



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, DECEMBER 5, 2022
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

Joshua Lindsay (Position 1)	VACANT (Position 2)
Paul Clark-Chairman (Position 3)	Brian Black-Vice Chairman (Position 4)
Paul Kerpoe (Position 5)	Michael Unell (Position 6)
Bill Schur (Position 7)	James Walker (Position 8)
Pedro Juarez (Position 9)	

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the October 24, 2022 meeting
- b. Changes submitted by Commissioners

III. Discussions or questions concerning cases on current agenda of the Building Standards Commission

- a. Any questions by Commissioners to clarify issues with cases

IV. Review and adopt the 2023 Building Standards Commission Meeting Calendar

V. Nomination and Election of Chairman and Vice-Chairman

VI. Request for future agenda items

- a. Any requests by Commissioners

VII. Adjournment

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, DECEMBER 5, 2022
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

Joshua Lindsay (Position 1)	VACANT (Position 2)
Paul Clark-Chairman (Position 3)	Brian Black-Vice Chairman (Position 4)
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II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 24, 2022

IV. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

VIII. THE COMMISSION WILL BREAK FOR A WORK SESSION AT APPROXIMATELY 12:00 P.M.

IX. NEW CASES RESIDENTIAL

- a. **HS-23-13 (CD 2)** 3314 Roosevelt Avenue (Primary Structure) aka Lot 17 in Block 13 in the Worth Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Ernest Wilson. Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP.
- b. **HS-23-14 (CD 9)** 4117 Lisbon Street (Primary Structure) aka ACCT. NO. 00894931; LOT 16, BLOCK 12, OUT OF THE FACTORY PLACE ADDITION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AND BEING FURTHER DESCRIBED IN DOCUMENT #D205034865, OF THE TARRANT COUNTY DEED RECORDS. Owner: Eduardo Garcia. Lienholder(s): None.
- c. **HS-23-16 (CD 2)** 2713 NW 31st Street (Primary Structure and 2 Accessory Structures) aka Lot 7, Block 107, ROSEN HEIGHTS, SECOND FILING, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204-A, Page 154, Plat Records of Tarrant County, Texas. Owner: Lonny Lynn McKinney. Lienholder(s): None.
- d. **HS-23-17 (CD 3)** 3129 Ramona Drive (Primary Structure) aka Lot 7, and the North 10 feet of Lot 8, Block 18, ALTA MERE ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 1037, Page 413, Deed Records of Tarrant County, Texas. Owner: Johnny Rhodes. Lienholder(s): None.
- e. **HS-23-18 (CD 8)** 3800 Moberly Street (Primary Structure) aka BEING LOT 10, IN BLOCK 4, OF TRENTMAN CITY, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-B, Page 199 of the Map Records of Tarrant County, Texas. Owner(s): Crispin Ramos and wife, Francesca Ramos. Lienholder(s): Maurice Thrasher and wife, Nina Mae Thrasher c/o Trustee-Ted L. Tittsworth.
- f. **HS-23-19 (CD 3)** 3101 Lake Como Drive (Primary Structure and Accessory Structure) aka West 150 feet of LOT THIRTY-SEVEN (37) in BLOCK ONE HUNDRED FORTY-SIX-R (146-R) CHAMBERLIN ARLINGTON HEIGHTS, FIRST FILING, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Marie Mays. Lienholder: Collins Revocable Funding as Assignee of Chase Manhattan Bank c/o Collins Asset Group.
- g. **HS-23-20 (CD 2)** 1602 Denver Avenue (Primary Structure) aka Being the Southeast 40 Feet of Lot 21 and the Northwest 10 Feet of Lot 22, Block 106, of North Fort Worth Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Map thereof recorded in Volume 63, Page 149, of the Plat records of Tarrant County, Texas. Owner: Toffiq Nazarali. Lienholder(s): DT Wraparound Fencing c/o Joanne and Paul Hart, DT Wraparound Fencing c/o Joanne and Paul Hart c/o Trustee-Edward S Cox, Washington Mutual Bank FA, and Washington Mutual Bank FA c/o Trustee-Michael L Riddle.
- h. **HS-23-21 (CD 2)** 4657 Feathercrest Drive (Primary Structure) aka LOT 32, BLOCK 16, PHASE II, SECTION TWO, HUNTINGTON VILLAGE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-176, PAGE 78, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Howards Fam. LLC. Lienholder: Lending Praxes LLC, Lending Praxes LLC c/o Trustee-Craig Watkins, Attorney at Law.
- i. **HS-23-22 (CD 9)** 2716 College Avenue (Primary Structure) aka Being Lot 20, Block 8, South Hemphill Heights, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 106, Page 132, of the Map Records of Tarrant County, Texas. Owner: Westway-Hamilton LLC. Lienholder(s): None.
- j. **HS-23-23 (CD 2)** 3125 North Houston Street (Primary Structure) aka Lot 13, Block 91, M.G. Ellis Addition, an Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 63, Page 18, Plat Records, Tarrant County, Texas. Owner: Desiderio Q. Guevara. Lienholder(s): None.

