHETHER THESE LAWS MAKE IT ILLEGAL FOR YOU TO POSSESS OR PURCHASE A FIREARM, YOU SHOULD CONSULT AN ATTORNEY."

Warning: If you fail to comply with the terms of the judgment and the delinquent debt is sent to a collections agency, a fee of 30% of the total amount will be added to the judgment.

ENTER A GUILTY OR NO CONTEST PLEA BY MAIL

Select a plea and sign the statement at the bottom of this page. Mail to the municipal court a copy of the citation and a check, cashier's check or money order for the full amount made payable to the City of University Park. DO NOT MAIL CASH. If payment is received by the Clerk prior to your court setting, it will not be necessary to appear in open court.

ENTER A GUILTY OR NO CONTEST PLEA IN PERSON

You may pay in person at the University Park Municipal Court Clerk's office, Monday through Friday, 8:00 a.m. to 5:00 p.m. Cash, check, money order or credit card will be accepted as a form of payment. Only the defendant or attorney on file may enter a plea. Defendant's parents or guardians may not enter a plea or attend court in place of the defendant.

ENTER A NOT GUILTY PLEA If you wish to plead NOT GUILTY, you must appear on the date and time shown on your citation, or enter a plea by mail on or before your court date. Failure to enter a plea will result in an increased fine, and a warrant will be issued for your arrest.

For fine amount information visit www.uptexas.org

City of University Park Municipal Court
3800 University Boulevard
University Park, Texas 75205
214-987-5331
www.uptexas.org

☐ I hereby enter my plea of GUILTY/NOLO CONTENDERE (circle one) to the offense(s) charged on this citation.

☐ I hereby enter my plea of NOT GUILTY to the offense(s) on this citation and request a bench trial and waive my right to a jury trial.

☐ I hereby enter my plea of NOT GUILTY to the offense(s) on this citation and request a JURY TRIAL.

I, the undersigned, certify that I am at least seventeen (17) years of age, and do hereby enter my appearance on the complaint(s) filed with the Court for the offense(s) stated on the citation. I voluntarily and knowingly waive my right to arraignment, presentation of the complaint, representation by counsel, confrontation of witness against me, witnesses on my behalf, and trial by judge or jury and do hereby agree to pay the fine(s) imposed by the Court. I understand that my plea will result in judgment(s) of conviction and fine(s).

Defendant's Signature _____ Date _____