

# A Resolution

NO. \_\_\_\_\_

## **RATIFYING ALL ACTIONS TAKEN BY THE BUILDING STANDARDS COMMISSION FROM SEPTEMBER 1, 2021, TO FEBRUARY 28, 2022, AS SHOWN IN ATTACHED AGENDAS**

**WHEREAS**, the City of Fort Worth Building Standards Commission was established under Section 7-77 of the City of Fort Worth Code of Ordinances to enforce ordinances relating to conditions caused by accumulations of refuse, vegetation, and ordinances relating to the building code or condition of a property in the City of Fort Worth; and

**WHEREAS**, the Building Standards Commission meets from time to time to carry out its lawful purpose;

**WHEREAS**, the Texas Open Meetings Act (“**TOMA**”) requires that certain governmental bodies, including the Building Standards Commission, comply with specific requirements for conducting meetings and other official business;

**WHEREAS**, on March 16, 2020, in response to the COVID-19 Pandemic, Governor Abbott suspended portions of TOMA, including the requirement to physically post meeting agendas and notices at City Hall, to allow for the continuation of governmental operations while ensuring government transparency remained a priority;

**WHEREAS**, from that time, the Building Standards Commission continued to comply with TOMA as amended by Governor Abbott;

**WHEREAS**, Governor Abbott ended the TOMA suspension effective September 1, 2021, and all open meeting requirements resumed on that day;

**WHEREAS**, from September 1, 2021, to March 18, 2022, agendas for the City’s various councils, boards, and commissions continued to be posted online to provide notice to residents and other interested parties but, due to a good faith misunderstanding on the part of City staff, were not physically posted at City Hall;

**WHEREAS**, as soon as the error was identified, the City cancelled planned upcoming meetings for which no physical posting had been made;

**WHEREAS**, to ensure technical compliance with TOMA for all actions taken in good faith at meetings since September 1, 2021, the Building Standards Commission now wishes to re-notice those items and ratify all actions taken at those meetings;

**WHEREAS**, the agendas and minutes describing the actions taken for the meetings that occurred during that time are listed below and attached hereto as Exhibit A; and

**WHEREAS**, the Building Standards Commission has caused this item to be included on an agenda which has been posted in full compliance with TOMA, including physical posting.

**NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING STANDARDS COMMISSION, THAT:**

1. Notice of this resolution, including all actions and items to be ratified, has been included on an agenda that has been posted in accordance with the Texas Open Meetings Act.
2. The Building Standards Commission ratifies all actions taken with respect to the items identified in the attached agendas, which actions are reflected in the attached meeting minutes, for the following meetings:
  - a. September 27, 2021
  - b. October 25, 2021
  - c. December 6, 2021
  - d. January 24, 2022
  - e. February 28, 2022
3. It is the expressed intention of the Building Standards Commission that all action herein ratified are deemed effective as of the date listed in the attached minutes for such action.
4. By approval of this resolution, the Building Standards Commission expressly ratifies each commission member's vote or abstention, as described in the minutes, on each of the items or actions being ratified as the commission member's official action for each item.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

**By:** \_\_\_\_\_  
Jannette S. Goodall, City Secretary



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, SEPTEMBER 27, 2021  
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102  
Members of the Building Standards Commission may be attending remotely in compliance with the  
Texas Open Meetings Act**

**I. Call to Order**

Joshua Lindsay (Position 1)	Kimberly Easton (Position 2)
Paul Clark-Chairman (Position 3)	Brian Black-Vice Chairman (Position 4)
Glenda Thompson (Position 5)	Michael Unell (Position 6)
Bill Schur (Position 7)	VACANT (Position 8)
VACANT (Position 9)	

**II. Review of previous month's minutes**

- a. Discussion or questions pertaining to the August 23, 2021 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. Request for future agenda items**

- a. Any requests by Commissioners

**V. Adjournment**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, SEPTEMBER 27, 2021  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102  
Members of the Building Standards Commission may be attending remotely in compliance with the  
Texas Open Meetings Act**

**I. CALL TO ORDER**

Joshua Lindsay (Position 1)	Kimberly Easton (Position 2)
Paul Clark-Chairman (Position 3)	Brian Black-Vice Chairman (Position 4)
Glenda Thompson (Position 5)	Michael Unell (Position 6)
Bill Schur (Position 7)	VACANT (Position 8)
VACANT (Position 9)	

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM AUGUST 23, 2021**

**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-21-205 (CD 5)** 3840 Burnice Drive (Primary Structure) aka Being Lot 11, Block 6, Sandy Acres, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-L, Page 22, Plat Records, Tarrant County, Texas. Owner: VFP Real Estate Solutions LLC. Lienholder(s): None.
- b. **HS-21-206 (CD 9)** 1305 West Gambrell Street (Primary Structure) aka AN UNDIVIDED 50% INTEREST IN LOT 11, BLOCK 14, HUBBARD HIGHLANDS, AN ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 388, PAGE 32 OF THE MAP OR PLAT RECORDED IN VOLUME 388, PAGE 32 OF THE MAP OR PLAT RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY IS ALSO KNOWN AS 1305 W. GAMBRELL STREET, FORT WORTH, TX 76115. Owner: Dora L. Clark. Lienholder(s): None.
- c. **HS-21-207 (CD 3)** 5729 Farnsworth Avenue (Primary Structure) aka Lot 15, Block 117, Chamberlain Arlington Heights 2<sup>nd</sup> Addition to the City of Fort Worth, Tarrant County, Texas according to the plat (sic) thereof recorded in volume instrument: Tax records #00514039. Owner: Abraham Small III. Lienholder(s): None.
- d. **HS-21-208 (CD 5)** 5429 Sun Valley Drive (Accessory Structure Only) aka East one-half (1/2) of Lot 18, Block 8, SUN VALLEY ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Vol. 388-V, page 92, Plat Records of Tarrant County, Texas. Owner: Violet Mae McDonald. Lienholder(s): None.
- e. **HS-21-209 (CD 7)** 15840 Badger Creek Lane (Primary Structure) aka Lot 18, in Block H, of Oak Creek Trails, Phase 1, an addition to the City of Fort Worth, Denton County, Texas, according to the Map or Plat thereof recorded in Cabinet X, Slides 599, Plat Records, Denton County, Texas. Owner: Etienne Ingleton. Lienholder(s): None.

**X. NEW CASE COMMERCIAL**

- a. **HS-21-210 (CD 5)** 100 East Hurst Blvd. (Accessory Structure Only) aka BEING a tract of land 95.2 feet by 120.5 feet in the SIMON COTRIL SURVEY, BEING a portion of the tract conveyed to Kenith Hurst as recorded in Volume 1977, Page 439, Deed Records, Tarrant County, Texas, Abstract No. 330, Tract 11A. Owner: James L. Sims. Lienholder(s): None.

**XI. CONTINUED NEW CASE RESIDENTIAL**

- a. **HS-21-176 (CD 8)** 1428 East Maddox Avenue (Primary Structure and 2 Accessory Structures) aka BEING Lot 8, Block 56, HIGHLAND PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat filed for recorded in Vol. 310, Page 60, Deed Records, Tarrant County, Texas. Commonly known as 1428 E. Maddox Avenue, Fort Worth, Tarrant County, Texas 76104. Owner: Misahalay M. Morris. Lienholder(s): None.

**XII. NEW CASE MULTI-FAMILY**

- a. **HS-21-211 (CD 4)** 6130 Oakland Hills Drive (Building 7) aka Being all of Lot 7-R, Woodhaven Country Club Estates, Phase IX, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat thereof recorded in Volume 388-153, Page 14, of the Plat Records of Tarrant County, Texas. Owner: DSI-HGA, LLC. Lienholder: Fannie Mae c/o Walker & Dunlop LLC.

**XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-21-212 (CD 2)** 3315 North Grove Street aka LOTS 2, 3, 4 AND 5, BLOCK 69, FOSTEPCO HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT

RECORDED IN VOLUME 204-A, PAGE 126, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Rafael Camargo. Lienholder(s): None.

- b. **ACP-21-213 (CD 2)** 3317 North Grove Street aka LOTS 2, 3, 4 AND 5, BLOCK 69, FOSTEPCO HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 204-A, PAGE 126, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Rafael Camargo. Lienholder(s): None.
- c. **ACP-21-214 (CD 2)** 3321 North Grove Street aka LOTS 2, 3, 4 AND 5, BLOCK 69, FOSTEPCO HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 204-A, PAGE 126, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Rafael Camargo. Lienholder(s): None.
- d. **ACP-21-215 (CD 8)** 1005 East Lowden Street aka Being Lots thirty-four (34) and thirty-five (35), in Block fifty-eight (58) of RYAN'S SOUTHEAST Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat rec. in Book 388, Page 7, Deed Records, Tarrant County, Texas. Owner(s): Earnest Williams and wife, Myrtle Williams. Lienholder(s): None.
- e. **ACP-21-216 (CD 5)** 908 South Hughes Avenue aka Being Lot C-4 of CORDER'S SUBDIVISION of the North 248.6 feet of Lot 4 in Block 10 of MURRAY HILL ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-D, Page 453, Deed Records, Tarrant County, Texas. Owner: Manuel A. Simental. Lienholder(s): None.
- f. **ACP-21-217 (CD 9)** 3236 Stanley Avenue aka Lot 15, Block 20, of BYERS & MCCART ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 27, Deed Records, Tarrant County, Texas. Owner: Mary C. Marquez. Lienholder(s): None.
- g. **ACP-21-218 (CD 9)** 3509 Laughton Street aka Situated in Tarrant County, Texas, and being Lot 3, Block 1 of WILLIE AND DENHAM ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 791, pg. 218, Deed Records, Tarrant County, Texas. Owner(s): Baldamar Ramon and wife, Stella Ramon. Lienholder(s): None.
- h. **ACP-21-219 (CD 9)** 3741 South Main Street aka Lot 11, Block 23, WORTH HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat filed in Deed Records of Tarrant County, Texas, Book 204-A, Page 150. Owner(s): Paul Fuentes and John Fuentes. Lienholder(s): None.
- i. **CONTINUED ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL**
- a. **ACP-21-141 (CD 3)** 5612 Blackmore Avenue aka Lots 33 and 34, in Block NINETY SEVEN (97) of the CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas. Owner: Richard A. Young. Lienholder(s): None.
- j. **AMENDMENT CASE RESIDENTIAL**
- a. **HS-21-132 (CD 6)** 4459 Radstock Court (Primary Structure) aka Lot 5, Block 161, Wedgewood Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-39, Page 36, Plat Records, Tarrant County, Texas. Owner: Laurie Ann Humbert. Lienholder(s): FGMS Holdings, LLC and White, Zuckerman, Warsavasky, Luna, Wolfe, and Hunt LLP c/o Guest & Associates.
- k. **AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**
- a. **ACP-21-118 (CD 2)** 2102 Prospect Avenue aka BLOCK 151, LOT 21, NORTH FORT WORTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGE 149, PLAT RECORDS, TARRANT COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 2102 PROSPECT AVENUE, FORT WORTH, TEXAS 76164. Owner: Manuela Ramirez. Lienholder(s): None.

- b. **ACP-21-139 (CD 5)** 3516 Avenue J aka Block 79, Lot 7, 7A-E4.3'8 Block 79, of the POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, State of Texas, Tarrant County, accoring to the Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas. Owner: Jaime Alberto Martinez Jr. Lienholder(s): None.
- c. **ACP-21-140 (CD 5)** 704 Sargent Street aka South ½ of LOT 18, BLOCK 5, of FISHBURN LITTLE FARMS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, accoring to Plat recorded in Volume 170, Page 359, Deed Records, Tarrant County, Texas. Owner(s): Eugene Oehler and Bill Holmes. Lienholder(s): None.
- d. **ACP-21-143 (CD 9)** 2300 Mistletoe Avenue aka BEING LOT 13-R, BLOCK 13, MISTLETOE HEIGHTS ADDITION, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-104, PAGE 719, MAP RECORDS, TARRANT COUNTY, TEXAS. Owner: Deborah Robertson. Lienholder(s): None.

## **XVII. EXECUTIVE SESSION**

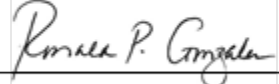
The Building Standards Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

## **XVIII. 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](mailto: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.

ASISTENCIA 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](mailto: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 website and said Notice was posted on the following date and time Wednesday, September 15, 2021 at 10:00 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
Acting City Secretary for the City of Fort Worth, Texas

**MINUTES**  
**BUILDING STANDARDS COMMISSION**  
**FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, SEPTEMBER 27, 2021**  
**CITY COUNCIL CONFERENCE ROOM 290, CITY HALL**  
**200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. Call to Order: Pre-Meeting started at 9:01 A.M.**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Glenda Thompson (Position 5)  
Bill Schur (Position 7)  
VACANT (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Ms. Kimberly Easton (Position 2), Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Ms. Thompson (Position 5), and Mr. Michael Unell (Position 6).
- Bill Schur (Position 7) notified the City that he would not be in attendance prior to the meeting.
- Position 8 and Position 9 are vacant.
- Code Compliance staff members in attendance were Shannon Elder (Assistant Director), Chris McAllister and Oscar Reyes (Superintendents), Kenneth Young and Ty Kitchens (Supervisors), and Annette Sefcik (Executive Secretary).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

**II. Review of previous month's minutes**

- a. Discussion or questions pertaining to the August 23, 2021 meeting
- b. Changes submitted by Commissioners

- No corrections to the August 23, 2021 Minutes were submitted to the Executive Secretary.

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

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

- Chairman Clark asked about the document submitted for HS-21-211 and what was the relevance of it, and Assistant City Attorney Christopher Austria responded that it was submitted by the owner as evidence for the Commission to review, and that the relevance to the case would be a question for the owner.
- Chairman Clark asked about an abstract of judgement for HS-21-132 and Mr. Austria replied that it looked as if it was showing money owed by the owner for a judgement and suggested that the owner be asked to clarify in the meeting when the case is called. On the same case, Chairman Clark asked about the letter submitted from a Judge stating that the Commission does not have jurisdiction to make an order on the case and Mr. Austria answered that if the owner feels this is true, it would be up to the owner to file an appeal.

**IV. Request for future agenda items**

- a. Any requests by Commissioners

- Mr. Black asked about the changes to be made to the Rules and Procedures and both Assistant City Attorneys Christopher Austria and Siang L. Sang replied that they were reviewing them for changes as well as other BSC information and will hopefully have them ready for voting by October's BSc meeting
- Executive Secretary Annette Sefcik reminded the Commission about using a roll call vote and asked Chairman Clark if the Commission would be hearing cases were citizens were present to testify first, and Chairman Clark confirmed that would be the process.

**V. Adjournment**

- Chairman Clark adjourned Pre-Meeting.
- **Pre-Meeting adjourned at 9:12 A.M.**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, SEPTEMBER 27, 2021  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER: The Regular Meeting started at 9:30 A.M.**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Glenda Thompson (Position 5)  
Bill Schur (Position 7)  
VACANT (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Ms. Kimberly Easton (Position 2), Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Ms. Thompson (Position 5), and Mr. Michael Unell (Position 6).
- Bill Schur (Position 7) notified the City that he would not be in attendance prior to the meeting.
- Position 8 and Position 9 are vacant.
- Code Compliance staff members in attendance were Shannon Elder (Assistant Director), Chris McAllister and Oscar Reyes (Superintendents), Kenneth Young and Ty Kitchens (Supervisors), Manuel Ramirez and Marc Oler (Senior Officers), Andrea Alexander (Officer), Gina Ambriz (Officer), Jerri-Ann Gonzalez-Vargas (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), Bill Jones (Officer), Marilyn Turner-Mims (Officer), Annette Sefcik (Executive Secretary), Belinda Burns and Thomas Gonzales (Title Investigators), and Aya Nomura and Paul Trigona (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM AUGUST 23, 2021**

- Mr. Black moved to accept the August 23, 2021 Minutes, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.

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

**V. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

- Judith Scott, the interpreter was sworn in.

**VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

- All citizens and staff to give testimony were sworn in.

**VII. CASES TO WITHDRAW FROM TODAY'S AGENDA**

- **Withdraw-New Case Residential:** HS-21-207---5729 Farnsworth Avenue (Primary Structure); **Administrative Civil Penalty Cases Residential:** ACP-21-212---3315 North Grove Street, ACP-21-213---3315 North Grove Street, ACP-21-214---3321 North Grove Street, ACP-21-215---1005 East Lowden Street, ACP-21-219---3741 South Main Street.
- Mr. Black moved to grant the City's request to withdraw these 6 cases, second by Ms. Thompson. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.

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



**CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL GO IN ORDER ON THE AGENDA AND HEAR CASES THAT HAVE CITIZENS IN ATTENDANCE TO GIVE TESTIMONY**

**IX. NEW CASES RESIDENTIAL**

- a. **HS-21-205 (CD 5)** 3840 Burnice Drive (Primary Structure) aka Being Lot 11, Block 6, Sandy Acres, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-L, Page 22, Plat Records, Tarrant County, Texas. Owner: VFP Real Estate Solutions LLC. Lienholder(s): None. **John M. Hixson, the owner, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - John Hixson, the owner, described plans for the structure and asked for sixty (60) days to repair or demolish the structure.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed to sixty (60) days.
  - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.
  - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.
- b. **HS-21-206 (CD 9)** 1305 West Gambrell Street (Primary Structure) aka AN UNDIVIDED 50% INTEREST IN LOT 11, BLOCK 14, HUBBARD HIGHLANDS, AN ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 388, PAGE 32 OF THE MAP OR PLAT RECORDED IN VOLUME 388, PAGE 32 OF THE MAP OR PLAT RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY IS ALSO KNOWN AS 1305 W. GAMBRELL STREET, FORT WORTH, TX 76115. Owner: Dora L. Clark. Lienholder(s): None. **David Gurosko, an heir, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - David Gurosko, an heir, testified that the family is in the process of selling the property, that the potential new owner is going to demolish the structure, and asked for ninety (90) days to sell to the new owner and have it demolished.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Ms. Easton moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.
  - Ms. Easton moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Ms. Thompson.
  - Mr. Black moved for a substitute motion that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 present.
- c. **HS-21-208 (CD 5)** 5429 Sun Valley Drive (Accessory Structure Only) aka East one-half (1/2) of Lot 18, Block 8, SUN VALLEY ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Vol. 388-V, page 92, Plat Records of Tarrant County, Texas. Owner: Violet Mae McDonald. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting.**
- d. **HS-21-209 (CD 7)** 15840 Badger Creek Lane (Primary Structure) aka Lot 18, in Block H, of Oak Creek Trails, Phase 1, an addition to the City of Fort Worth, Denton County, Texas, according to the Map or Plat thereof recorded in Cabinet X, Slides 599, Plat Records, Denton County, Texas. Owner: Etienne Ingleton. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting.**

## **X. NEW CASE COMMERCIAL**

- a. **HS-21-210 (CD 5)** 100 East Hurst Blvd. (Accessory Structure Only) aka BEING a tract of land 95.2 feet by 120.5 feet in the SIMON COTRIL SURVEY, BEING a portion of the tract conveyed to Kenith Hurst as recorded in Volume 1977, Page 439, Deed Records, Tarrant County, Texas, Abstract No. 330, Tract 11A. Owner: James L. Sims. Lienholder(s): None. **James Sims, the owner, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - James Sims, the owner, testified that he has the material to repair the structure, will be going to get the permit after the meeting, and asked for sixty (60) days to repair the structure.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Ms. Thompson moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.
  - Ms. Thompson moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Ms. Thompson. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 present.

**BREAK 10:35 A.M.---10:50 A.M.**

## **XI. CONTINUED NEW CASE RESIDENTIAL**

- a. **HS-21-176 (CD 8)** 1428 East Maddox Avenue (Primary Structure and 2 Accessory Structures) aka BEING Lot 8, Block 56, HIGHLAND PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat filed for recorded in Vol. 310, Page 60, Deed Records, Tarrant County, Texas. Commonly known as 1428 E. Maddox Avenue, Fort Worth, Tarrant County, Texas 76104. Owner: Misahalay M. Morris. Lienholder(s): None. **Misahalay Morris, the owner, appeared for this case.**
- Staff stated the 2 accessory structures have been demolished and presented the recommendation to declare the primary structure substandard and hazardous and to order the owner to repair or demolish the primary structure within thirty (30) days.
  - Misahalay Morris, the owner, stated that she has not addressed any violations to the primary as she has been focused on caring for her daughter with some personal health issues, and asked to continue this case until the October 25, 2021 Building Standards Commission meeting.
  - Assistant City Attorney Siang L. Sang stated the City is unopposed to the continuance request.
  - Mr. Black moved to grant the continuance request and hear this case at the October 25, 2021 Building Standards Commission meeting, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 present.

## **XII. NEW CASE MULTI-FAMILY**

- a. **HS-21-211 (CD 4)** 6130 Oakland Hills Drive (Building 7) aka Being all of Lot 7-R, Woodhaven Country Club Estates, Phase IX, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat thereof recorded in Volume 388-153, Page 14, of the Plat Records of Tarrant County, Texas. Owner: DSI-HGA, LLC. Lienholder: Fannie Mae c/o Walker & Dunlop LLC. **Sven Dienst, the owner, appeared for this case.**
- Staff presented the recommendation to declare Building 7 substandard and hazardous and to order the owner to repair or demolish Building 7 within thirty (30) days.
  - Sven Dienst, the owner, stated that he is working with the insurance company to demolish Building 7 and asked for (60) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Unell moved to declare Building 7 substandard and hazardous, second by Ms. Easton. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.
  - Mr. Unell moved that the owner be ordered to repair or demolish Building 7 within sixty (60) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 present.

## **XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-21-215 (CD 8)** 1005 East Lowden Street aka Being Lots thirty-four (34) and thirty-five (35), in Block fifty-eight (58) of RYAN'S SOUTHEAST Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat rec. in Book 388, Page 7, Deed Records, Tarrant County, Texas. Owner(s): Earnest Williams and wife, Myrtle Williams. Lienholder(s): None. **Marvin Williams, the owner, appeared for this case but did not give testimony as the case was withdrawn at the beginning of the meeting.**
  
- b. **ACP-21-216 (CD 5)** 908 South Hughes Avenue aka Being Lot C-4 of CORDER'S SUBDIVISION of the North 248.6 feet of Lot 4 in Block 10 of MURRAY HILL ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-D, Page 453, Deed Records, Tarrant County, Texas. Owner: Manuel A. Simental. Lienholder(s): None. **Manuel A. Simental, the owner, and Robert Simental, and interested party, appeared for this case. Manuel A. Simental participated in the hearing with the assistance of the interpreter.**
  - Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days.
  - Manuel Simental, the owner, described what all he had completed with the clean-up, asked for sixty (60) days to finish, and asked for no penalty.
  - Robert Simental, an interested party and the owner's son, testified that he has been helping with the clean-up and will continue to help, asked for asked for sixty (60) days to finish, and no penalty.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Lindsay moved to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within forty five (45) days, second by Mr. Unell. MOTION CARRIED 5-1 with Ms. Easton voting no, Mr. Schur absent, and Positions 8 and 9 vacant.
  
- c. **ACP-21-217 (CD 9)** 3236 Stanley Avenue aka Lot 15, Block 20, of BYERS & MCCART ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 27, Deed Records, Tarrant County, Texas. Owner: Mary C. Marquez. Lienholder(s): None. **No one appeared for this case.**
  - **This case was heard later in the meeting.**
  
- d. **ACP-21-218 (CD 9)** 3509 Laughton Street aka Situated in Tarrant County, Texas, and being Lot 3, Block 1 of WILLIE AND DENHAM ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 791, pg. 218, Deed Records, Tarrant County, Texas. Owner(s): Baldamar Ramon and wife, Stella Ramon. Lienholder(s): None. **Baldamar Ramon, the owner, appeared for this case.**
  - Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days.
  - Baldarmar Ramon, the owner, detailed what he had completed in removing items, stated that it was possible to have it completed within thirty (30) days, and asked for no penalty.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Ms. Easton moved to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-1 with Mr. Lindsay voting no, Mr. Schur absent, and Positions 8 and 9 vacant.

**LUNCH BREAK 12:15 P.M.---1:01 P.M.**

- **Lunch Session started at 12:38 P.M.**
- Chairman Clark called the session to order.
- Mr. Black referenced the continued cases and asked if the reason the case was continued could be put on the case background as well as the date of the meeting. Annette Sefcik, the Executive Secretary stated that moving forward that information would be listed.
- Superintendent Chris McAllister stated the Mr. Unell asked about permits and the information we have on the case background. Mr. McAllister stated City would not answer questions regarding the

stages of the permits, but would put on relevant information such as application, deadline etc. and Chairman Clark stated that the questions should be direct it to the property owner as far as where the owner is in the obtaining of a permit, or the permit status.

- Mr. Lindsay did agree that he felt having any relevant information the city could relate would be helpful as sometimes he feels the owners do not know to have that information for the meeting.
- Shannon Elder, Assistant Code Director stated that when the permit information is there, to be sure to address the owner on their intentions versus asking the staff, especially if the owner is present and Mr. Black stated that he will do that, but may still ask both the City and the owner just to see if what the owner has told staff matches what the owner tells the Commission.
- Chairman Clark referenced that the phrase "my mind doesn't work well" from a citizen and asked if that could mean the citizen is not competent to understand or testify on the case and Christopher Austria, Assistant City Attorney replied that it should not affect the case as the Commission is limited to the actual violations and stated that when something like that is said, it would be best to question the owner to verify they understand why they are there and what is being asked of them.
- Chairman Clark asked about people present with the owners being allowed to speak on the owner's behalf and Mr. Austria stated this was acceptable if stated on the record by the owner.
- **Lunch session adjourned at 12:49 P.M.**

#### **XIV. CONTINUED ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL**

- a. **ACP-21-141 (CD 3)** 5612 Blackmore Avenue aka Lots 33 and 34, in Block NINETY SEVEN (97) of the CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas. Owner: Richard A. Young. Lienholder(s): None. **Richard A. Young, the owner, and DeAnne Young, daughter and agent for the owner, appeared for this case. Richard Young did not give testimony.**

- This case was continued from the June 28, 2021 Building Standards Commission meeting at the request of the owner's daughter and agent, DeAnne Young.
- Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty four (44) days for a total of \$4,400.00 and order the owner to abate the nuisance within thirty (30) days.
- DeAnne Young, daughter of and agent for the owner, described what she has done since learning about the issues on the property in June. She testified that once she received the continuance, she has moved back to Texas to care for her father, has had to get a new job, and clean the property. Ms. Young asked for sixty-ninety (60-90) days to finish and no penalty.
- Assistant City Attorney Siang L. Sang stated the City was unopposed to sixty (60) days to abate the nuisance and left the decision of the penalty to the Commission.
- Mr. Black moved to issue an Administrative Civil Penalty to the owner in the amount of \$50.00 per day for forty four (44) days for a total of \$2,200.00 and order the owner to abate the nuisance within sixty (60) days, second by Ms. Easton. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.

#### **XV. AMENDMENT CASE RESIDENTIAL**

- a. **HS-21-132 (CD 6)** 4459 Radstock Court (Primary Structure) aka Lot 5, Block 161, Wedgewood Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-39, Page 36, Plat Records, Tarrant County, Texas. Owner: Laurie Ann Humbert. Lienholder(s): FGMS Holdings, LLC and White, Zuckerman, Warsavasky, Luna, Wolfe, and Hunt LLP c/o Guest & Associates. **Marlene Bone, an agent for the owner, appeared for this case.**

- Marlene Bone, an agent for the owner, appeared with a POA and asked for a continuance on the owner's behalf.
- Discussion on the POA with the Attorneys and it was decided the POA was limited and it only allowed for Ms. Bone to be present for the owner.
- Assistant City Attorney Siang L. Sang stated the City was opposed to the continuance request as this was an amendment case requested by the owner.

- Ms. Bone stated that she did not want to speak on the case, and that she was only here to ask for the continuance, and provided a letter from a doctor regarding why the owner was unable to attend the hearing.
- Annette Sefcik, the Executive Secretary stated that she spoke with Laurie Humberd, the owner, Friday prior to the case and the owner indicated she was having someone represent her to ask for a continuance.
- Assistant City Attorney Siang L. Sang stated the City was unopposed to the continuance request.
- Mr. Unell moved to grant the continuance request and hear this case at the October 25, 2021 Building Standards Commission meeting, second by Mr. Lindsay. MOTION CARRIED 5-1 with Mr. Black voting no, Mr. Schur absent, and Positions 8 and 9 present.

## **XVI. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-21-118 (CD 2)** 2102 Prospect Avenue aka BLOCK 151, LOT 21, NORTH FORT WORTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGE 149, PLAT RECORDS, TARRANT COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 2102 PROSPECT AVENUE, FORT WORTH, TEXAS 76164. Owner: Manuela Ramirez. Lienholder(s): None. **Manuela Ramirez, the owner, appeared for this case. Manuela Ramirez participated in the hearing with the assistance of the interpreter,**
  - Manuela Ramirez, the owner, asked for the previously assessed Administrative Civil Penalty of \$4,300.00 to be removed as she has cleaned the property.
  - Assistant City Attorney Siang L. Sang stated the City confirmed the nuisance has been abated and is unopposed to the amendment request to remove the penalty.
  - Mr. Lindsay moved to grant the amendment request to remove the Administrative Civil Penalty of \$4,300.00, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 present.
- b. **ACP-21-139 (CD 5)** 3516 Avenue J aka Block 79, Lot 7, 7A-E4.3'8 Block 79, of the POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, State of Texas, Tarrant County, accoring to the Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas. Owner: Jaime Alberto Martinez Jr. Lienholder(s): None. **Jaime Martinez, Jr, the owner, and Rosita Brice, an interested party, appeared for this case. Rosita Brice participated in the hearing with the assistance of the interpreter.**
  - Jaime Martinez Jr, the owner, described what clean up has been done on the property and provided pictures as well as receipts for payments made towards the penalty. Mr. Martinez asked for an additional thirty (30) days to clean the property and asked for the reduction or removal of the previously assessed Administrative Civil Penalty of \$4,400.
  - Rosita Brice, the owner's mother and interested party gave testimony about what has been removed asked for additional time to finish cleaning.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed to thirty (30) days to abate the nuisance and left the decision of reducing or removing the penalty to the Commission.
  - Ms. Thompson moved to grant the amendment request to reduce the previously assessed Administrative Civil Penalty of \$100.00 for forty four (44) days for a total of \$4,400.00, to \$37.00 per day for forty four (44) days for a total of \$1,628.00, second by Ms. Easton.
  - Mr. Black moved for a substitute motion to grant the amendment request to reduce the previously assessed Administrative Civil Penalty of \$100.00 for forty four (44) days for a total of \$4,400.00, to \$70.0.0 per day for forty four (44) days for a total of \$3.080.00. MOTION FAILED for lack of a second.
  - Voting goes to original motion by Ms. Thompson to grant the amendment request to reduce the previously assessed Administrative Civil Penalty of \$100.00 per day for forty four (44) days for a total of \$4,400.00 to \$37.00 per day for forty four (44) days for a total of \$1,628.00 with a second by Ms. Easton. MOTION CARRIED 5-1 with Mr. Black voting no, Mr. Schur absent, and Positions 8 and 9 present.
  - Ms. Thompson moved to grant the amendment request for an additional thirty (30) says to abate the nuisance, second by Ms. Easton. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.

- c. **ACP-21-140 (CD 5)** 704 Sargent Street aka South ½ of LOT 18, BLOCK 5, of FISHBURN LITTLE FARMS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, accoring to Plat recorded in Volume 170, Page 359, Deed Records, Tarrant County, Texas. Owner(s): Eugene Oehler and Bill Holmes. Lienholder(s): None. **Eugene Oehler, the owner, appeared for this case.**
- Eugene Oehler Jr, the owner, detailed what he has removed from the property and asked for an additional forty five (45) days to clean the property and asked for the reduction or removal of the previously assessed Administrative Civil Penalty of \$4,400.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed to thirty (30) days to abate the nuisance and left the decision of reducing or removing the penalty to the Commission.
  - Mr. Black moved to grant the amendment request for an additional thirty (30) says to abate the nuisance, second by Mr. Unell. MOTION CARRIED 5-1 with Mr. Lindsay voting no, Mr. Schur absent, and Positions 8 and 9 vacant.
  - Mr. Black moved to grant the amendment request to reduce the previously assessed Administrative Civil Penalty of \$100.00 for forty four (44) days for a total of \$4,400.00, to \$80.00 per day for forty four (44) days for a total of \$3,520.00, second by Ms. Easton.
  - Mr. Lindsay moved for a substitute motion to deny the amendment request to reduce the previously assessed Administrative Civil Penalty of \$100.00 for forty four (44) days for a total of \$4,400.00, second by Mr. Unell. MOTION CARRIED 4-2 with Ms. Easton and Mr. Black voting no, Mr. Schur absent, and Positions 8 and 9 present.
- d. **ACP-21-143 (CD 9)** 2300 Mistletoe Avenue aka BEING LOT 13-R, BLOCK 13, MISTLETOE HEIGHTS ADDITION, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-104, PAGE 719, MAP RECORDS, TARRANT COUNTY, TEXAS. Owner: Deborah Robertson. Lienholder(s): None. **Deborah Robertson, the owner, appeared for this case.**
- Deborah Robertson, the owner, asked for the previously assessed Administrative Civil Penalty of \$4,500.00 to be removed as she has cleaned the property.
  - Assistant City Attorney Siang L. Sang stated the City confirmed the nuisance has been abated and is unopposed to the amendment request to remove the penalty.
  - Mr. Black moved to grant the amendment request to remove the Administrative Civil Penalty of \$4,500.00, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 present.

**BREAK 2:40 P.M.---2:54 P.M.**

**CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL GO IN ORDER OF THE AGENDA AND NOW HEAR CASES THAT NO CITIZENS HAVE APPEARED TO GIVE TESIMONY**

**XVII. NEW CASES RESIDENTIAL**

- a. **HS-21-208 (CD 5)** 5429 Sun Valley Drive (Accessory Structure Only) aka East one-half (1/2) of Lot 18, Block 8, SUN VALLEY ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Vol. 388-V, page 92, Plat Records of Tarrant County, Texas. Owner: Violet Mae McDonald. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.
  - Mr. Unell moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Ms. Easton. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 present.
- b. **HS-21-209 (CD 7)** 15840 Badger Creek Lane (Primary Structure) aka Lot 18, in Block H, of Oak Creek Trails, Phase 1, an addition to the City of Fort Worth, Denton County, Texas, according to the Map or Plat thereof

recorded in Cabinet X, Slides 599, Plat Records, Denton County, Texas. Owner: Etienne Ingleton. Lienholder(s): None. **No one appeared for this case.**

- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
- Assistant City Attorney Siang L. Sang restated the staff recommendation.
- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Ms. Easton. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.
- Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Ms. Easton. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 present.

#### **XVIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-21-217 (CD 9)** 3236 Stanley Avenue aka Lot 15, Block 20, of BYERS & MCCART ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 27, Deed Records, Tarrant County, Texas. Owner: Mary C. Marquez. Lienholder(s): None. **No one appeared for this case.**

- Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days.
- Assistant City Attorney Siang L. Sang restated the staff recommendation.
- Ms. Easton moved to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days, second by Ms. Thompson. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.

#### **XIX. EXECUTIVE SESSION**

- No Executive Session was conducted.

#### **XX. ADJOURNMENT**

- Ms. Thompson moved to adjourn the meeting, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Schur absent and Positions 8 and 9 vacant.
- **Meeting adjourned at 3:16 P.M.**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time **Tuesday, October 12, 2021 at 12:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Acting City Secretary  
City of Fort Worth, Texas



**AGENDA**

**BUILDING STANDARDS COMMISSION**

**FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, OCTOBER 25, 2021  
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**Members of the Building Standards Commission may be attending remotely in compliance with the Texas Open Meetings Act**

**I. Call to Order**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
VACANT (Position 5)  
Bill Schur (Position 7)  
VACANT (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

**II. Swearing in of new Commissioners**

**III. Review of previous month's minutes**

- a. Discussion or questions pertaining to the September 27, 2021 meeting
- b. Changes submitted by Commissioners

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

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

**V. Request for future agenda items**

- a. Any requests by Commissioners

**VI. Adjournment**

**AGENDA**

**BUILDING STANDARDS COMMISSION**

**FOR THE MEETING AT 9:30 A.M., ON MONDAY, OCTOBER 25, 2021  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**Members of the Building Standards Commission may be attending remotely in compliance with the Texas Open Meetings Act**

**I. CALL TO ORDER**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
VACANT (Position 5)  
Bill Schur (Position 7)  
VACANT (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

**II. PLEDGE OF ALLEGIANCE**

**III. SWEARING IN OF NEW COMMISSIONERS**

**IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM SEPTEMBER 27, 2021**

**V. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA**



**VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

**VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

**VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA**

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

**X. NEW CASES RESIDENTIAL**

- a. **HS-22-00 (CD 5)** 4433 Fairlane Avenue (Primary Structure) aka HOMEWOOD ADDITION, BLOCK 6, LOT 8, Fort Worth, Texas. Owner: Nancy Middleton Cooper. Lienholder(s): None.
- b. **HS-22-01 (CD 5)** 3824 Burnice Drive (Primary Structure) aka Lot 7, Block 6, SANDY ACRES ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Book 388-L, Page 22, Deed Records of Tarrant County, Texas. Owner: Billie Charles Hatcher. Lienholder(s): Henry-Kelsey II LLC and FNA DZ, LLC.
- c. **HS-22-03 (CD 5)** 3601 Wilbarger Street (Primary Structure) aka Lot 27, Block 4, True Acres Addition, An Addition to the City of Fort Worth, Tarrant County, Texas, According to the Map or Plat Thereof Recorded in Volume 388-J, Page 101 of the Plat Records of Tarrant County, Texas. Owner: Togetherness, Inc. Lienholder(s): M.R. Cavenee Ltd/ c/o Conrod Properties, LLC and State of Texas Office of the Attorney General.
- d. **HS-22-04 (CD 8)** 608 Colvin Avenue (Primary Structure) aka LOT 9, BLOCK 1, WEST MORNINGSIDE TO BE AN ADDITION TO FORT WORTH, TEXAS, ACCORDING TO PLAT AND DEDICATION RECORDED IN VOLUME 881, PAGE 541, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Miguel Nava. Lienholder: Judith O. smith Mortgage Group, Inc.
- e. **HS-22-06 (CD 3)** 5705 Blackmore Avenue (Primary Structure) aka Lot or parcel of land lying and being situated in Tarrant County, Texas and described as Lot Nos. 3 and 4, in Block No. 99, of Chamberlain Arlington Heights, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas. Owner(s): Leroy Slater and wife, Mary Slater. Lienholder(s): None.
- f. **HS-22-07 (CD 2)** 2513 Chestnut Avenue (Primary Structure) aka LOT 6, ROSEN HEIGHTS ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 56, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Armand Hernandez, Ester H. Medina, and Salvador P. Medina. Lienholder(s): None.

**XI. NEW CASE COMMERCIAL**

- a. **HS-22-08 (CD 5)** 2312 Miller Avenue (Primary Structure) Being Lot 44 and a portion of Lot 45, of EASTOVER ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 7, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds. Owner: Foxmen Properties Texas LLC. Lienholder(s): None.

**XII. CONTINUED NEW CASE RESIDENTIAL**

- a. **HS-21-176 (CD 8)** 1428 East Maddox Avenue (Primary Structure and 2 Accessory Structures) aka BEING Lot 8, Block 56, HIGHLAND PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat filed for recorded in Vol. 310, Page 60, Deed Records, Tarrant County, Texas. Commonly known as 1428 E. Maddox Avenue, Fort Worth, Tarrant County, Texas 76104. Owner: Misahalay M. Morris. Lienholder(s): None.

**XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-09 (CD 2)** 4405 Poinsetta Drive aka Lot 14, Block 6, BROOKSIDE ANNEX, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Darwin Ray Milligan. Lienholder(s): None.

- b. **ACP-22-10 (CD 8)** 3744 East 1<sup>st</sup> Street aka Being a part of the B.E. WALLER SURVEY, Abstract No. 1659, Tract 4B, in the City of Fort Worth, Tarrant County, Texas, described as follows: BEGINNING 80 feet West of the Northeast corner of said survey at a point in the South line of East First Street; THENCE West 100 feet along the South line of East First Street; THENCE South 140 feet; THENCE North 140 feet to the South line of East First Street to the PLACE OF THE BEGINNING. Owner: J. Chandler Sheppard. Lienholder: Tarrant County Bail Bond Board of Tarrant County, TX c/o Tarrant County Sheriff's Department.
- c. **ACP-22-11 (CD 9)** 3505 5<sup>th</sup> Avenue aka BEING the middle of one-third (1/3) of the West one-half (1/2) of Block 20, Silver Lake Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 204, Page 36, Plat Records, Tarrant County, Texas. Owner: Woodrow W. Thomas. Lienholder(s): None.
- d. **ACP-22-12 (CD 6)** 3620 Kimberly Lane aka Lot 6, Block 69 of WEDGWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Stephen Kent Weatherly. Lienholder(s): Donna Jane Weatherly, Comptroller of Public Accounts, Suzanne E. Cox, Bulova Corporation c/o Guest & Associates, PC.
- e. **ACP-22-13 (CD 5)** 2408 Johnson Street aka LOT NUMBER SIX (6) IN BLOCK NUMBER ONE (1) OF PARK VIEW ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID ADDITION RECORDED IN VOLUME 388-B, PAGE 191, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Sylvester Love Jr. Lienholder(s): None.
- f. **ACP-22-14 (CD 5)** 5537 Alter Drive aka Lot 22, Block "B", RALPH BUNCHE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-5, page 60, Plat Records of Tarrant County, Texas. Owner(s): General James St. Ann and wife, Gladys Yvonne St. Ann. Lienholder(s): None.

#### **XIV. AMENDMENT CASES RESIDENTIAL**

- a. **HS-21-113 (CD 3)** 3905 Neville Street (Primary Structure) aka Lots 19 and 20, Block 73, Chamberlin Arlington Heights, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Volume 63, Page 43, Plat Records, Tarrant County, Texas. Owner: MDH Investments, LLC. Lienholder(s): None.
- b. **HS-21-128 (CD 5)** 3008 Griggs Avenue (Primary Structure and Accessory Structure) aka Lot 8, Block 11, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 388-R, Page 73, Deed Records, Tarrant County, Texas. Owner(s): William G. Miles and wife, Dorothy M. Miles. Lienholder(s): None

#### **XV. CONTINUED AMENDMENT CASE RESIDENTIAL**

- a. **HS-21-132 (CD 6)** 4459 Radstock Court (Primary Structure) aka Lot 5, Block 161, Wedgewood Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-39, Page 36, Plat Records, Tarrant County, Texas. Owner: Laurie Ann Humberd. Lienholder(s): FGMS Holdings, LLC. and White, Zuckerman, Warsavasky, Luna, Wolfe, and Huner, LLP c/o Guest & Associates, PC.

#### **XVI. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-21-138 (CD 9)** 3232 College Avenue aka Being Lot 16, in Block 43 of South Hemphill Height, 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: A.D. Sparlin. Lienholder(s): Homecomings Financial LLC, Mortgage Electronic Registration Systems, Inc., Deutsche Bank Trust Company Americas as Trustee for Residential Loans Inc. c/o Ocwen Loan Servicing, LLC, and FirstKey Mortgage.
- b. **ACP-21-171 (CD 2)** 2101 Pearl Avenue aka LOT ONE (1). BLOCK EIGHT (8), J.W. SHIRLEY'S ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 83, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Helen Hall. Lienholder: Citifinancial, Inc.

#### **XVII. EXECUTIVE SESSION**

The Building Standards Commission will 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.

## **XVIII. 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](mailto: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.

**ASISTENCIA 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](mailto: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.

**MINUTES**  
**BUILDING STANDARDS COMMISSION**  
**FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, OCTOBER 25, 2021**  
**CITY COUNCIL CONFERENCE ROOM 290, CITY HALL**  
**200 TEXAS STREET, FORT WORTH, TEXAS 76102**  
**Members of the Building Standards Commission may be attending remotely in compliance**  
**with the Texas Open Meetings Act**

**I. Call to Order: Pre-Meeting started at 9:10 A.M**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
VACANT (Position 5)  
Bill Schur (Position 7)  
VACANT (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Mr. Paul Clark (Position 3), Mr. Paul Kerpoe (Position 5), Mr. Michael Unell (Position 6), and Mr. Bill Schur (District 7) (remote attendance).
- Ms. Easton (Position 2) Brian Black (Position 4) notified the City that they would not be in attendance prior to the meeting.
- Positions 8 and 9 are vacant.
- Code Compliance staff members in attendance were Shannon Elder (Assistant Director), Chris McAllister and Oscar Reyes (Superintendents), Kenneth Young and Ty Kitchens (Supervisors), and Annette Sefcik (Executive Secretary).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

**II. Swearing in of new Commissioners**

- Paul Kerpoe (District 5) was sworn in prior to the Pre-Meeting.
- With the absence of Brian Black (Position 4), Joshua Lindsay (Position 1) nominated Michael Unell (Position 6) for Acting Vice-Chairman for today's meeting, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.
- Michael Unell is Acting Vice-Chairman for today's meeting.

**III. Review of previous month's minutes**

- a. Discussion or questions pertaining to the September 27, 2021 meeting
- b. Changes submitted by Commissioners

- No corrections to the September 27, 2021 Minutes were submitted to the Executive Secretary.
- No discussion regarding the meeting.

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

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

- Assistant Code Director Shannon Elder informed the Commission that the Continued Amendment case would need to be heard right after the lunch session is over as the owner would be attending virtually.

**V. Request for future agenda items**

- a. Any requests by Commissioners

- Assistant City Attorney Christopher Austria stated that he would be sending out web-ex invites for virtual Code of Ethics Training to the Commissioners and would discuss further during the lunch session.

- Chairman Clark discussed the 2021 Annual Report and stated that according to prior years, the numbers were low, and said that he felt that reduction in the numbers was due to Covid and the suspension of the meetings for several months.
- Mr. Unell agreed, and noted that the numbers did seem more in line once the virtual meetings began.
- Mr. Lindsay stated he noticed that as well, and thanked all for sending the report to the Commissioners.
- Executive Secretary Annette Sefcik stated that once the amendments to the Rules and Procedures have been made and approved at the December 6, 2021 meeting, she will create a new reference book for the Commissioners with updated information that she would give out after the first of the year.
- Ms. Sefcik also reminded Commissioners that nominations for Chairman and Vice-Chairman will happen during Pre-Meeting on December 6, 2021, as well as the acceptance of the 2022 Building Standards Commission Meetings Calendar.
- Mr. Lindsay moved to adjourn Pre-Meeting, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.
- **Pre-meeting adjourned at 9:18 A.M.**

## VI. Adjournment

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, OCTOBER 25, 2021  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102  
Members of the Building Standards Commission may be attending remotely in compliance  
with the Texas Open Meetings Act**

### I. CALL TO ORDER: **Regular meeting started at 9:30 A.M.**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
VACANT (Position 5)  
Bill Schur (Position 7)  
VACANT (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Mr. Paul Clark (Position 3), Mr. Paul Kerpoe (Position 5), Mr. Michael Unell (Position 6), and Mr. Bill Schur (District 7) (remote attendance).
- Ms. Easton (Position 2) Brian Black (Position 4) notified the City that they would not be in attendance prior to the meeting.
- Positions 8 and 9 are vacant.
- Code Compliance staff members in attendance were Shannon Elder (Assistant Director), Chris McAllister and Oscar Reyes (Superintendents), Kenneth Young and Ty Kitchens (Supervisors), Manuel Ramirez and Marc Oler (Senior Officers), Andrea Alexander (Officer), Gina Ambriz (Officer), Homero Campos (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), Bill Jones (Officer), Kenneth Mendez (Officer), Marilyn Turner-Mims (Officer), Alma Molina (Officer), Annette Sefcik (Executive Secretary), Belinda Burns and Thomas Gonzales (Title Investigators), and Aya Nomura and Paul Trigona (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

### II. PLEDGE OF ALLEGIANCE

### III. SWEARING IN OF NEW COMMISSIONERS

- Paul Kerpoe was publically sworn in to the Building Standards Commission.

**IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM SEPTEMBER 27, 2021**

- Mr. Lindsay moved to accept the September 27, 2021 Minutes, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

**V. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA**

- Assistant City Attorney Siang L. Sang presented the Evidentiary Packet to the Executive Secretary Annette Sefcik for the record.
- Bill Schur confirmed for the record he has received the Evidence Packet.

**VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

- Judith Scott, the interpreter was sworn in.

**VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

- All citizens and staff to give testimony were sworn in.

**VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA**

- **Withdraw-New Case Residential:** HS-22=03---3601 Wilbarger Street (Primary Structure); **Administrative Civil Penalty Cases Residential:** ACP-22-10---3744 East 1<sup>st</sup> Street, ACP-22-11---3505 5<sup>th</sup> Avenue.
- Mr. Lindsay moved to grant the City's request to withdraw these 3 cases, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

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

**CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL GO IN ORDER ON THE AGENDA AND HEAR CASES THAT HAVE CITIZENS IN ATTENDANCE TO GIVE TESTIMONY**

**X. NEW CASES RESIDENTIAL**

- a. **HS-22-00 (CD 5)** 4433 Fairlane Avenue (Primary Structure) aka HOMEWOOD ADDITION, BLOCK 6, LOT 8, Fort Worth, Texas. Owner: Nancy Middleton Cooper. Lienholder(s): None. **Nancy Cooper, the owner, appeared for this case.**
  - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Nancy Cooper, the owner, testified that she has sold the property.
  - Title Investigator Belinda Burns stated that no new deed has been recorded in Tarrant County showing the property had been sold.
  - Assistant City Attorney Siang L. Sang asked Ms. Cooper if she had documentation of the sale of the property and she replied she did not.
  - Mr. Lindsay moved to continue this case to the December 6, 2021 Building Standards Commission meeting to determine if the property has been sold, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.
- b. **HS-22-01 (CD 5)** 3824 Burnice Drive (Primary Structure) aka Lot 7, Block 6, SANDY ACRES ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Book 388-L, Page 22, Deed Records of Tarrant County, Texas. Owner: Billie Charles Hatcher. Lienholder(s): Henry-Kelsey II LLC and FNA DZ, LLC. **Billie Hatcher, the owner, appeared for this case.**
  - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Billie Hatcher, the owner, testified that he is trying to sell the property and asked for time to do so.

- Assistant City Attorney Siang L. Sang restated the staff recommendation.
- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.
- Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

- c. **HS-22-04 (CD 8)** 608 Colvin Avenue (Primary Structure) aka LOT 9, BLOCK 1, WEST MORNINGSIDE TO BE AN ADDITION TO FORT WORTH, TEXAS, ACCORDING TO PLAT AND DEDICATION RECORDED IN VOLUME 881, PAGE 541, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Miguel Nava. Lienholder: Judith O. Smith Mortgage Group, Inc. **Johnny Nava, interested party and son of the owner, appeared for this case.**

- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
- Johnny Nava, son of the owner, testified that the contractor is having issues getting the necessary permits to make repairs to the structure and asked for sixty (60) days.
- Assistant City Attorney Siang L. Sang restated the staff recommendation.
- Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.
- Mr. Unell moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

**BREAK 10:41 A.M.---10:58 A.M.**

- d. **HS-22-06 (CD 3)** 5705 Blackmore Avenue (Primary Structure) aka Lot or parcel of land lying and being situated in Tarrant County, Texas and described as Lot Nos. 3 and 4, in Block No. 99, of Chamberlain Arlington Heights, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas. Owner(s): Leroy Slater and wife, Mary Slater. Lienholder(s): None. **Christopher Slater and Mack Slater Jr., heirs, appeared for this case.**

- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
- Mack Slater Jr., an heir, testified that he is speaking for the family and described the sentimental value of the structure. He stated that there are multiple heirs, a long family history, and asked for ninety (90) days so the family could come together and take care of the house.
- Christopher Slater, an heir, stated that he would be available when Code needed to check the progress and asked for ninety (90) days.
- Assistant City Attorney Siang L. Sang stated the City was unopposed to ninety (90) days to repair or demolish the structure.
- Mr. Schur moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.
- Mr. Schur moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

- e. **HS-22-07 (CD 2)** 2513 Chestnut Avenue (Primary Structure) aka LOT 6, ROSEN HEIGHTS ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 56, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Armand Hernandez, Ester H. Medina, and Salvador P. Medina. Lienholder(s): None. **No one appeared for this case.**

- **This case was heard later in the meeting.**

**XI. NEW CASE COMMERCIAL**

- a. **HS-22-08 (CD 5)** 2312 Miller Avenue (Primary Structure) Being Lot 44 and a portion of Lot 45, of EASTOVER ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 7, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds. Owner: Foxmen Properties Texas LLC. Lienholder(s): None. **Robert Ginsburg, an agent for the owner, and Yvette Kent and Jerry Brooks, interested parties, appeared for this case.**

- Executive Secretary Annette Sefcik read into record a continuance request submitted by Robert Ginsburg, an agent for the owner, Foxmen Properties Texas LLC, requesting to hear this case at the December 6, 2021 Building Standards Commission meeting.
- Yvette Kent, stated she had Power of Attorney on this property and wanted the case to proceed as she has submitted plans to the City.
- Jerry Brooks, Ms. Kent's attorney stated that he was unaware of Robert Ginsburg's request and wants the case to proceed.
- Assistant City Attorney Siang L. Sang stated the City was unopposed to continuing the case.
- It was determined by the Commission that the continuance request submitted by Robert Ginsburg was valid.
- Mr. Lindsay moved grant the continuance request to hear this case at the December 6, 2021 Building Standards Commission meeting, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

## **XII. CONTINUED NEW CASE RESIDENTIAL**

- a. **HS-21-176 (CD 8)** 1428 East Maddox Avenue (Primary Structure and 2 Accessory Structures) aka BEING Lot 8, Block 56, HIGHLAND PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat filed for recorded in Vol. 310, Page 60, Deed Records, Tarrant County, Texas. Commonly known as 1428 E. Maddox Avenue, Fort Worth, Tarrant County, Texas 76104. Owner: Misahalay M. Morris. Lienholder(s): None. **Misahalay Morris, the owner, appeared for this case.**

- Staff stated that the owner has demolished the 2 accessory structures on the property and presented the recommendation to declare the primary structure substandard and hazardous and to order the owner to repair or demolish the primary structure within thirty (30) days.
- Misahalay Morris, the owner, testified that she did demolish the 2 accessory structures, is waiting on word back about her NEZ application, and asked for ninety (90) days.
- Assistant City Attorney Siang L. Sang stated the City was unopposed to ninety (90) days to repair or demolish the primary structure.
- Mr. Kerpoe moved to declare the primary structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.
- Mr. Kerpoe moved that the owner be ordered to repair or demolish the primary structure within ninety (90) days, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

### **LUNCH BREAK 12:00 P.M.---1:04 P.M.**

- **Lunch Session started at 12:31 P.M.**
- Chairman Clark called the session to order.
- Assistant City Attorney Christopher Austria asked the Commissioner if they would prefer a group training on Ethics, or individual. Chairman Clark as well as Mr. Unell replied they preferred a group training.
- Mr. Unell stated that since BSC in not on November 22, 2021 that date would be an option for him.
- Mr. Austria stated that he would get the web ex times set up and email each Commissioner to confirm the date and time they would prefer.
- Mr. Austria also stated that it is a basic review of the Code of Ethics they were given when appointed.
- **Lunch session adjourned at 12:40 P.M.**

**CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL NOW HEAR CONTINUED AMENDMENT CASE HS-21-132 4459 RADSTOCK COURT (PRIMAY STRUCTURE) AS THE OWNER REQUESTED VIRTUAL ATTENDANCE VIA ADA REQUEST AND THE TIME WAS SET AT 1 P.M.**



### **XIII. CONTINUED AMENDMENT CASE RESIDENTIAL**

- a. **HS-21-132 (CD 6)** 4459 Radstock Court (Primary Structure) aka Lot 5, Block 161, Wedgewood Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-39, Page 36, Plat Records, Tarrant County, Texas. Owner: Laurie Ann Humberd. Lienholder(s): FGMS Holdings, LLC. and White, Zuckerman, Warsavasky, Luna, Wolfe, and Huner, LLP c/o Guest & Associates, PC.
- This amendment case was scheduled for the September 27, 2021 meeting.
  - Ms. Humberd had an agent appear at the September 27, 2021 meeting with POA and said agent, Marlene Bone, requested and was granted a continuance to today's meeting.
  - Ms. Humberd notified the City that she would ask for another continuance if she was not granted the option to attend the meeting virtually per ADA.
  - City Staff set up for her to attend virtually, told her that her case would be heard right after the lunch break, and to be in attendance virtually from 1:00 P.M. until her case was heard.
  - Ms. Humberd was not online when the meeting resumed at 1:04 P.M.
  - Chairman Clark stated the meeting would proceed with meeting until Ms. Humberd was in attendance virtually.

### **XIV. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-09 (CD 2)** 4405 Poinsetta Drive aka Lot 14, Block 6, BROOKSIDE ANNEX, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Darwin Ray Milligan. Lienholder(s): None. **Darwin Milligan, the owner, appeared for this case.**
- Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for thirty five (35) days for a total of \$3,500.00 and order the owner to abate the nuisance within thirty (30) days.
  - Darwin Milligan, the owner, described what all he had completed with the clean-up, testified that he has had some health issues, and stated he felt he was about 50% done with the clean-up.
  - Mr. Milligan further stated he would like more time, but could probably be finished in thirty (30) days and to not be assessed a penalty as he has cooperated with City staff.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Schur moved to issue an Administrative Civil Penalty to the owner in the amount of \$50.00 per day for thirty five (35) days for a total of \$1,750.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

### **CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL NOW HEAR CONTINUED AMENDMENT CASE HS-21-132 4459 RADSTOCK COURT (PRIMAY STRUCTURE)**

### **XV. CONTINUED AMENDMENT CASE RESIDENTIAL**

- a. **HS-21-132 (CD 6)** 4459 Radstock Court (Primary Structure) aka Lot 5, Block 161, Wedgewood Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-39, Page 36, Plat Records, Tarrant County, Texas. Owner: Laurie Ann Humberd. Lienholder(s): FGMS Holdings, LLC. and White, Zuckerman, Warsavasky, Luna, Wolfe, and Huner, LLP c/o Guest & Associates, PC. **Roger Tannor, an agent for the owner, appeared virtually for this case via teleconference.**
- This amendment case was scheduled for the September 27, 2021 meeting.
  - Ms. Humberd had an agent appear at the September 27, 2021 meeting with POA and requested and was granted a continuance to today's meeting.
  - Ms. Humberd notified the City that she would ask for another continuance if she was not granted the option to attend the meeting virtually per ADA.
  - City Staff set up for her to attend virtually, told her that her case would be heard right after the lunch break, and to be in attendance virtually from 1:00 P.M. until her case was heard.
  - Ms. Humberd was not online when the meeting resumed at 1:04 P.M.
  - Ms. Humberd did not attend the meeting virtually. She appointed someone to speak of her behalf virtually, and emailed Superintendent Oscar Reyes the POA.

- Roger Tannor, an agent for the owner, asked on behalf of the owner to continue this case to the January 2022 Building Standards Commission hearing so that Ms. Humberd could appear and make her amendment request.
- Mr. Tannor stated that Ms. Humberd is a single parent, has health issues, lives out of state, and has been terrorized by the neighbors at the property which have prevented her from repairing the structure as ordered.
- Assistant City Attorney Siang L. Sang stated the City was opposed to continuing the case as this is an amendment request made by Ms. Humberd, it has been continued once, and Ms. Humberd notified the City that if she was not allowed virtual access, she would ask to continue the case again.
- Mr. Siang further stated that the City granted her request, yet she still did not appear, instead, appointed an agent to represent her, and still is asking for a continuance.
- Superintendent Oscar Reyes stated that the City is opposed to the continuance, but is unopposed to the amendment request of an additional ninety (90) days made by the owner.
- Mr. Unell moved to deny the request for a continuance, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.
- Mr. Unell moved to deny the request for an amendment, second by Mr. Schur. MOTION FAILED 3-2 with Mr. Lindsay and Mr. Kerpoe voting no, Mr. Clark, Mr. Unell, and Mr. Schur voting yes, Ms. Easton and Mr. Black absent, and Positions 8 and 9 vacant. (With 5 members present 4-1 vote has to be the majority to pass).
- Mr. Lindsay moved to grant an additional ninety (90) days to repair or demolish the structure, second by Mr. Kerpoe.
- Mr. Schur moved for a substitute motion to grant an additional thirty (30) days to repair or demolish the structure. MOTION FAILED for lack of a second.
- Voting goes to the motion made by Mr. Lindsay to grant an additional ninety (90) days to repair or demolish the structure, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

#### **XVI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-12 (CD 6)** 3620 Kimberly Lane aka Lot 6, Block 69 of WEDGWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Stephen Kent Weatherly. Lienholder(s): Donna Jane Weatherly, Comptroller of Public Accounts, Suzanne E. Cox, Bulova Corporation c/o Guest & Associates, PC. **No one appeared for this case.**
  - **This case was heard later in the meeting.**
- b. **ACP-22-13 (CD 5)** 2408 Johnson Street aka LOT NUMBER SIX (6) IN BLOCK NUMBER ONE (1) OF PARK VIEW ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID ADDITION RECORDED IN VOLUME 388-B, PAGE 191, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Sylvester Love Jr. Lienholder(s): None. **Dora Love and Anita Love, heirs, appeared for this case.**
  - Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$80.00 per day for forty five (45) days for a total of \$3,600.00 and order the owner to abate the nuisance within thirty (30) days.
  - Dora and Anita Love, heirs, described what all he had completed with the clean-up, asked for ninety (90) days to finish, and no penalty.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation for the penalty, but stated the City was unopposed to ninety (90) days to abate the nuisance as some progress was noted.
  - Mr. Unell moved to issue an Administrative Civil Penalty to the owner in the amount of \$64.00 per day for forty five (45) days for a total of \$2,880.00 and order the owner to abate the nuisance within ninety (90) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.
- c. **ACP-22-14 (CD 5)** 5537 Alter Drive aka Lot 22, Block "B", RALPH BUNCHE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-5, page 60, Plat Records of Tarrant County, Texas. Owner(s): General James St. Ann and wife, Gladys Yvonne St. Ann. Lienholder(s): None. **General Christopher JG St. Ann, an heir, appeared for this case.**

- Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days.
- Christopher St. Ann, an heir, testified that he was unaware of issues at the property as he lived several hours from Fort Worth. He stated that he will be cleaning the property and asked for ninety (90) days to do so.
- Mr. St. Ann asked why notices were not sent to him before this point and it was explained that we had no knowledge that his father was deceased so all notices of violation were sent to him as he is the owner listed on TAD.
- Mr. St. Ann asked for no penalty as he will get it cleaned.
- The amendment process was explained in case a penalty was assessed.
- Assistant City Attorney Siang L. Sang restated the staff recommendation for the penalty, but stated the City was unopposed to ninety (90) days to abate the nuisance.
- Mr. Kerpoe moved to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within ninety (90) days, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

**BREAK 3:05 P.M.---3:16 P.M.**

**XVII. AMENDMENT CASES RESIDENTIAL**

- a. **HS-21-113 (CD 3)** 3905 Neville Street (Primary Structure) aka Lots 19 and 20, Block 73, Chamberlin Arlington Heights, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Volume 63, Page 43, Plat Records, Tarrant County, Texas. Owner: MDH Investments, LLC. Lienholder(s): None. **No one appeared for this case.**
  - **This case was heard later in the meeting.**
- b. **HS-21-128 (CD 5)** 3008 Griggs Avenue (Primary Structure and Accessory Structure) aka Lot 8, Block 11, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 388-R, Page 73, Deed Records, Tarrant County, Texas. Owner(s): William G. Miles and wife, Dorothy M. Miles. Lienholder(s): None. **Carla Love, an heir, and James Taylor, an interested party, appeared for this case.**
  - Carla Love, an heir, stated the property had been sold, the paperwork has not been recorded yet, and asked for an additional ninety (90) days for the new owner to repair or demolish the primary structure and accessory structure.
  - James Taylor, interested party and new owner, stated the sale of the property closed last week, described what he has done so far, what he intends to do with the property moving forward, and asked for an additional ninety (90) days to repair or demolish the primary structure and accessory structure.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed to the ninety (90) day amendment request.
  - Mr. Unell moved to grant an additional ninety (90) days to repair or demolish the primary structure and accessory structure, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Eason and Mr. Black absent and Positions 8 and 9 present.

**XVIII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-21-138 (CD 9)** 3232 College Avenue aka Being Lot 16, in Block 43 of South Hemphill Height, 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: A.D. Sparlin. Lienholder(s): Homecomings Financial LLC, Mortgage Electronic Registration Systems, Inc., Deutsche Bank Trust Company Americas as Trustee for Residential Loans Inc. c/o Ocwen Loan Servicing, LLC, and FirstKey Mortgage. **A.D. Sparlin, the owner, appeared for this case.**

- A.D. Sparlin, the owner, stated the property has been cleaned and did not need additional time.
  - Mr. Sparlin provided pictures for the Commission to review and asked for the previously assessed Administrative Civil Penalty of \$1,100.00 to be removed.
  - Superintendent Chris McAllister stated the City was unopposed to the amendment request.
  - Assistant City Attorney Siang L. Sang stated the City confirmed the property had been cleaned and was unopposed to the amendment request to remove the previously assessed Administrative Civil Penalty.
  - Mr. Schur moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$1,100.00, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 present.
- b. **ACP-21-171 (CD 2)** 2101 Pearl Avenue aka LOT ONE (1). BLOCK EIGHT (8), J.W. SHIRLEY'S ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 83, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Helen Hall. Lienholder: Citifinancial, Inc. **Douglas Hall, an heir, appeared for this case.**
- Douglas Hall, an heir, stated the property has been cleaned, did not need additional time, and asked for the previously assessed Administrative Civil Penalty of \$2,200.00 to be removed.
  - Superintendent Chris McAllister stated the City was unopposed to the amendment request.
  - Assistant City Attorney Siang L. Sang stated the City confirmed the property had been cleaned and was unopposed to the amendment request to remove the previously assessed Administrative Civil Penalty.
  - Mr. Lindsay moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$1,100.00, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 present.

**CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL GO IN ORDER OF THE AGENDA AND NOW HEAR CASES THAT NO CITIZENS HAVE APPEARED TO GIVE TESTIMONY**

**XIX. NEW CASES RESIDENTIAL**

- a. **HS-22-07 (CD 2)** 2513 Chestnut Avenue (Primary Structure) aka LOT 6, ROSEN HEIGHTS ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 56, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Armand Hernandez, Ester H. Medina, and Salvador P. Medina. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.
  - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 present.

**XX. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-12 (CD 6)** 3620 Kimberly Lane aka Lot 6, Block 69 of WEDGWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Stephen Kent Weatherly. Lienholder(s): Donna Jane Weatherly, Comptroller of Public Accounts, Suzanne E. Cox, Bulova Corporation c/o Guest & Associates, PC. **No one appeared for this case.**
- Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.

- Mr. Unell moved to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

## **XXI. AMENDMENT CASES RESIDENTIAL**

- HS-21-113 (CD 3)** 3905 Neville Street (Primary Structure) aka Lots 19 and 20, Block 73, Chamberlin Arlington Heights, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Volume 63, Page 43, Plat Records, Tarrant County, Texas. Owner: MDH Investments, LLC. Lienholder(s): None. **No one appeared for this case.**
  - Assistant City Attorney Siang L. Sang stated the recommendation to deny the request for an amendment as the case background states that no progress has been made and the owner is not in attendance to provide evidence or testimony to receive additional time.
  - Mr. Schur moved to deny the request for an amendment, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.

## **XXII. EXECUTIVE SESSION**

- No session was conducted.

## **XXIII. ADJOURNMENT**

- Mr. Lindsay moved to adjourn the meeting, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton and Mr. Black absent and Positions 8 and 9 vacant.
- **Meeting adjourned at 3:49 P.M.**



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, DECEMBER 6, 2021  
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**Members of the Building Standards Commission may be attending remotely in compliance  
with the Texas Open Meetings Act**

**I. Call to Order**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

**II. Review of previous month's minutes**

- a. Discussion or questions pertaining to the October 25, 2021 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 adoption of amendments**

- a. Rules of Procedures
- b. Motions

**V. Review and adoption of the 2022 Building Standards Commission Meeting Calendar**

**VI. Nomination and Election of Chairman and Vice-Chairman**

**VII. Request for future agenda items**

- a. Any requests by Commissioners

**VIII. Adjournment**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, DECEMBER 6, 2021  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**Members of the Building Standards Commission may be attending remotely in compliance  
with the Texas Open Meetings Act**

**I. CALL TO ORDER**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

**II. PLEDGE OF ALLEGIANCE**

**III. SWEAR IN PEDRO JUAREZ TO THE BUILDING STANDARDS COMMISSION**

- IV. **CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 25, 2021**
- V. **PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA**
- VI. **SWEAR IN THE INTERPRETER (IF APPLICABLE)**
- VII. **SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**
- VIII. **CASES TO WITHDRAW FROM TODAY'S AGENDA**
- IX. **THE COMMISSION WILL BREAK FOR A WORK SESSION AT APPROXIMATELY 12:00 P.M.**
- X. **NEW CASES RESIDENTIAL**
  - a. **HS-22-15 (CD 8)** 1233 East Richmond Avenue (Accessory Structure Only) aka Being Lot 21, Block 47 of HIGHLAND PARK, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas, SAVE and EXCEPT the West 7 inches of Lot 21, as conveyed recorded in Volume 1377, Page 163, Deed Records of Tarrant County, Texas. Owner: B & J Rehab Property Invest, LLC. Lienholder(s): None.
  - b. **HS-22-16 (CD 8)** 3300 Meadowbrook Drive (Accessory Structure Only) aka BEING LOT 29, OF MEADOWVIEW ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1019, PAGE 335, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ramiro Lule Alvarez. Lienholder(s): None.
  - c. **HS-22-17 (CD 2)** 2004 NE 36<sup>th</sup> Street (Primary Structure) aka Lot 7, in Block 17, SABINE PLACE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in the Plat Records of Tarrant County, Texas. Owner(s): Dick Salazar and wife, Anita Salazar. Lienholder(s): Sun West Mortgage Company, Inc., The Secretary of Housing and Urban Development, and Simmons Bank.
  - d. **HS-22-18 (CD 8)** 1254 East Myrtle Street (Primary Structure and Accessory Structure) aka house and lot at 1253 East Myrtle, Fort Worth, Tarrant County, Texas being legally described as: Lot 6, Block 36, of the LAKEVIEW ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in the Deed Records, Volume 8081, Page 276 & 277, Tarrant County, Texas. Owner: Marvin Drake. Lienholder(s): None.
  - e. **HS-22-19 (CD 4)** 2206 Robinwood Drive (Accessory Structure Only) aka Lot 9 block F, North Riverside Apartment Inc. an addition to the City of Fort Worth, Tarrant County, Texas, as recorded on Plat Volume 388-R, Page 18, Deed Records, Tarrant County, Texas. Owner: Douglas Ray Hays Jr. Lienholder(s): None.
  - f. **HS-22-20 (CD 8)** 1331 Stewart Street (Primary Structure) aka LOT 10, BLOCK 2, GREENWOOD SUBDIVISION OF BLOCK 10, EVANS SOUTH ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 97, PAGE 88, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Shahryar Karimi. Lienholder(s): Babak Zirakchi, Office of the Attorney General, and Raush Strum, Israel, Enerson & Hornik, LLC.
  - g. **HS-22-21 (CD 3)** 5738 Humbert Avenue (Accessory Structure Only) aka LOT TWENTY-ONE (21) AND TWENTY-TWO (22), BLOCK NINETY-NINE (99), CHAMBERLAIN ARLINGTON HEIGHTS, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 40, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Carolyn D. Lacy. Lienholder: LYTT Investments, LLC.
  - h. **HS-22-32 (CD 5)** 2844 Canton Drive (Primary Structure) aka East one-half (1/2) of South one-half (1/2) of Lot 26, Driscoll Addition to the City of Fort Worth, Tarrant County, Texas, more commonly known as 2844 Canton Dr., Fort Worth, Texas., (50% Undivided Interest). Owner(s): Barbara Jo Cannon and Sharon Lee Roughton. Lienholder: Dale Herman.

- i. **HS-22-33 (CD 5)** 2844 Canton Drive (Primary Structure) aka East one-half (1/2) of South one-half (1/2) of Lot 26, Driscoll Addition to the City of Fort Worth, Tarrant County, Texas, more commonly known as 2844 Canton Dr., Fort Worth, Texas., (50% Undivided Interest). Owner(s): Barbara Jo Cannon and Sharon Lee Roughton. Lienholder: Dale Herman.

#### **XI. CONTINUED NEW CASE COMMERIAL**

- a. **HS-22-08 (CD 5)** 2312 Miller Avenue (Primary Structure) Being Lot 44 and a portion of Lot 45, of EASTOVER ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 7, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds. Owner: Foxmen Properties Texas LLC. Lienholder(s): None.

#### **XII. NEW HISTORIC CASE RESIDENTIAL**

- a. **HS-22-23 (CD 8)** 1005 Stella Street (Primary Structure) aka Lot No. Nineteen (19), in Block No. Fifteen (15), Union Depot Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Julia Lydia. Lienholder(s): None.

#### **XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-24 (CD 6)** 10616 Flamewood Drive aka Lot 6B, Block 3, SOUTH OAK GROVE ESTATES, SECTION ONE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-178, Page 7, Plat Records, Tarrant County, Texas. Owner: Jennifer M. Silvey-Vandeventer. Lienholder(s): Tarrant County District Clerks.
- b. **ACP-22-25 (CD 3)** 7009 Overhill Road aka Lot 9, Block 2, RIDGLEA SOUTH ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-Y, Page 103, Deed Records of Tarrant County, Texas. Owner: Milton Jerrold Nix III. Lienholder: Liberty Bank.
- c. **ACP-22-26 (CD 9)** 1011 West Shaw Street aka Block 1, Lot 11, Pasadena Heights Addistion to the City of Fort Worth, Tarrant County, Texas according to the Plat filed in Volume 1853, Page 509, Deed Records, Tarrant County, Texas; more commonly known as 1011 W. Shaw St., Fort Worth, TX 76110. Owner: Jodene Mavis Wood. Lienholder(s): None.
- d. **ACP-22-27 (CD 8)** 3005 Strong Avenue aka BEING LOT 13 AND THE WEST ½ OF LOT 12 IN BLOCK 10 OF BURCH HILL ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 144 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ana Maria Chacon. Lienholder(s): None.
- e. **ACP-22-28 (CD 2)** 2116 Salisbury Avenue aka Lots 8 and 9, Block 26, Diamond Hill Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Ortensia Rodriguez. Lienholder: W.M. Fitch Jr. aka William M. Fitch Jr.
- f. **ACP-22-29 (CD 8)** 1443 East Jefferson Avenue aka Lot 22, Block 58, of Highland Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas. Owner: Norma Rodriguez. Lienholder(s): None.

#### **XIV. ADMINISTRATIVE CIVIL PENALTY CASES COMMERCIAL**

- a. **ACP-22-30 (CD 7)** Jacksboro Hwy. aka Being a parcel of land out of the J. WILCOX SURVEY, NO. 33, ABSTRACT NO. 1716, IN Tarrant County, Texas, and being a part of a 4.2 acre tract of land out of said survey conveyed to R.D.T. St. Claire and wife, Lillian St. Claire to Sylvester B. Elam, et ux by deed records in Volume 1617, Page 30 of the Deed Records of Tarrant Caounty, Texas. Containing 0.876 acre land, more or less. SAVE AND EXCEPT that portion taken under Condemnation Proceedings shown by metes and bounds on that one certain order of the court filed in Volume 15205, Page 280, Deed Records of Tarrant County, Texas (no numeric address). Owner: Anthony Springfield dba Real Estate Enterprises. Lienholder(s): Internal Revenue Service and the National Bank of Texas.



- b. **ACP-22-31 (CD 7)** 7601 Jacksboro Hwy. aka Being a parcel of land out of the J. Wilcox Survey, Abstract No. 1716, also being that certain tract of land described and recorded in Volume 1760, Page 1559 of the Tarrant County, Deed Records, and being more particularly described by metes and bounds. Owner: Anthony T. Springfield dba Real Estate Enterprises. Lienholder(s): Internal Revenue Service, Midland Funding, and Bank of Texas.

#### **XV. AMENDMENT CASES RESIDENTIAL**

- a. **HS-21-161 (CD 8)** 1233 East Jessamine Street (Primary Structure) aka Vickery Southeast, an addition to the City of Fort Worth, Texas, Lot 22 Block 5 and Tarrant County, TX. Owner: Ronnie Bernard McCoy. Lienholder(s): None.
- b. **HS-21-175 (CD 4)** 5913 Chaney Street (Primary Structure) aka ACCT: NO. 01614665; LOT 14, BLOCK 1, OUT OF JOE LOUIS ADDITION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND LOCATED WITHIN THE BIRDVILLE INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 3904 PAGE 490 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Jose Cruz Castillo. Lienholder(s): None.

#### **XVI. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-21-183 (CD 5)** 2412 Handley Drive aka Lot 16, HANDLEY HEIGHTS ADDITION to the Town of Handley, Tarrant County, Texas, (now a part of the City of Fort Worth, Tarrant County, Texas), according to the plat recorded in Volume 767, Page 267, Deed Records, Tarrant County, Texas. Owner: Julie L. Hames. Lienholder(s): None.
- b. **ACP-21-184 (CD 8)** 3241 Eastland Street aka LOT "C", BLOCK TWO (2), BLISS SUBDIVISION, OF MASONIC HOME ADDITION, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1964, PAGE 39 PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Ruben L. Dobbins and Billie Dobbins. Lienholder(s): None.
- c. **ACP-21-187 (CD 2)** 1311 Grand Avenue aka Being Lots 6, block 133H and Lot 19, Block 133 ½ North fort worth Addition, an Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in the Plat Records of Tarrant County, Texas, aka Lots 6 and 19, Block 133 ½, of NORTH FORT WORTH Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded thereof recorded in Volume 106, Page 91, of the Plat Records of Tarrant County, Texas. Owner: Shannon Pulido. Lienholder(s): None.

#### **XVII. EXECUTIVE SESSION**

The Building Standards Commission will 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.

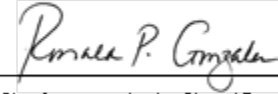
#### **XVIII. ADJOURNMENT**

**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](mailto: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.

**ASISTENCIA 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](mailto: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 website and said Notice was posted on the following date and time Monday, November 22, 2021 at 10:30 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Acting City Secretary for the City of Fort Worth, Texas

## **MINUTES**

**BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, DECEMBER 6, 2021  
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**Members of the Building Standards Commission may be attending remotely in compliance  
with the Texas Open Meetings Act**

**I. Call to Order: Pre-Meeting started at 9:55 A.M.**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), and Mr. Paul Kerpoe (Position 5).
- Mr. Pedro Juarez (Position 9) notified the City that he was going to be late, and arrived at 9:10 A.M.
- Mr. Joshua Lindsay (Position 10), Ms. Kimberly Easton (Position 2), and Mr. Bill Schur (Position 7) notified the City that they would not be in attendance prior to the meeting.
- Position 8 is vacant.
- Mr. Michael Unell (Position 6) arrived at 9:54 A.M. and the Commission had a quorum.
- Code Compliance staff members in attendance were Shannon Elder (Assistant Director), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Boyd Oomging (Acting Supervisor), Ty Kitchens (Supervisor), Annette Sefcik (Executive Secretary), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

**II. Review of previous month's minutes**

- a. Discussion or questions pertaining to the October 25, 2021 meeting**
- b. Changes submitted by Commissioners**

- No discussion regarding the meeting.
- Chairman Clark stated that with only 5 members present, it would be best to vote on the October Minutes at the January Building Standards Commission meeting, as today is Mr. Juarez's first meeting and was not on the Commission in October.
- Assistant City Attorney Christopher Austria agreed and stated that in the Regular meeting a motion, second, and vote would need to go on record for that.

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

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

- Mr. Austria reminded the Commission that a vote of 4-1 would be needed to pass a motion.
- Assistant Code Director Shannon Elder stated that the 2 cases for 2844 Canton Drive would need to be heard directly after lunch as Sr. Assistant City Attorneys Harvey Frye and Benjamin Sampract would be handling these cases, and there would be witnesses scheduled to give testimony.

**IV. Review and adoption of amendments**

- a. Rules of Procedures**
- b. Motions**

- Chairman Clark stated that with the meeting running late, it would be best to vote on these matters at the January meeting, giving time to be reviewed by all Commissioners prior to the meeting, and allowing time for discussion if warranted.

- Mr. Black moved to add the review and adoption of the Rules of Procedure and Motions to the January BSC Pre-Meeting agenda, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

#### **V. Review and adoption of the 2022 Building Standards Commission Meeting Calendar**

- Mr. Black moved to adopt the 2022 BSC Meeting Calendar, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

#### **VI. Nomination and Election of Chairman and Vice-Chairman**

- Mr. Black nominated Paul Clark as Chairman, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- **Mr. Paul Clark was re-elected as Chairman of the Building Standards Commission.**
- Mr. Kerpoe nominated Brian Black as Vice-Chairman, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- **Mr. Brian Black was re-elected as Vice-Chairman of the Building Standards Commission.**

#### **VII. Request for future agenda items**

##### **a. Any requests by Commissioners**

- Mr. Black restated that the voting for changes to the Rules of Procedures and Motions to be added to the January 2022 BSC Pre-Meeting agenda.
- No other requests.

#### **VIII. Adjournment**

- Mr. Black moved to adjourn Pre-Meeting, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- **Pre-Meeting adjourned at 10:08 A.M.**

**BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, DECEMBER 6, 2021  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102  
Members of the Building Standards Commission may be attending remotely in compliance  
with the Texas Open Meetings Act**

#### **I. CALL TO ORDER: Regular meeting started at 10:15 A.M.**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

- The following Commissioners were present at 10:15 A.M.: Mr. Paul Clark (Position 3), Mr. Brian Black, (Position 4), Mr. Paul Kerpoe (Position 5), Mr. Michael Unell (Position 6), and Mr. Pedro Juarez (Position 9).
- Mr. Joshua Lindsay (Position 10), Ms. Kimberly Easton (Position 2), and Mr. Bill Schur (Position 7) notified the City that they would not be in attendance prior to the meeting.
- Position 8 is vacant.
- Code Compliance staff members in attendance were Shannon Elder (Assistant Director), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Boyd Oomging (Acting Supervisor), Ty Kitchens (Supervisor), Manuel Ramirez and Marc Oler (Senior Officers), Andrea Alexander (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), Bill Jones (Officer), Alma

Molina (Officer), Kenneth Mendez (Officer), Marilyn Turner-Mims (Officer), Tiffany Taylor (Officer), Annette Sefcik (Executive Secretary), Belinda Burns and Thomas Gonzales (Title Investigators), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).

- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).
- For the 2 cases regarding 2844 Canton Drive, Benjamin Sampract and Harvey Fryer (Sr. Assistant City Attorneys) will be in attendance to advise City and Commission.

## **II. PLEDGE OF ALLEGIANCE**

- Pledge of Allegiance.

## **III. SWEAR IN PEDRO JUAREZ TO THE BUILDING STANDARDS COMMISSION**

- Mr. Pedro Juarez was publically sworn in to the Building Standards Commission.

## **IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 25, 2021**

- Mr. Black moved to vote on the October minutes at the January 24, 2022 Building Standards Commission meeting, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

## **V. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA**

- Assistant City Attorney Siang L. Sang presented the Evidence Packet to the Executive Secretary.

## **VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

- Judith Scott, the interpreter was sworn in.

## **VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

- All citizens and staff to give testimony were sworn in.

## **I. CASES TO WITHDRAW OR CONTINUE FROM TODAY'S AGENDA**

- **Withdraw-New Case Historic Residential:** HS-22-23---1005 Stella Street (Primary Structure); **Administrative Civil Penalty Cases Residential:** ACP-22-25---7009 Overhill Road. **Amendment Case Residential:** HS-21-175---5913 Chaney Street (Primary Structure).
- **Continue-New Case Residential:** HS-22-20---1331 Stewart Street (Primary Structure) to the January 24, 2022 Building Standards Commission meeting.
- Mr. Kerpoe moved to grant the City's request to withdraw the 3 cases read into record, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- Mr. Kerpoe moved to grant the City's request to continue the case read into record to the January 24, 2022 Building Standards Commission meeting, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

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

**CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL GO IN ORDER ON THE AGENDA AND HEAR CASES THAT HAVE CITIZENS IN ATTENDANCE TO GIVE TESTIMONY**

## **III. NEW CASES RESIDENTIAL**

- a. **HS-22-15 (CD 8)** 1233 East Richmond Avenue (Accessory Structure Only) aka Being Lot 21, Block 47 of HIGHLAND PARK, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas, SAVE and EXCEPT the West 7 inches of Lot 21, as conveyed recorded in Volume 1377, Page 163, Deed Records of Tarrant County, Texas. Owner: B & J Rehab Property Invest, LLC. Lienholder(s): None. **No one appeared for this case.**
  - **This case was heard later in the meeting as no one was in attendance to give testimony.**
- b. **HS-22-16 (CD 8)** 3300 Meadowbrook Drive (Accessory Structure Only) aka BEING LOT 29, OF MEADOWVIEW ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1019, PAGE 335, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ramiro Lule Alvarez. Lienholder(s): None. **Ramiro Alvarez, the owner, appeared for this case. Mr. Alvarez participated in the meeting with the assistance of the interpreter.**
  - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Ramiro Alvarez, the owner, stated that he is still working on the property, described what all he has been able to repair and asked for 2-3 months to finish.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
  - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- c. **HS-22-17 (CD 2)** 2004 NE 36<sup>th</sup> Street (Primary Structure) aka Lot 7, in Block 17, SABINE PLACE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in the Plat Records of Tarrant County, Texas. Owner(s): Dick Salazar and wife, Anita Salazar. Lienholder(s): Sun West Mortgage Company, Inc., The Secretary of Housing and Urban Development, and Simmons Bank. **Catherine Salazar, daughter of the owners and interested party, appeared for this case.**
  - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Catherine Salazar, daughter of the owners and interested party, testified that the property has been re-financed in an attempt to sell the property and states there are no plans to repair the structure.
  - Ms. Salazar asked for time to sell the property.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
  - Mr. Black moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- d. **HS-22-18 (CD 8)** 1254 East Myrtle Street (Primary Structure and Accessory Structure) aka house and lot at 1253 East Myrtle, Fort Worth, Tarrant County, Texas being legally described as: Lot 6, Block 36, of the LAKEVIEW ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in the Deed Records, Volume 8081, Page 276 & 277, Tarrant County, Texas. Owner: Marvin Drake. Lienholder(s): None. **No one appeared for this case.**
  - **This case was heard later in the meeting as no one was in attendance to give testimony.**
- e. **HS-22-19 (CD 4)** 2206 Robinwood Drive (Accessory Structure Only) aka Lot 9 block F, North Riverside Apartment Inc. an addition to the City of Fort Worth, Tarrant County, Texas, as recorded on Plat Volume 388-R, Page 18, Deed Records, Tarrant County, Texas. Owner: Douglas Ray Hays Jr. Lienholder(s): None. **No one appeared for this case.**
  - **This case was heard later in the meeting as no one was in attendance to give testimony.**

- f. **HS-22-21 (CD 3)** 5738 Humbert Avenue (Accessory Structure Only) aka LOT TWENTY-ONE (21) AND TWENTY-TWO (22), BLOCK NINETY-NINE (99), CHAMBERLAIN ARLINGTON HEIGHTS, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 40, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Carolyn D. Lacy. Lienholder: LYTT Investments, LLC. **Carolyn Lacy, the owner, and Ed Austin, an interested party, appeared for this case.**

- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
- Carolyn Lacy, the owner, testified that she does not have the funds to repair or demolish the structure and stated that she is trying to find agencies that offer assistance with this type of case.
- Ed Austin, son-in-law of the owner and interested party, questioned the notification process and wanted to ensure that Ms. Lacy's rights were protected.
- Officer Bill Jones confirmed that all City procedures were followed as described in the City ordinance.
- Ms. Lacy asked for ninety (90) days.
- Assistant City Attorney Siang L. Sang stated the City was unopposed to ninety (90) days.
- Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- Mr. Unell moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

**CHAIRMAN CLARK ANNOUNCED THE NEXT TWO CASES WILL BE SKIPPED NOW, BUT WILL BE HEARD FIRST AFTER THE LUNCH BREAK**

- g. **HS-22-32 (CD 5)** 2844 Canton Drive (Primary Structure) aka East one-half (1/2) of South one-half (1/2) of Lot 26, Driscoll Addition to the City of Fort Worth, Tarrant County, Texas, more commonly known as 2844 Canton Dr., Fort Worth, Texas., (50% Undivided Interest). Owner(s): Barbara Jo Cannon and Sharon Lee Roughton. Lienholder: Dale Herman.
- h. **HS-22-33 (CD 5)** 2844 Canton Drive (Primary Structure) aka East one-half (1/2) of South one-half (1/2) of Lot 26, Driscoll Addition to the City of Fort Worth, Tarrant County, Texas, more commonly known as 2844 Canton Dr., Fort Worth, Texas., (50% Undivided Interest). Owner(s): Barbara Jo Cannon and Sharon Lee Roughton. Lienholder: Dale Herman.

- **These cases was heard later in the meeting after the lunch break.**

**IV. CONTINUED NEW CASE COMMERIAL**

- a. **HS-22-08 (CD 5)** 2312 Miller Avenue (Primary Structure) Being Lot 44 and a portion of Lot 45, of EASTOVER ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 7, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds. Owner: Foxmen Properties Texas LLC. Lienholder(s): None. **Robert Ginsburg, attorney for the owner, and Yvette Kent, an interested party, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Robert Ginsburg, Attorney for the owner, testified that the owner does not dispute the status of the property and is securing estimates for the cost to repair the structure as well as demolish the structure.
  - Mr. Ginsburg asked for ninety (90) days.
  - Yvette Kent, an interested party, stated that she has worked for the owner for years and manages the property and is asking for time to repair, she stated she has met several contractors on the property, and stated that this was the testimony she was to give at the last hearing and did not agree that the case should have been continued.

- Mr. Ginsburg stated that Ms. Kent did have POA to speak on the property, but that was revoked and in an effort to get all of the information to the owner about the property so his client could decide what needed to be done is why the continuance was requested last month.
- Assistant City Attorney Siang L. Sang stated the City was unopposed to ninety (90) days.
- Mr. Juarez moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- Mr. Juarez moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Kerpoe.
- Discussion between Commissioners ensued over the length of time the property has been in violation, the owner's process in determination of whether to repair or demolish the structure, and the amendment process.
- Mr. Unell moved for a substitute motion for the owner to be ordered to repair or demolish the structure within thirty (30) days. MOTION CARRIED 4-1 with all Commissioners voting yes except Mr. Clark, with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

## V. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-22-24 (CD 6)** 10616 Flamewood Drive aka Lot 6B, Block 3, SOUTH OAK GROVE ESTATES, SECTION ONE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-178, Page 7, Plat Records, Tarrant County, Texas. Owner: Jennifer M. Silvey-Vandeventer. Lienholder(s): Tarrant County District Clerks. **No one appeared for this case.**

- **This case was heard later in the meeting as no one was in attendance to give testimony.**

- b. **ACP-22-26 (CD 9)** 1011 West Shaw Street aka Block 1, Lot 11, Pasadena Heights Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat filed in Volume 1853, Page 509, Deed Records, Tarrant County, Texas; more commonly known as 1011 W. Shaw St., Fort Worth, TX 76110. Owner: Jodene Mavis Wood. Lienholder(s): None. **Sherry Davis, the owner's daughter and interested party, appeared for this case.**

- Staff presented the recommendation to not assess an Administrative Civil Penalty to the owner at this time, and order the owner to abate the nuisance within thirty (30) days.
- Sherry Davis, daughter of the owner and interested party, testified that her mother is a facility and that she along with her brother are trying to address the violations on the property.
- Mr. Davis was grateful to the City for not asking for a penalty because her mother is not responsible, stated her brother has started the eviction process for the people living at the property, and asked for the time to get the eviction process complete and get the situation under control.
- Assistant City Attorney Siang L. Sang restated the staff recommendation.
- Mr. Kerpoe moved not to assess an Administrative Civil Penalty to the owner at this time, and order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

## **LUNCH BREAK 11:55 A.M.---1:00 P.M.**

- **Lunch Session started at 12:24 P.M.**
- Chairman Clark called the session to order.
- Mr. Unell asked if the script read into record could be changed to state that the cases would be heard in order according to the agenda with citizens present instead of during the meeting or being in the Minutes and Assistant City Attorney Austria confirmed the script could be updated and that it was not necessary for any type of vote.
- Executive Secretary Annette Sefcik stated that she would update the script.
- Mr. Unell asked what happens on a case where the City has discovered that the owner is deceased and Assistant Code Director Shannon Elder stated that the City then reaches out to heirs or family members.
- Mr. Unell asked if the owner is not deceased and no response is received does the City reach out to heirs and Ms. Elder confirmed.
- Assistant City Attorney Christopher Austria offered the Code of Ethics Training to Mr. Juarez and stated he would send him an email to schedule that next week.



- Ms. Sefcik reminded Mr. Juarez about the required Open Meetings Training and stated she would send him that information next week as well.
- Ms. Elder reminded Chairman Clark that the 2 cases for 2844 Canton Drive need to be heard right after lunch.
- Mr. Black moved to adjourn the lunch session, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- **Lunch session adjourned at 12:35 P.M.**

## VI. NEW CASES RESIDENTIAL

- a. **HS-22-32 (CD 5)** 2844 Canton Drive (Primary Structure) aka East one-half (1/2) of South one-half (1/2) of Lot 26, Driscoll Addition to the City of Fort Worth, Tarrant County, Texas, more commonly known as 2844 Canton Dr., Fort Worth, Texas., (50% Undivided Interest). Owner(s): Barbara Jo Cannon and Sharon Lee Roughton. Lienholder: Dale Herman.
- b. **HS-22-33 (CD 5)** 2844 Canton Drive (Primary Structure) aka East one-half (1/2) of South one-half (1/2) of Lot 26, Driscoll Addition to the City of Fort Worth, Tarrant County, Texas, more commonly known as 2844 Canton Dr., Fort Worth, Texas., (50% Undivided Interest). Owner(s): Barbara Jo Cannon and Sharon Lee Roughton. Lienholder: Dale Herman. **Tara Perez, a representative of the City Manager's officer of the City of Fort Worth, appeared for this case and gave testimony as a witness for the City. Michael Phipps, Judy Taylor, interested parties, appeared for this case, and gave testimony as witnesses for the City.**
  - Sr. Assistant City Attorney Benjamin Sampract replaced Assistant City Attorney Christopher Austria to advise the Commission for these 2 cases.
  - Sr. Assistant City Attorney Harvey Frye replaces Assistant City Attorney Siang L. Sang to advise the City for these 2 cases.
  - Executive Secretary Annette Sefcik stated these 2 cases are being presented together as it is one structure. Ms. Sefcik stated that due to the undivided interest on the property, there will need to be 2 orders issued.
  - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within sixty (60) days stating that this is one structure on one property with 2 owners with undivided interest.
  - Sr. Assistant City Attorney Harvey Frye restated the staff recommendation and clarified that the city was asking for sixty (60) days as the City is attempting to help one of the owners, Sharon Roughton, who lives on the property, relocate.
  - Harvey Frye stated that the other owner listed, Barbara Jo Cannon, sold her interest percentage to the City, and that he, as a representative for the City portion of ownership, agrees with the staff recommendation.
  - Harvey Frye called Tara Perez for testimony.
  - Mr. Frye asked Tara Perez what her job was with the City and how she was assisting on this case. Ms. Perez stated that her area works with finding facilities for citizens who are indigent and have health and or mental concerns to find a safe and hazard free living environment.
  - Mr. Frye called Michael Phipps for testimony and Mr. Phipps detailed his observations of the property, condition, and described numerous police calls and drug activity at the residence.
  - Mr. Frye called Judy Taylor for testimony and Ms. Taylor detailed the condition of the structure, its proximity to a day care and pedestrian traffic and stated that the condition is not safe or livable and hasn't been for years. Ms. Taylor further stated that the constant comings and goings of drug activity and random homeless is something the neighbors are tired of dealing with on a daily basis.
  - Mr. Frye called Senior Officer Manny Ramirez for testimony.
  - Sr. Officer Ramirez described the structural condition, the history of Code involvement, the neighbor complaints, Police calls, drug activity, as well as the unhealthy conditions of no water or electricity to the structure. Sr. Officer Ramirez detailed the indoor and outdoor and fires used for cooking and how that is a danger not only to the structure but to neighboring homes.
  - Mr. Frye summarized his case and asked for an order for each case number be issued to repair or demolish the structure within sixty (60) days.
  - **For case number HS-22-32**, Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

- **For case number HS-22-32**, Mr. Black moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- **For case number HS-22-33**, Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- **For case number HS-22-33**, Mr. Black moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

**BREAK 2:05 P.M.---2:20 P.M.**

**VII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-27 (CD 8)** 3005 Strong Avenue aka BEING LOT 13 AND THE WEST ½ OF LOT 12 IN BLOCK 10 OF BURCH HILL ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 144 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ana Maria Chacon. Lienholder(s): None. **Ana Chacon, the owner, and Margarita Osornio, daughter of the owner and interested party, appeared for this case. Ms. Chacon participated in the meeting with the assistance of the interpreter. Ms. Orsornio left before the case was called and did not give testimony.**
  - Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days.
  - Maria Chacon, the owner, described what all she had completed with the clean-up, testified that she is working on the issues, and stated she felt he was about 3/4 done with the clean-up.
  - Ms. Chacon further stated she would like ninety (90) days to finish the clean up and to not be assessed a penalty as she does not have the money to pay.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Unell moved to issue an Administrative Civil Penalty to the owner in the amount of \$50.00 per day for forty five (45) days for a total of \$2,250.00, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
  - Mr. Unell moved to order the owner to abate the nuisance within forty five (45) days, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- b. **ACP-22-28 (CD 2)** 2116 Salisbury Avenue aka Lots 8 and 9, Block 26, Diamond Hill Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Ortensia Rodriguez. Lienholder: W.M. Fitch Jr. aka William M. Fitch Jr. **No one appeared for this case.**
  - **This case was heard later in the meeting as no one was in attendance to give testimony.**
- c. **ACP-22-29 (CD 8)** 1443 East Jefferson Avenue aka Lot 22, Block 58, of Highland Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas. Owner: Norma Rodriguez. Lienholder(s): None. **No one appeared for this case.**
  - **This case was heard later in the meeting as no one was in attendance to give testimony.**

**VIII. ADMINISTRATIVE CIVIL PENALTY CASES COMMERCIAL**

- a. **ACP-22-30 (CD 7)** Jacksboro Hwy. aka Being a parcel of land out of the J. WILCOX SURVEY, NO. 33, ABSTRACT NO. 1716, IN Tarrant County, Texas, and being a part of a 4.2 acre tract of land out of said survey conveyed to R.D.T. St. Claire and wife, Lillian St. Claire to Sylvester B. Elam, et ux by deed records in Volume 1617, Page 30 of the Deed Records of Tarrant Caounty, Texas. Containing 0.876 acre land, more or less. SAVE AND EXCEPT that portion taken under Condemnation Proceedings shown by metes and bounds on that one certain order of the court filed in Volume 15205, Page 280, Deed Records of Tarrant County,

Texas (no numeric address). Owner: Anthony Springfield dba Real Estate Enterprises. Lienholder(s): Internal Revenue Service and the National Bank of Texas.

- b. **ACP-22-31 (CD 7)** 7601 Jacksboro Hwy. aka Being a parcel of land out of the J. Wilcox Survey, Abstract No. 1716, also being that certain tract of land described and recorded in Volume 1760, Page 1559 of the Tarrant County, Deed Records, and being more particularly described by metes and bounds. Owner: Anthony T. Springfield dba Real Estate Enterprises. Lienholder(s): Internal Revenue Service, Midland Funding, and Bank of Texas. **Anthony (Thomas) Springfield, the owner of both properties, appeared for the cases.**

- Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days on each case.
- Anthony Springfield, the owner, stated that he has gone through a very rough personal time and realizes both properties are in bad shape. He states that the properties are pretty open to the public and a lot of it is homeless oriented.
- Mr. Springfield stated that he feels he can get it all cleaned up within ninety (90) days, described what he has already removed, and asked for no penalty
- Assistant City Attorney Siang L. Sang stated the City was unopposed to sixty (60) days and left the assessment of the penalty up to the Commission.
- **For ACP-22-30**, Mr. Juarez moved to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- **For ACP-22-30**, Mr. Juarez moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- **For ACP-22-31**, Mr. Juarez moved to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- **For ACP-22-31**, Mr. Juarez moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

**BREAK 3:15 P.M.---3:25 P.M.**

**IX. AMENDMENT CASE RESIDENTIAL**

- a. **HS-21-161 (CD 8)** 1233 East Jessamine Street (Primary Structure) aka Vickery Southeast, an addition to the City of Fort Worth, Texas, Lot 22 Block 5 and Tarrant County, TX. Owner: Ronnie Bernard McCoy. Lienholder(s): None. **Cecil Stell, the new owner, appeared for this case.**

- Cecil Stell, the new owner, described what he has completed in repairing the structure and described his intentions on the remaining areas to be repaired.
- Mr. Stell asked for one hundred and eighty (180) days to finish the repairs and provided an action plan for the Commission to review.
- Officer Turner-Mims confirmed communication with the new owner and that some repairs have been completed.
- Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request.
- Mr. Black moved to grant an additional one hundred eighty (180) days to repair or demolish the structure, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

**X. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-21-183 (CD 5)** 2412 Handley Drive aka Lot 16, HANDLEY HEIGHTS ADDITION to the Town of Handley, Tarrant County, Texas, (now a part of the City of Fort Worth, Tarrant County, Texas), according to the plat recorded in Volume 767, Page 267, Deed Records, Tarrant County, Texas. Owner: Julie L. Hames. Lienholder(s): None. **Stephanie Feagin, an agent for the owner, appeared for this case.**
- Stephanie Feagin, an agent for the owner, stated the clean up is complete, and asked for the previously assessed Administrative Civil Penalty of \$4,400.00 be reduced or removed.

- Ms. Feagin further testified that the clean up was complete.
  - Officer Kenneth Mendez confirmed that the nuisance has been abated.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request.
  - Mr. Black moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,400.00, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- b. **ACP-21-184 (CD 8)** 3241 Eastland Street aka LOT "C", BLOCK TWO (2), BLISS SUBDIVISION, OF MASONIC HOME ADDITION, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1964, PAGE 39 PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Ruben L. Dobbins and Billie Dobbins. Lienholder(s): None. **Ruben and Billie Dobbins, the owners, appeared for this case.**
- Ruben and Billie Dobbins, the owners, testified that the property was cleaned and they did not need addition time, but did ask to the previously assessed Administrative Civil Penalty of \$4,400.00 be reduced or removed.
  - Officer Kenneth Mendez confirmed that the nuisance has been abated.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request.
  - Mr. Unell moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,400.00, second by Mr. Juarez MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- c. **ACP-21-187 (CD 2)** 1311 Grand Avenue aka Being Lots 6, block 133H and Lot 19, Block 133 ½ North fort worth Addition, an Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in the Plat Records of Tarrant County, Texas, aka Lots 6 and 19, Block 133 ½, of NORTH FORT WORTH Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded thereof recorded in Volume 106, Page 91, of the Plat Records of Tarrant County, Texas. Owner: Shannon Pulido. Lienholder(s): None. **Shannon Pulido Jr, the owner, appeared for this case.**
- Shannon Pulido Jr., the owner, stated that that 95% of the nuisance has been abated and asked for ninety (90) days to finish the clean up.
  - Mr. Pulido asked for the previously assessed Administrative Civil Penalty of \$8,600.00 be reduced or removed and provided pictures for the Commission to review.
  - Officer Hurtado testified that he was on the property the Friday prior to the meeting (2 days ago) and stated that only 40% of the nuisance had been removed.
  - Officer Hurtado was questioned about the pictures provided by the owner and he said he could not confirm the clean up.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed to an additional sixty (60) days being given to abate the nuisance, but that the City was opposed to the reduction or removal of the penalty because this was not the first time this case had been before the Commission and the pictures provided did could not prove the nuisance had been abated.
  - Mr. Unell moved to continue this case to the January 24, 2022 hearing, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

**CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL GO IN ORDER OF THE AGENDA AND NOW HEAR CASES THAT NO CITIZENS HAVE APPEARED TO GIVE TESIMONY**

**XI. NEW CASES RESIDENTIAL**

- a. **HS-22-15 (CD 8)** 1233 East Richmond Avenue (Accessory Structure Only) aka Being Lot 21, Block 47 of HIGHLAND PARK, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas, SAVE and EXCEPT the West 7 inches of Lot 21, as conveyed recorded in Volume 1377, Page 163, Deed Records of Tarrant County, Texas. Owner: B & J Rehab Property Invest, LLC. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.

- Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
  - Mr. Black moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- b. **HS-22-18 (CD 8)** 1254 East Myrtle Street (Primary Structure and Accessory Structure) aka house and lot at 1253 East Myrtle, Fort Worth, Tarrant County, Texas being legally described as: Lot 6, Block 36, of the LAKEVIEW ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in the Deed Records, Volume 8081, Page 276 & 277, Tarrant County, Texas. Owner: Marvin Drake. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
  - Mr. Unell moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- c. **HS-22-19 (CD 4)** 2206 Robinwood Drive (Accessory Structure Only) aka Lot 9 block F, North Riverside Apartment Inc. an addition to the City of Fort Worth, Tarrant County, Texas, as recorded on Plat Volume 388-R, Page 18, Deed Records, Tarrant County, Texas. Owner: Douglas Ray Hays Jr. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Juarez moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
  - Mr. Juarez moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

## **XII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-24 (CD 6)** 10616 Flamewood Drive aka Lot 6B, Block 3, SOUTH OAK GROVE ESTATES, SECTION ONE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-178, Page 7, Plat Records, Tarrant County, Texas. Owner: Jennifer M. Silvey-Vandeventer. Lienholder(s): Tarrant County District Clerks. **No one appeared for this case.**
- Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty three (43) days for a total of \$4,300.00 and order the owner to abate the nuisance within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Kerpoe moved to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty three (43) days for a total of \$4,300.00, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
  - Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- b. **ACP-22-28 (CD 2)** 2116 Salisbury Avenue aka Lots 8 and 9, Block 26, Diamond Hill Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Ortensia Rodriguez. Lienholder: W.M. Fitch Jr. aka William M. Fitch Jr. **No one appeared for this case.**

- Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Black moved to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
  - Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- c. **ACP-22-29 (CD 8)** 1443 East Jefferson Avenue aka Lot 22, Block 58, of Highland Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas. Owner: Norma Rodriguez. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00 and order the owner to abate the nuisance within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Unell moved to issue an Administrative Civil Penalty to the owner in the amount of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Juarezl. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
  - Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.

### **XIII. EXECUTIVE SESSION**

- No session was conducted.

### **XIV. ADJOURNMENT**

- Mr. Black moved to adjourn the meeting, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Lindsay, Ms. Easton, and Mr. Schur absent, and Position 8 vacant.
- **Meeting adjourned at 5:27 P.M.**



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JANUARY 24, 2022  
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. Call to Order**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

**II. Review of previous month's minutes**

- a. Discussion or questions pertaining to the October 25, 2021 meeting
- b. Changes submitted by Commissioners

**III. Review of previous month's minutes**

- a. Discussion or questions pertaining to the December 6, 2021 meeting
- b. Changes submitted by Commissioners

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

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

**V. Review and adoption of amendments**

- a. Rules of Procedures
- b. Motions

**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, JANUARY 24, 2022  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
VACANT (Position 8)

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 25, 2021**

**IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM DECEMBER 6, 2021**

**V. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA**

**VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

**VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

**VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA**

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

**X. NEW CASES RESIDENTIAL**

- a. **HS-22-02 (CD 2)** 1504 Grand Avenue (Accessory Structure Only) aka Being all of Lot 3 and a portion of Lot 2, Block 90, BELMONT TERRACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204, Page 9, Plat Records, Tarrant County, Texas and being described in Warranty Deed from J. Fren Shaw and Hazel Shaw to Donald Fred Shaw, et al, dated February 16, 2019 and recorded under Instrument No. D219030801, Deed Records, Tarrant County, Texas. Owner: Nicholas Renteria. Lienholder: Ark-La-Tex Financial Services dba Eleven Mortgage.
- b. **HS-22-34 (CD 7)** 5120 Crestline Road (Primary Structure) aka 5120 CRESTLINE ROAD, FORT WORTH, TEXAS 76107 MORE COMMONLY KNOWN AS BEING LOT B, REVISION OF LOT 10, BLOCK 1, NORTHCREST ADDITION AND LOTS 17, 18, 19, 20 AND PART OF LOT 16, BLOCK C CHAMBERLAIN ARLINGTON HEIGHTS FIRST FILING, ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-J, PAGE 51, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Crestline Trust c/o Trustee-Merie Yazbek. Lienholder(s): Znotes, LP, John Botts, and Westside Builders.
- c. **HS-22-35 (CD 5)** 4113 Fitzhugh Avenue (Primary Structure) aka Lot No. 19 in Block No. 3, SAN ROE ADDITION, SECOND FILING to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Book 388-F, Page 555 of the Plat Records of Tarrant County, Texas. Owner(s): Henry Edward Alridge Jr., and wife, Frankie Mae Alridge. Lienholder: Department of the Treasury-Internal Revenue Department.
- d. **HS-22-36 (CD 8)** 2913 Galvez Avenue (Primary Structure) aka Lot 7, Block 32, RIVERSIDE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 63, Page 67, Plat Records, Tarrant County, Texas. Owner: JGA Holdings, LLC. Lienholder: State of Texas-Comptroller of Public Accounts.
- e. **HS-22-37 (CD 8)** 2728 Wilkinson Avenue (Accessory Structure Only) aka LOT 8, BLOCK 40, OF SYCAMORE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 309, PAGE 11, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner(s): Marco A. Arredondo Et Ux Manuela G. Arredondo. Lienholder(s): None.
- f. **HS-22-38 (CD 4)** 7716 Crownwood Drive (Primary Structure) aka Lot 6, Block 136, PHASE V1, SECTION 4B1-SUMMERFIELDS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the corrected plat recorded in Volume 388-190, Page 57 of the Plat Records of Tarrant County, Texas. Owner: Open House Texas Realty & Investments LLC. Lienholder: Secretary of Housing and Urban Development.
- g. **HS-22-40 (CD 9)** 3132 St. Louis Avenue (Primary Structure and Accessory Structure) aka Lot 19R, Block 34, of RYAN AND PRUITT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 17, of the Plat Records of Tarrant County, Texas. Owner(s): Candido Santillan and wife, Flora Santillan. Lienholder(s): None.
- h. **HS-22-41 (CD 5)** 5120 Elgin Street (Primary Structure) aka ACCT. NO. 01829106; LOT 16, BLOCK 2, OUT OF THE FW MURPHY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 12169, PAGE 1074, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: A New Home 4 U Inc. Lienholder(s): None.

**XI. NEW CASE COMMERIAL**



- a. **HS-22-22 (CD 2)** 601 North Throckmorton Street (Primary Structure) aka SITUATED in the City of Fort Worth, Tarrant County, Texas and being a tract of land out of the F.G. Mulliken Survey, Abstract 1045 and the A. GOUHENANT Survey, Abstract No. 582, said tract being conveyed to Commercial Metals Company by deed recorded in Volume 3596, Page 409 (tract 1) and Volume 15604, Page 383 (tract 2) of the Deed Records of Tarrant County, Texas, (D.R.T.C.T.) said tract being all of Lots 1 through 5 of Block 253 and the south 15 feet of Lot 3 and all of Lots 4 through 6 of Block 252 of North Fort Worth Townsite Company Subdivision, being an addition to the City of Fort Worth according to the plat recorded in Volume 204-A, Page 117 of the Plat Records of Tarrant County, Texas and a 60 foot wide strip of land adjoining the southeast boundary line of said Lot 6, identified as "RESERVED" on the said plat of North Fort Worth Townsite Company Subdivision, said tract being herein more particularly described by metes and bounds. Owner: Tarrant Regional Water District. Lienholder(s): None.

## **XII. CONTINUED NEW CASE RESIDENTIAL**

- a. **HS-22-20 (CD 8)** 1331 Stewart Street (Primary Structure) aka LOT 10, BLOCK 2, GREENWOOD SUBDIVISION OF BLOCK 10, EVANS SOUTH ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 97, PAGE 88, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Shahryar Karimi. Lienholder(s): Babak Zirakchi, Office of the Attorney General, and Rausch, Sturm, Israel, Enerson & Hornik, LLC.

## **XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-42 (CD 2)** 3319 NW 28<sup>th</sup> Street aka Rosen Heights Second Filing Blk 212 Lots 10 and 11 and 12 Fort Worth, Tarrant Co., TX 76106. Owner: Vincent S. Balderas. Lienholder(s): None.
- b. **ACP-22-43 (CD 2)** 1314 Denver Avenue aka Being Lot 15, Block 72 of North Fort Worth Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded Volume 63, Page 149, of the Plat records of Tarrant County, Texas. Owner: Toffiq Nazarali. Lienholder(s): Paul Hart, Chase Bank, Edward S. Cox, and Washington Mutual Bank, FA.
- c. **ACP-22-44 (CD 9)** 1029 Barclay Avenue aka LOT 8, BLOCK 1, OF GARDENS ADDITION TO RIVERSIDE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE EAST 100 FEET CONVEYED TO THE CITY OF FORT WORTH, AS SHOWN IN DEED RECORDED IN VOLUME 8188, PAGE 700, DEED RECORDS OR TARRANT COUNTY, TEXAS. Owner: JPMorgan Chase Bank, National Association. Lienholder(s): None.
- d. **ACP-22-45 (CD 2)** 3319 NW 30<sup>th</sup> Street aka Lot 10, Block 215 ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 2009, Page 124, of the Deed Records of Tarrant County, Texas. Owner(s): Jerry Pack and Peggy Pack Estates. Lienholder(s): None.
- e. **ACP-22-46 (CD 5)** 920 Duff Court aka Lot, tract or parcel of land described as follows: Lot 3-3B-R, Block B, Grand Vista Heights Addition to the City of Fort Worth, Tarrant County, Texas, otherwise known as 920 Duff Court Fort Worth, Texas 76112. Owner: Sandra Annette Howell. Lienholder(s): None.
- f. **ACP-22-47 (CD 5)** 2009 Wallace Street aka The North 50 feet of Lot 4, Block 6, Vickery Gardens Tracts Addition, an Addition to the City of Fort Worth, in Tarrant County, Texas, according to the Plat recorded in Volume 204A, Page 174, Deed Records, Tarrant County, Texas. Owner(s): Quincy Jones, Gloria T. Jones, and Darwin E. Jones. Lienholder: Department of the Treasury-Internal Revenue Service.
- g. **ACP-22-48 (CD 4)** 6233 Kentwood Place aka An Undivided one-half interest to each Grantee in Lot 9, Block 4, Brentwood Hills Addition to the City of Fort Worth, Texas, Tarrant County, Texas according to the Plat filed in Book 388-Z, Page 116, Deed Records of Tarrant County, Texas and all fixtures and personally attached to property. Owner(s): William Robert Williams and Wayne Russell Williams III. Lienholder: Department of the Treasury-Internal Revenue Service.

- h. **ACP-22-49 (CD 4)** 4412 Kings Circle North aka Lot 9, Block 4, KINGS OAKS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-14, Page 48, Plat Records of Tarrant County, Texas. Owner: John Allan Conley. Lienholder(s): None.

#### **XIV. AMENDMENT CASE COMMERCIAL**

- a. **HS-21-164 (CD 2)** 721 NW 28<sup>th</sup> Street (Primary Structure) aka 729 NW 28<sup>th</sup> Street aka BEING THREE TRACTS OF LAND OUT OF LOTS 15, 16 & 17, IN BLOCK 47, OF M.G. ELLIS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGES 18 & 19, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS. Owner: Emad Taq. Lienholder(s): None.

#### **XV. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-21-189 (CD 8)** 209 North De Costa Street aka Lot 3, Block 1, J.R. JAMESON SUBDIVISION of part of the L.G. TINSLEY SURVEY and the F. WOOD SURVEY, Tarrant County, Texas, now in the City of Fort Worth, according to plat recorded in Volume 1580, Page 194, Deed Records of Tarrant County, Texas. Owner: Margarita Polanco. Lienholder(s): None.
- b. **ACP-21-218 (CD 9)** 3509 Laughton Street aka Situated in Tarrant County, Texas, and being Lot 3, Block 1 of WILLIE AND DENHAM ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 791, pg. 218, Deed Records, Tarrant County, Texas. Owner(s): Baldemar Ramon and wife, Stella Ramon. Lienholder(s): None.
- c. **ACP-22-09 (CD 2)** 4405 Poinsetta Drive aka Lot 14, Block 6, BROOKSIDE ANNEX, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Darwin Ray Milligan. Lienholder(s): None.
- d. **ACP-22-12 (CD 6)** 3620 Kimberly Lane aka Lot 6, Block 69 of WEDGWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Stephen Kent Weatherly. Lienholder(s): None.