- k. **HS-23-25 (CD 8)** 835 East Jefferson Avenue (Primary Structure) aka Lot 489, Block 19, HYDE PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 9, Plat Records, Tarrant County Texas. SAVE AND EXCEPT 6-12 feet off the rear of said lot, heretofore dedicated for an alley by A.W. Walker by instrument dated January 6, 1909, recorded in Volume 302, Page 516, Deed Records, Tarrant County, Texas. Owner: Welton Martin. Lienholder(s): None.
- l. **HS-23-26 (CD 2)** 4041 Fontaine Street (Primary Structure) aka LOT 24, BLOCK 31, SABINE PLACE (SECTION 5), AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-2, PAGE(S) 98, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Beverly Ann Hill. Lienholder(s): One Reverse Mortgage, LLC, Bank of America N.A., and Secretary of Housing and Urban Development.
- m. **HS-23-27 (CD 8)** 1042 East Richmond Avenue (Primary Structure) aka Lot 11, Block 39, SOUTHLAND SUBDIVISION of a portion of HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 310, Page 11, Deed Records of Tarrant County, Texas. Owner: Lynn Mason. Lienholder: Portfolio Recovery Associates LLC.

X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-28 (CD 2)** 4905 Gordon Avenue aka Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Lot 2 Block 29 with the exception of 6 feet extending from the south boundry of the lot to a duplex addressed as 4909 Gordon Ave. this easement which had been encroached by Lot 3 of block 29 having taken place for more than 50 years prior to a corrected deed execututed on October 10, 2006. Owner: Jewish Festival and Memorial Gardens Inc. Lienholder(s): None.
- b. **ACP-23-29 (CD 9)** 4909 Gordon Avenue aka Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat recorded in Volume 310-page 45 deed of records, Tarrant County, Texas aka Legal per D.C. Case 236-D10544-16: ACCT. NO. 07869053; Lot 3, Block 29, out of the Seminary Hill Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D213045587, of the Tarrant County Deed Records. Owner: Hill of Peace Legal Services Inc. Lienholder(s): Midge Ellis and Darlene Hays Fazzio.
- c. **ACP-23-30 (CD 5)** 3749 Waldorf Street aka Lot 6, Block 1, Astoria Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Arletha Sanders. Lienholder(s): None.
- d. **ACP-23-31 (CD 5)** 3753 Waldorf Street aka Lot 5, Block 1, ASTORIA ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Arletha Sanders. Lienholder(s): None.
- e. **ACP-23-32 (CD 5)** 4213 Wiman Drive aka Lot 19, Block F, Midwest Addition, being out of the G.J. Assabranner Survey, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Book 388-T, Page 50, Deed Records of Tarrant County, Texas. Owner(s): Robert Lee Green and wife, Mertis Green. Lienholder(s): None.
- f. **ACP-23-33 (CD 2)** 2314 Chestnut Avenue aka LOT 20, BLOCK 10, ROSEN HEIGHTS, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 56, TARRANT COUNTY, TEXAS. Owner(s): Jesse F. Maldonado and Leslie Quiroz. Lienholder(s): Neighborhood Housing Services of America, NeighborhooH Housing Services of America c/o Trustee-Jeff King, and Credit Union of Texas c/o Blalack & Williams PC.

XI. AMENDMENT CASE RESIDENTIAL

- a. **ACP-22-163 (CD 7)** 8701 Overland Drive (Primary Structure) aka LOT NINE (9), in BLOCK TWENTY-FOUR (24), of LAKE COUNTRY ESTATES, PHASE IV, an Addition to the east side of Eagle Mountain Lake, Tarrant County, Texas, according to the plat recorded in Volume 388-82, Page 21, of the Plat Records of Tarrant County, Texas. Owner: Arthur Vega. Lienholder(s): Southwest Bank/Saginaw c/o Trustee-Jack R. Van Ness, FYP, LLC D/B/A Texas Property Loans c/o Trustee-Fred Brown, and Robert Meinecke.

XII. AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-22-183 (CD 3)** 5333 Carver Drive aka Lot 2, Block 12 of HARLEM HILLS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 122, Plat Records, Tarrant County, Texas. Owner(s): Donald A. Jennings and Linda N. Conner. Lienholder: Countrywide Bank, FSB, Countrywide Bank, FSB c/o Tommy Bastion, and Countrywide Bank, FSB, c/o MERS.
- b. **ACP-22-186 (CD 5)** 5321 Old Handley Road aka Lot 18, MILNER-COOKE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat filed in Book 532, Page 167, Deed Records, Tarrant County, Texas; and Lot 19-A of a Revision of Lot 19, MILNER-COOKE ADDITION to the City of Fort Worth; Tarrant County, Texas, according to Plat recorded in Volume 388-15, Page 297, Deed Records, Tarrant County, Texas. Owner: Alma Castoreno. Lienholder(s): None.
- c. **ACP-22-188 (CD 5)** 3004 Avenue J aka LOT 5, BLOCK 84, POLYTECHNIC HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Raul Chamarro Areola. Lienholder(s): None.

XIII. CONTINUED AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-22-150 (CD 8)** 1040 East Morningside Drive aka LOT 11, BLOCK 39, RYAN SOUTHEAST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ronnie Pollard. Lienholder: Wells Fargo Bank.

XIV. EXECUTIVE SESSION

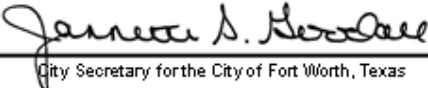
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any case appearing on this agenda.

XV. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS: This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASSISTENCIA A REUNIONES PUBLICAS: Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392- 8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Friday, November 18, 2022 at 3:25 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas