



Police

Michael A. Berezin
Chief of Police



Memorandum

To: Captain Dwayne Williams
From: Cynthia Smith-Rex, Supervisor
CC: Assistant Chief L. Bothell
Date: July 18, 2018
Re: Code Enforcement Weekly Report 07/10/2018 thru 07/16/2018

Code Enforcement actions for the week.

- 172 inspections conducted
- 72 signs removed from the right of ways
- 0 violations filed with municipal court
- 1 HOA meetings were attended

See Click Fix Weekly Report attached.

- 111 new cases opened
- 109 acknowledged
- 56 cases closed

Top five (5) violations reported

- Trash Screening
- Vegetation
- Junked/Abandoned Vehicle
- Dilapidated Fence
- Garbage

Addresses of properties cut by City contractor.

- 0

Addresses posted for possible abatement for grass violation.

- 5



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Substandard Properties Update

2211 Glenn Lakes Ln

- A civil action (Ch. 54) was taken against the homeowner in district court.
- Permits have been obtained for construction work to be conducted on the house.
- Inspections will be conducted by the building inspectors as needed, until the work is completed.
- The property owner fired the contractor. The contractor notified the City that they are no longer the contractor and requested permits they pulled be voided.
- Property is currently between contractors.
- The dumpster and port-o-potty have been removed from the property. There continues to be brick/rubble and some junk on the property.
- The Ch. 54 action is still open, legal is working on a repair agreement.
- A repair agreement has been sent to the property owner's attorney. Legal is waiting on a response.
- Legal has not received a response from the property owner's attorney, a motion will be filed with the Court.
- No new updates.
- On 7/10/2017, CE Officer McKeever conducted an inspection of the property and found the location to still be in violation. Legal was notified of CE Officer McKeever's findings.
- August 25, 2017 – August 30, 2017: Hurricane Harvey
- No new updates
- As of 10/11/2017, the property owner's attorney never responded to Legal's request for a repair agreement.
- 10/16/17, Legal advised an outside attorney has been hired to complete the Chapter 54 litigation. Before moving forward, the outside attorney has requested an inspection for the property. Legal staff and the Building Official are working together to obtain a warrant for an inspection of the location.
- 10/25/17, staff served a warrant to conduct an inspection of the location. CE Supervisor Cynthia Rex, CE Officer Paul McKeever, Building Official Kirk Allen and Deputy Building Official Fernando Garcia were all present at the time the warrant was served. Staff took photos and provided them to legal for further action.
- No new updates.
- On 1/4/18, Legal advised that they are in the process of writing a motion to be filed with the Court to compel the property owner to complete the repairs to her home.
- On 1/9/18, Legal filed a new motion (amended petition) with the Court. A hearing is scheduled for 2-12-18.
- On 2/15/18, Legal advised that the City and the property owner have been ordered to mediation.
- Remediation is scheduled for 3/15/2018.



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- The property owner was ordered to complete the repairs to her home.
- A follow up inspection of the location was conducted on 5/17/2018, which found repairs being made to the property.

CE Case Updates

1314 Turtle Creek Drive – Dumpster enclosure

- On 9/21/2017, Code Enforcement received a complaint regarding an improperly stored dumpster and a dumpster enclosure filled with trash. The complaint was assigned to CE Officer Paul McKeever, who conducted an inspection which revealed a dumpster located on the property without an enclosure. Staff was able to ascertain the dumpster belongs to the day care that is located on Turtle Creek Drive. Mr. McKeever contacted Development Services regarding his findings. Development Services is working with the day care on their dumpster enclosure.
- CE staff is awaiting an update from Jennifer Thomas as to the status of dumpster enclosure.
- On 10/10/17, staff conducted an inspection of the property which found the property still in violation as the dumpster is not located within an enclosure. Staff made contact with Jennifer Thomas who informed the CE Officer the property owner has not contacted her offices. Therefore, Staff sent a Notice of Violation to the property owner allotting 10 days to bring the location into compliance.
- On 11/7/17, a follow up inspection was conducted which found the dumpster screening was still in violation. CE Officer McKeever will file the violation in Municipal Court on a weekly basis until corrected.
- On 11/27/2017, CE Officer McKeever was contacted by the day care regarding the dumpster enclosure summons he received. Paul advised the individual to contact Development Services to obtain instructions for placement and materials for the enclosure and to begin the permitting process.
- CE staff is currently filing weekly citations on the day care for the commercial dumpster enclosure violation.
- On 12/1/2017, CE Officer McKeever gave the church notice of the dumpster enclosure violation. Should the property not be brought into compliance, both the day care and the church will be issued citations on a weekly basis.
- A follow up inspection was conducted on 12/09/2017. CE Officer McKeever found the dumpster screening was still in violation. The violation will be filed in Municipal Court against the day care since the allotted to the church for compliance has not expired.
- On 12/14/17, a follow up inspection was conducted of the property which found the location continued to be in violation. Staff issued a citation to the occupant and property owner for non-compliance.
- On 12/21/17, a follow up inspection was conducted of the property which found the location continued to be in violation. Staff issued a citation to the occupant and property owner for non-compliance.



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- On 12/29/17, a follow up inspection was conducted of the property which found the location continued to be in violation. Staff issued a citation to the occupant and property owner for non-compliance.
- On 01/02/18, CE Officer McKeever was contacted by Jerry Battle on behalf of Little Children's Learning Center in an effort to resolve the enclosure violation. Mr. McKeever informed Mr. Battle that a dumpster enclosure is required by City Ordinance and that a permit is needed to construct the enclosure. He further explained that to obtain a permit, Mr. Battle would need to submit a permit application and plans to the City for approval. Staff urged Mr. Battle to contact Jennifer Gomez in Development Services for assistance and provided him with her contact information.
- In an effort to aid the citizen in establishing contact with Development Services, CE Officer McKeever also reached out to Mrs. Gomez via email to update her on the case and asked that she contact Mr. Battle to assist him with the permitting/plans review process.
- On 01/05/18, staff follow up with Development Services and found that Mr. Battle still had not submitted an application for a dumpster enclosure permit.
- On 01/06/18, staff follow up inspection was conducted of the property which found the location continued to be in violation and that established a permit had not been applied for, therefore, staff issued a citation to the occupant and property owner for non-compliance.
- On 1/17/18, the tenant (Little Children's Learning Center) submitted a permit application to construct a dumpster enclosure to Development Services. The application is currently in the review process.
 - **The following is a breakdown of citations issued to date.**
 - **Nine (9) citations have been issued to the occupant, Little Children's Learning Center. Dates citations were issued: 11/7/17, 11/13/17, 11/20/17, 11/30/17, 12/9/17, 12/14/17, 12/21/17, 12/29/17, 1/6/18**
 - **Four (4) citations have been issued to the property owner, Christian Bible Church Inc. Dates citations were issued: 12/14/17, 12/21/17, 12/29/17, 1/6/18**

At this time, staff has ceased issuing citations for the dumpster enclosure violation as the tenant has submitted a permit application to Development Services to construct a dumpster enclosure.

- 1/22/18, the permit application is under review by Development Services.
- On 02/07/18, staff verified the permit is under review by Development Services.
- On 2/22/18, staff followed up on the status of the submitted application. According to Development Services, the application was denied with comments.
- On 3/21/18, staff followed up with Development Services regarding the status of the application and was informed the application had not been returned to the applicant as it was still waiting on Planning's comments.



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- On 4/4/18, staff followed up on the application with Development Services and was informed that the application was denied and returned to the applicant for re-submission. Staff called the applicant and left a voicemail requesting a call back.
- On 4/18/18, CE staff visited the daycare to establish contact with the owner/operator and found individual wasn't available. Therefore, CE Officer McKeever left a copy of the permit denial letter, his business card and requested that the owner/operator contact him regarding this matter.
- On 4/19/18 Staff spoke to Mr. Jerry Battle about the trash enclosure. Mr. Battle stated that the architect is in the process of completing the plans for submittal and estimate the plans will be submitted by May 2nd.
- On 5/2/2018, CE staff requested on update on property and is awaiting a response.
- On 5/10/2018, Mr. Battle submitted the revised dumpster enclosure plans and permit application to Development Services.
- On 5/21/2018, CE staff requested an update from Development Services and was advised that the plan review for the dumpster was processed and approved by all 4 departments and that the permit notification will be sent to the applicant today (6-5-2018) for final payment and pick up.
- On 6/12/18, CE Officer McKeever made contact with Mr. Battle regarding the dumpster enclosure. McKeever informed Mr. Battle that plans were approved and ready to be picked up. Mr. Battle told Paul that he intends to pick up the plans this week.
- On 6/18/18, the permit for the dumpster enclosure was obtained from Development Services.

2192 Texas Parkway – Illegal dumping & storm damage

- On 6/6/2017, CE Officer Calhoun conducted an inspection of the property located at 2192 Texas Parkway in response to a concern received about garbage, illegal dumping, trash and a mattress. At the time of his inspection, CE Officer Calhoun did not observe a mattress or bags of trash; however, Mr. Calhoun did observe a small amount of paper/trash around the parking lot and an accumulation of loose trash around the dumpster, in a small grassy area, and in a corner area in the rear of the building. Additionally documented, were grass and brush violations and an abandoned wall sign. A violation notification was sent to the property owner advising of the observed violations in addition to the Officer contacting the property management company.
- On 6/22/2017, the violation notifications were returned to City marked Return to Sender, Address Unknown. Staff identified another mailing address for the property owner has been identified. The violation notifications were be sent to the newly identified address.
- On 8/1/2017, CE Supervisor Rex and CE Officer Gutierrez conducted an inspection of the property. Staff observed trash scattered around the location and a roll of carpet placed behind the beauty supply store. Staff spoke with the manager of the beauty supply store and advised the carpet must be properly disposed of, the violation was corrected immediately.



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- The property will be inspected weekly for violations, which will be cited to court upon observation and PD will monitor for the location for illegal dumping activities.
- No new updates.
- August 25, 2017 – August 30, 2017: Hurricane Harvey
- The building sustained damage from Hurricane Harvey. Gus Garcia, Building Inspector, conducted a damage assessment of the location. Below are his findings:

ADDRESS	BUSINESS NAME	STATUS
2180 Texas Parkway	C&R Beauty Supply	CONDITIONAL APPROVAL - Adjust panic hardware at rear egress door
2190 Texas Parkway	Family Dollar	CONDITIONAL APPROVAL - Must repair roof Must repair illuminated sign <i>(follow-up 9/8/2017)</i>
2192 "A" Texas Parkway	King Dollar	CONDITIONAL APPROVAL - Must repair Roof <i>(follow-up on 9-8-2017)</i>
The corner space formerly occupied by a music store and Liquor Store remain closed until further notice.		

- 9/28/17, CE Task Force met to discuss the condition of the structure. The Deputy Building Official was tasked with generating a damage assessment report for the location so that Legal can determine if the structure sustained 50% damage from Hurricane Harvey.
- 10/12/2017, the CE Task Force was informed that the damage report is still in the works. The Deputy Building Official is still in the process of compiling all of the data for Legal review.
- No new updates
- On 11/30/17, CE staff was contacted regarding a garbage violation at the location. Staff conducted an inspection and found the concern to be valid. The property manager was contacted, notified of the violation and advised to remediate the trash issue.
- On 12/1/17, staff conducted a follow up inspection and found the trash violation abated.
- On 12/07/17, CE Officer Calhoun and Deputy Building Official Bob Bratz conducted an inspection of Family Dollar at 2190 Texas Pkwy. The business was found to have water leaking from the ceiling and collecting on the floor and into containers. The storage area was also inspected and water was observed to be leaking throughout and near the electrical service panels. The business was closed and notification for the roof violation sent to the owner(s) of the property.



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- On 12/15/17, CE staff emailed Development Services to obtain occupancy information and a determination on compliance with Zoning and Landscaping regulations.
- On 12/20/17, staff sent another email to Development Services to obtain occupancy information and a determination on compliance with Zoning and Landscaping regulations.
- On 12/21/17, Jennifer Thomas Gomez informed staff that the applicable landscape standards will have to be researched because the shopping center was constructed prior to the current landscaping standards. Once Mrs. Gomez completes her research, she will provide a determination.
- On 1/18/18, the CE Task Force was informed that Development Services' staff were still researching the landscaping requirements for the property.
- On 02/05/2018, CE Officer Chalisa Dixon met with the manager of Family Dollar regarding the observed damage to the exterior wall sign fascia. According to the manager, corporate was made aware of the damage to the sign and they recently notified her that they are working to have the sign repaired. CE Officer Dixon thanked the manager for her efforts and explained that the current condition of the sign is a violation of City Ordinance and that a Notice of Violation allotting 30 days to repair the sign was being given to her to provide to Corporate to support her request for the sign repair.
- On 02/06/2018, staff received an update from Mr. Azimpoor indicating that a fence would be installed around the collapsed wall of the building.
- On 2/20/18, CE staff received a landscaping determination from Development Services which found the property in violation.
- On 2/21/18, CE staff generated a Notice of Violation to be mailed to the property owner(s) and registered agent(s) of the property for multiple violations of city which include, but not limited to: landscaping, exterior structure, exterior walls, abandoned signage, trash, debris, rubbish, garbage, unsanitary matter, continuous maintenance and possible violations of the 2015 NEC and IBC codes.
- Additionally, the property is under review by the Building Official and Legal Department.
- On 3/5/18, CE Officer Dixon conducted a follow up inspection of the property to check the status of the Family Dollar wall sign. She found no repairs to the sign made. She contacted the manager of the store and was informed that a sign permit application was submitted to Development Services and was awaiting approval.
- On 4/4/18, a follow up inspection was conducted which found the Family Dollar sign repaired.
- On 5/11/2018, Development Services advised they have spoken with the property owner and are working with the owner to bring the property into compliance.
- On 5/21/2018, CE staff requested an update and are awaiting a response.
- On 6/5/2018, CE staff requested an update from Development Services and was advised that the plan review for the dumpster was processed and approved by all 4 departments by Kirk Allen that a permit was issued for the demo of the interior of the remainder of the old Kroger and that work has been completed. The tenant is supposed to submit plans for



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a new fitness center called “Mood Fitness”. He further stated that both he and Inspector Garcia have spoken with the owner about the space where the wall collapsed and they were told that plans would be required and would need a review before Development Services could issue a permit. As far as Kirk can tell they have yet to submit plans for review. Development Services was advised that a Final Notice of Violation would be issued to the property owner allotting 30 days to comply, failure to do so would result in citations being issued on a weekly basis.

- A follow up inspection is scheduled on 7/17/2018.
- CE Officer Calhoun conducted an inspection of the location and found the property continued to be in violation. Staff is referring the case to Legal for review.

1600 Block of Texas Parkway - landscaping

- On 12/27/2017, staff conducted an inspection of the property to ensure compliance with the landscaping regulations. CE Officer McKeever conducted the inspection and found that the location does not meet current landscaping requirements. Mr. McKeever contacted Jennifer Gomez to inquire on the landscaping standards for the property. Mrs. Gomez advised that the applicable landscape standards will have to be researched because the shopping center was built prior to the adoption of the City’s current landscaping regulations. Once Mrs. Gomez completes her research, she will provide staff with her findings so that compliance can be determined and subsequently enforced.
- On 1/18/18, the CE Task Force was informed that Development Services’ staff were still researching the landscaping requirements for the property.
- On 2/20/18, CE staff received a landscaping determination from Development Services which found the property in violation.
- On 2/21/18, CE staff generated a Notice of Violation to be mailed to the property owner(s) and registered agent(s) of the property.
- On 4/2/18, CE staff was contacted by the property manager inquiring on what plants, trees, and shrubs to plant to bring the property into compliance. Staff advised the individual to contact Jennifer in Planning for vegetation guidance with City’s landscaping regulations.
- On 4/9/18, Staff conducted a follow up inspection on the property and found new landscaping installed at the location.
- On 5/2/2018, CE staff requested an update on property and is awaiting a response.
- On 5/3/2018, CE staff was informed that a backflow prevention permit was issued for the landscaping irrigation system.
- On 5/21/2018, CE staff requested an update and are awaiting a response.
- On 5/30/2018, CE staff contacted Planning division to inquire if property’s landscaping was now in compliance. Mrs. Thomas advised the landscaping was not compliant, that the shrubs were too small and trees were required. Jennifer stated she had been unsuccessful in contacting the property owner to discuss the landscaping deficiencies and that the property owner’s voicemail was full.



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- CE Officer McKeever will assist by facilitating communication between the Planning division and the property owner.
- On 6/5/2018, CE Officer McKeever left the property owner a voice requesting a call back to discuss the landscaping deficiencies.
- On 6/12/2018, CE Officer McKeever established contact with the property owner regarding the landscaping deficiencies. Mr. McKeever told the property owner to contact Jennifer in the Planning Department to discuss the landscaping requirements. McKeever further advised the property owner to wait until next week to contact Jennifer as she is out of the office until Monday.
- On 6/27/2018, CE Officer Paul McKeever spoke with Jennifer about 1600 Texas Pkwy. She stated that she hasn't spoken to the owner and hadn't checked her voice-mail to see if he left a message. Ms. Gomez advised that she would let McKeever know if she received a call from the property owner.
- On 7/10/2018, CE Officer McKeever left a voicemail for the property owner requesting an update on the condition of the property.

4899 Hwy 6 – Construction debris/litter

- On 5/20/2018, code enforcement received an email complaint regarding the construction debris, litter on the Tang property.
- On 5/21/2018, CE Officer Gutierrez advised she was already working to have the property brought into compliance. Idalia met with the general contractor on 5/18/2018 regarding the construction material scattered around the area and advised the GC to clean up the construction material and take steps to keep the material in the dumpster located on the job site. Further, Officer Gutierrez contacted the City's Building Inspector on the project and asked that he help ensure compliance in the area.
- On 5/24/2018, a follow up inspection was conducted which found the construction debris/litter removed from the property. Staff will continue to monitor the area.
- On 5/30/2018, a follow up inspection was conducted which found the area free of construction debris and litter. Staff will continue to monitor the area.
- From 6/4/18 to 6/22/18, periodic inspections were conducted which found no additional construction debris violations.
- On 6/27/2018, a follow up inspection found the property overgrown with vegetation in excess of 9 inches in height. A Notice of Violation will be issued to the property owner allotting ten day to abate the high grass and weeds violation.
- A follow up inspection is scheduled for 7/19/18.

5501 Hwy 6 – Litter

- On 5/20/2018, code enforcement received an email complaint regarding litter on the Edible Harbor Trail allegedly generated by Walmart.
- On 5/21/2018, an inspection of the area was conducted which found litter.
- CE Officer Paul McKeever is trying to schedule a meeting with the District Manager of Walmart to discuss possible long term solutions to this matter.



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- CE Officer Paul McKeever informed Randy Troxell, Parks Superintendent, of the litter issue along the trail. Randy advised that the park would be scheduled to be cleaned.
- On 5/29/2018, CE staff called the district manager, who was unavailable, to request a meeting to discuss our concerns. A message was left requesting a call back.
- On 6/5/2018, CE staff conducted a follow up inspection which found the park free of litter. Further, CE staff spoke with the manager of Walmart. The manager is going to help facilitate a meeting with the district manager.
- On 6/20/18, CE staff met with the manager of Walmart who was informed of the litter complaint along the edible harbor trail. The manager advised they have increased the number the frequency in which trash and litter is collected from the exterior of the property.
- On 7/16/18, CE supervisor Rex conducted an inspection of the harbor trail and found the trail free of litter.

2502 E Pebble Beach – High weeds

- On 5/5/18, Code Enforcement received a high grass and weeds complaint for the property located at 2502 E. Pebble Beach. An inspection of the property found some weeds on the property in excess of 9 inches in height. CE Officer Chalisa Dixon left a violation door hanger and the property, giving 10 days to bring the location into compliance.
- On 5/9/18, staff found out ownership of the property changed, therefore, research was conducted to establish ownership.
- On 5/15/18, a Notice of Violation letter was mailed to the property owner and the property maintenance company, allotting 10 days to bring the property into compliance.
- On 5/24/18, staff called the property maintenance company regarding the notice mailed on 5/15/18. Francois with Cozy Homes advised their properties are on a mowing rotation and that property scheduled to be mowed this weekend.
- On 5/29/18, staff conducted a follow up inspection which found the property mowed. However, staff observed a rubbish violation on the front porch which wasn't there during the initial inspection and possible rot and mildew violations on the exterior of the garage. Staff made contact with the property maintenance company and advised them of the violations giving 10 days to correct the violations.
- On 6/8/18, CE Staff received an email from Cozy Homes, stating they are being sued for wrongful foreclosure (Case No. 18-31864-H4-13; Chapter 13; Adversary No. 18- 03087). Therefore, Cozy Homes will only maintain the landscaping until as decision has been made by the judge on the foreclosure suit.
- On 6/11/18, CE Staff conducted a follow up inspection which found the violations still remain (household items are on the porch, the mildew on the side of the house/garage and rotted trim on the garage). Staff will consult legal regarding this case to discuss our available options.
- On 7/17/18, CE staff conducted a follow up inspection of the property which found no changes to the existing violations and lawsuit.



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4615 Connie's Court – Unsanitary matter, high grass and debris

- On 5/30/18, Code Enforcement received a complaint about the condition of the backyard.
- According to the case history, the property was previously referred to Municipal Court for a rubbish violation observed on the driveway. The property owner was found guilty and put on probation. The probation expired and no further action was required.
- CE Staff met with Legal to discuss the best course of action to resolve this matter. It was determined that a warrant would be obtained to conduct an inspection of the property to identify all existing violations.
- On 6/6/18, CE staff and a Police Officer served a warrant at the location to conduct and inspection for the property. Multiple violations were observed and documented. A Notice of Violation will be sent to the Property Owner via certified mail to ensure proper notification of the violations is provided to the property owner.
- Staff will consult legal regarding this case to discuss our available options.
- On 6/25/18, a Notice of Violation letter was sent to the property owner via certified mail to the property owner for the violations that were observed when the warrant served to the property owner.
- A follow up inspection is scheduled on 7/30/18.

1219 Texas Parkway – Overgrown lot

- On 7/2/2018, Code Enforcement received a complaint regarding property at Buffalo and 2234 where the house burned down next to Thurgood Marshall. CE Officer Michael Calhoun conducted an inspection of the area and found the property located at 1219 Texas Parkway overgrown with vegetation in excess of 9 inches in height.
- On 7/5/2018, a Notice of Violation letter was sent to the property owner via certified mail to the property owner for the violation allotting ten days to bring the property into compliance.

800 Block of Texas Parkway - Overgrown lot

- On 7/17/2018, Code Enforcement received a complaint regarding a CenterPoint easement that is overgrown with high grass and weeds. CE Officer Paul McKeever conducted an inspection of the area and found the property overgrown with vegetation in excess of 9 inches in height.
- On 7/17/2018, a Notice of Violation letter was sent to the property owners via certified mail allotting ten days to bring the property into compliance.

Waterford Village Blvd. - Overgrown lot

- On 7/17/2018, Code Enforcement received a complaint regarding a CenterPoint easement that is overgrown with high grass and weeds. CE Officer Paul McKeever conducted an



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inspection of the area and found the property overgrown with vegetation in excess of 9 inches in height.

- On 7/17/2018, a Notice of Violation letter was sent to the property owners via certified mail allotting ten days to bring the property into compliance.

4600 Block of Cartwright Rd - Overgrown lot

- On 7/17/2018, Code Enforcement received a complaint regarding a CenterPoint easement that is overgrown with high grass and weeds. CE Officer Paul McKeever conducted an inspection of the area and found the property overgrown with vegetation in excess of 9 inches in height.
- On 7/17/2018, a Notice of Violation letter was sent to the property owners via certified mail allotting ten days to bring the property into compliance.

2202 Texas Parkway - Overgrown lot

- On 7/17/2018, Code Enforcement received a complaint regarding a CenterPoint easement that is overgrown with high grass and weeds. CE Officer Paul McKeever conducted an inspection of the area and found the property overgrown with vegetation in excess of 9 inches in height.
- On 7/17/2018, a Notice of Violation letter was sent to the property owners via certified mail allotting ten days to bring the property into compliance.

3634 Glenn Lakes Lane - Overgrown lot

- On 7/17/2018, Code Enforcement received a complaint regarding a CenterPoint easement that is overgrown with high grass and weeds. CE Officer Paul McKeever conducted an inspection of the area and found the property overgrown with vegetation in excess of 9 inches in height.
- A review of the case file found that a Notice of Violation letter was sent to the property owner by a former CE Officer on 6/8/2018. Therefore, CE Officer McKeever will post the property for abatement and will have the property force mowed.