#### **XVI. CONTINUED AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-21-187 (CD 2)** 1311 Grand Avenue aka Being Lots 6, block 133H and Lot 19, Block 133 ½ North fort worth Addition, an Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in the Plat Records of Tarrant County, Texas, aka Lots 6 and 19, Block 133 ½, of NORTH FORT WORTH Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded thereof recorded in Volume 106, Page 91, of the Plat Records of Tarrant County, Texas. Owner: Shannon Pulido. Lienholder(s): None.

#### **XVII. EXECUTIVE SESSION**

The Building Standards Commission will 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.

#### **XVIII. ADJOURNMENT**

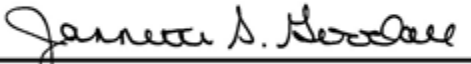
ASSISTANCE AT THE PUBLIC MEETINGS: This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto: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.

ASISTENCIA 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](mailto: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.

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Building Standards Commission may be attending remotely in compliance with the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Tuesday, January 11, 2022 at 9:30 a.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

## **MINUTES**

### **BUILDING STANDARDS COMMISSION FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JANUARY 24, 2022 CITY COUNCIL CONFERENCE ROOM 290, CITY HALL 200 TEXAS STREET, FORT WORTH, TEXAS 76102**

#### **I. Call to Order: Pre-Meeting started at 9:02 A.M.**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
James Walker (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Paul Kerpoe (Position 5), Mr. James Walker (Position 8), and Mr. Pedro Juarez (Position 9).
- Mr. Bill Schur (Position 7) notified the City that he was going to be late to the meeting.
- Ms. Kimberly Easton (Position 2), and Mr. Michael Unell (Position 6) notified the City that they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Chris McAllister (Ex-Officio), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Boyd Oomging (Acting Supervisor), Annette Sefcik (Executive Secretary), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

#### **II. Review of previous month's minutes**

- a. Discussion or questions pertaining to the October 25, 2021 meeting**
- b. Discussion or questions pertaining to the December 6, 2021 meeting**
- c. Changes submitted by Commissioners**

- No discussion pertaining to the October 25, 2021 meeting.
- No changes submitted for the October 25, 2021 Minutes
- No discussion pertaining to the December 6, 2021 meeting
- No changes submitted for the December 6, 2021 Minutes.

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

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

- Mr. Lindsay asked if the inspection date on 5120 Elgin Street of January 12, 2020 was an error. Executive Secretary Annette Sefcik confirmed it was an error, the date should be January 12, 2022, and stated that would be corrected on record when the case was being presented.
- Welcome to James Walker who was sworn in prior to the Pre-Meeting and will be publically sworn in on record in the Regular Meeting.

#### **IV. Review and adoption of amendments**

- a. Rules of Procedures**
- b. Motions**

- Chairman Clark asked for clarification on Reconsideration cases as he was unfamiliar with that type of case and Mr. McAllister explained that it was a case previously heard by the Commission. Mr. McAllister gave examples of reasons the case could be brought back for Reconsideration.
- Chairman Clark submitted a few minor corrections to the Executive Secretary to address in the Rules of Procedure that would not affect voting for adoption.
- **Mr. Bill Schur (Position 7) arrived at 9:15 A.M.**

- Mr. Black moved to adopt the amended Rules of Procedures and Motions, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

## **V. Request for future agenda items**

### **a. Any requests by Commissioners**

- No requests were submitted.
- Mr. Schur stated that he would be leaving the meeting around 1:30 P.M.
- Mr. Juarez stated that he would be leaving the meeting around 3:30 P.M.

## **VI. Adjournment**

- Mr. Black moved to adjourn Pre-Meeting, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- **Pre-Meeting adjourned at 9:22 A.M.**

**BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, JANUARY 24, 2022  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

## **I. CALL TO ORDER: REGULAR MEETING STARTED AT 9:42 A.M.**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
James Walker (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Paul Kerpoe (Position 5), Mr. Bill Schur (Position 7), Mr. James Walker (Position 8), and Mr. Pedro Juarez (Position 9).
- Ms. Kimberly Easton (Position 2), and Mr. Michael Unell (Position 6) notified the City that they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Chris McAllister (Ex-Officio), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Boyd Oomging (Acting Supervisor), Marc Oler (Senior Officer), Homero Campos (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), Bill Jones (Officer), Kenneth Mendez (Officer), Alma Molina (Officer), Marilynn Turner-Mims (Officer), Annette Sefcik (Executive Secretary), Belinda Burns and Thomas Gonzales (Title Investigators), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

## **II. PLEDGE OF ALLEGIANCE**

- Pledge of Allegiance.

## **III. SWEAR IN JAMES WALKER TO THE BUILDING STANDARDS COMMISSION**

- James Walker was publically sworn in to the Building Standards Commission.

## **IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 25, 2021**

- Mr. Kerpoe moved to accept the October 25, 2021 minutes, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

## **V. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM DECEMBER 6, 2021**

- Mr. Black moved to accept the December 6, 2021 minutes, second by Mr. Juarez. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

**VI. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA**

- Assistant City Attorney Siang L. Sang presented the Evidence Packet to the Executive Secretary Annette Sefcik.

**VII. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

- No interpreter was requested for today's meeting.

**VIII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

- All citizens and staff to give testimony were sworn in.

**IX. CASES TO WITHDRAW FROM TODAY'S AGENDA**

- **Withdraw-New Cases Historic Residential:** HS-22-37---2728 Wilkinson Avenue (Accessory Structure Only), HS-22-40---3132 St Louis Avenue (Primary Structure and Accessory Structure); **New Case Commercial:** HS-22-22---601 North Throckmorton Street (Primary Structure); **Administrative Civil Penalty Cases Residential:** ACP-22-42---3319 NW 28<sup>th</sup> Street, ACP-22-43---1314 Denver Avenue.
- Mr. Lindsay moved to grant the City's request to withdraw the 5 cases read into record, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

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

**CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL GO IN ORDER ON THE AGENDA AND HEAR CASES THAT HAVE CITIZENS IN ATTENDANCE TO GIVE TESTIMONY**

**XI. NEW CASES RESIDENTIAL**

- a. **HS-22-02 (CD 2)** 1504 Grand Avenue (Accessory Structure Only) aka Being all of Lot 3 and a portion of Lot 2, Block 90, BELMONT TERRACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204, Page 9, Plat Records, Tarrant County, Texas and being described in Warranty Deed from J. Fren Shaw and Hazel Shaw to Donald Fred Shaw, et al, dated February 16, 2019 and recorded under Instrument No. D219030801, Deed Records, Tarrant County, Texas. Owner: Nicholas Renteria. Lienholder: Ark-La-Tex Financial Services dba Eleven Mortgage. **Nicholas Renteria, the owner, appeared for this case.**
  - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Nicholas Renteria, the owner, stated he plans to demolish the structure, needs time to secure the permit, and asked for sixty (60) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
  - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within forty five (45) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- b. **HS-22-34 (CD 7)** 5120 Crestline Road (Primary Structure) aka 5120 CRESTLINE ROAD, FORT WORTH, TEXAS 76107 MORE COMMONLY KNOWN AS BEING LOT B, REVISION OF LOT 10, BLOCK 1, NORTHCREST ADDITION AND LOTS 17, 18, 19, 20 AND PART OF LOT 16, BLOCK C CHAMBERLAIN ARLINGTON HEIGHTS FIRST FILING, ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-J, PAGE 51, DEED RECORDS OF

TARRANT COUNTY, TEXAS. Owner: Crestline Trust c/o Trustee-Merie Yazbek. Lienholder(s): Znotes, LP, John Botts, and Westside Builders. **None one appeared for this case.**

- **This case was heard later in the meeting as no one was in attendance to give testimony.**

- c. **HS-22-35 (CD 5)** 4113 Fitzhugh Avenue (Primary Structure) aka Lot No. 19 in Block No. 3, SAN ROE ADDITION, SECOND FILING to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Book 388-F, Page 555 of the Plat Records of Tarrant County, Texas. Owner(s): Henry Edward Alridge Jr., and wife, Frankie Mae Alridge. Lienholder: Department of the Treasury-Internal Revenue Department. **Helen Henderson, an heir, and James Jayson, an interested party appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Helen Henderson testified that there are several heirs to the property and none have shown an interest in fixing it. She further stated she is now trying to sell the property and asked for ninety (90) days.
  - James Jayson stated he is in the process of purchasing the property but needs to secure all of the heirs' signatures in order to do so and asked for ninety (90) days to get the documentation and purchase the property to start the repairs.
  - Assistant City Attorney Siang L. Sang stated the City is unopposed to ninety (90) days.
  - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
  - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- d. **HS-22-36 (CD 8)** 2913 Galvez Avenue (Primary Structure) aka Lot 7, Block 32, RIVERSIDE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 63, Page 67, Plat Records, Tarrant County, Texas. Owner: JGA Holdings, LLC. Lienholder: State of Texas-Comptroller of Public Accounts. **Julie Abrams of JGA Holdings LLC, the owner, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Julie Abrams described what she intends to do in repairing the structure and asked for six months to get everything complete.
  - Chairman Clark stated the maximum time allowed with an action plan is one hundred eighty (180) days (6 months), without an action plan the maximum time allowed is ninety (90) days, and asked Ms. Abrams if she had an action plan to present for that amount of time.
  - Ms. Abrams stated she did not have an action plan and asked for ninety (90) days to make the repairs she has planned.
  - Assistant City Attorney Siang L. Sang stated the City is unopposed to ninety (90) days.
  - Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
  - Mr. Black moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- e. **HS-22-38 (CD 4)** 7716 Crownwood Drive (Primary Structure) aka Lot 6, Block 136, PHASE V1, SECTION 4B1-SUMMERFIELDS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the corrected plat recorded in Volume 388-190, Page 57 of the Plat Records of Tarrant County, Texas. Owner: Open House Texas Realty & Investments LLC. Lienholder: Secretary of Housing and Urban Development. **Zachary Broadsky of Open House Texas Realty & Investments LLC, the owner, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Zachary Broadsky testified that a contractor has been hired to demolish the structure and should be done within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the City recommendation.
  - Mr. Schur moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

- Mr. Schur moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
- f. **HS-22-41 (CD 5)** 5120 Elgin Street (Primary Structure) aka ACCT. NO. 01829106; LOT 16, BLOCK 2, OUT OF THE FW MURPHY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 12169, PAGE 1074, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: A New Home 4 U Inc. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**

## **XII. CONTINUED NEW CASE RESIDENTIAL**

- a. **HS-22-20 (CD 8)** 1331 Stewart Street (Primary Structure) aka LOT 10, BLOCK 2, GREENWOOD SUBDIVISION OF BLOCK 10, EVANS SOUTH ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 97, PAGE 88, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Shahryar Karimi. Lienholder(s): Babak Zirakchi, Office of the Attorney General, and Rausch, Sturm, Israel, Enerson & Hornik, LLC. **Shahryar Karimi aka Shawn Karimi, the owner, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Shaw Karimi stated that he has just recently been able to get permits to remodel this structure and asked for ninety (90) days.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed to ninety (90) days.
  - Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.
  - Mr. Walker moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Lindsay. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

## **XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-44 (CD 9)** 1029 Barclay Avenue aka LOT 8, BLOCK 1, OF GARDENS ADDITION TO RIVERSIDE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE EAST 100 FEET CONVEYED TO THE CITY OF FORT WORTH, AS SHOWN IN DEED RECORDED IN VOLUME 8188, PAGE 700, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: JPMorgan Chase Bank, National Association. Lienholder(s): None. **Joyce Nwachukwu of McCarthy Holthus, an agent for the owner, appeared for this case.**
- Staff presented the recommendation to not assess an Administrative Civil Penalty to the owner at this time, and order the owner to abate the nuisance within thirty (30) days.
  - Joyce Nwachukwu stated there is an occupant on the property that has been evicted. She then stated that the occupant has filed an appeal to the eviction and the owners are waiting for that court date so they can clean the property. She was grateful that a penalty was not being asked for at this time and asked for the maximum time allowed.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Juarez moved not to assess an Administrative Civil Penalty to the owner at this time, second by Mr. Lindsay. MOTION CARRIED 6-1 with Mr. Black voting no, and Ms. Easton and Mr. Unell absent.
  - Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

## **LUNCH BREAK 11:36 A.M.---12:33 P.M.**

- **Lunch Session started at 12:01 P.M.**
- Chairman Clark called the session to order.
- Chairman Clark asked that the Commissioners consider that on a case where there is an eviction involved, especially with a penalty, ownership should not be an issue with the motions.
- Mr. Black agreed that the owner purchasing a property should be aware of the risks.



- Assistant City Attorney Christopher Austria agreed, but do consider the liens that could be applied.
- Mr. Schur stated that a complication with foreclosure or eviction is when a tenant files bankruptcy. He further stated that the penalty assessed is not necessarily a punishment, it is a motivator to have the owner move quicker with these processes needed to rectify the problem.
- Mr. Black asked that if previous action had been taken through the BSC process, to have that included in the evidence. Executive Secretary Annette Sefcik stated that some cases will have that, but previous information from a different owner would not be listed.
- Chairman Clark asked Mr. Austria if it was appropriate to consider past conduct on a case or only to consider what is presented and Mr. Austria replied that if it is the same owner, yes, but if it was a different owner, it could be asked, but would too relevant.
- Mr. McAllister, Ex-Officio, stated that previous information may not be there if it is a new owner. He further stated that if the case is under the same owner, it will be listed and often times that is why a penalty request may be of a higher amount.
- Mr. Lindsay stated that he would want to know that just to address the neighborhood concerns because for them, they do not care who the owner is they just want the problem resolved.
- Mr. Juarez stated that he is afraid of the loopholes that some owners find with these properties.
- **Lunch session adjourned at 12:21 P.M.**

#### **ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL RESUME**

- b. **ACP-22-45 (CD 2)** 3319 NW 30<sup>th</sup> Street aka Lot 10, Block 215 ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 2009, Page 124, of the Deed Records of Tarrant County, Texas. Owner(s): Jerry Pack and Peggy Pack Estates. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**
- c. **ACP-22-46 (CD 5)** 920 Duff Court aka Lot, tract or parcel of land described as follows: Lot 3-3B-R, Block B, Grand Vista Heights Addition to the City of Fort Worth, Tarrant County, Texas, otherwise known as 920 Duff Court Fort Worth, Texas 76112. Owner: Sandra Annette Howell. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**
- d. **ACP-22-47 (CD 5)** 2009 Wallace Street aka The North 50 feet of Lot 4, Block 6, Vickery Gardens Tracts Addition, an Addition to the City of Fort Worth, in Tarrant County, Texas, according to the Plat recorded in Volume 204A, Page 174, Deed Records, Tarrant County, Texas. Owner(s): Quincy Jones, Gloria T. Jones, and Darwin E. Jones. Lienholder: Department of the Treasury-Internal Revenue Service. **Darwin Jones, an heir, and Matthew Brown, an interested party, appeared for this case.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, and order the owner to abate the nuisance within thirty (30) days.
  - Darwin Jones testified that his mother was the owner of the property as well as two others in the City. He stated when his mother passed away, a Mr. Scott contacted him and stated that his mother still owed money for this property and wanted payment. Mr. Jones further testified that he is unsure if the property is his responsibility.
  - When asked about documentation that Mr. Scott had stating that his mother still owed money for the property, Mr. Jones replied he did not have it with him.
  - Matthew Brown stated that he was trying to work with Mr. Jones to determine if the property is his to sell as he is wanting to buy it.
  - Both Mr. Jones and Mr. Brown testified that there are squatters on the property.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Lindsay moved not to assess an Administrative Civil Penalty to the owner at this time, second by Mr. Kerpoe. MOTION CARRIED 6-1 with Mr. Black no, and Ms. Easton and Mr. Unell absent.
  - Mr. Lindsay moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Kerpoe. MOTION CARRIED 6-1 with Mr. Black voting no, and Ms. Easton and Mr. Unell absent.

- e. **ACP-22-48 (CD 4)** 6233 Kentwood Place aka An Undivided one-half interest to each Grantee in Lot 9, Block 4, Brentwood Hills Addition to the City of Fort Worth, Texas, Tarrant County, Texas according to the Plat filed in Book 388-Z, Page 116, Deed Records of Tarrant County, Texas and all fixtures and personally attached to property. Owner(s): William Robert Williams and Wayne Russell Williams III. Lienholder: Department of the Treasury-Internal Revenue Service. **William R. Williams, the owner, appeared for this case.**

- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, and order the owner to abate the nuisance within thirty (30) days.
- William Williams stated that he has been in and out of the hospital for the past few months and people who are staying with him are making the mess. He testified that he has told them that nothing more can be brought to the property and has tried to clean it up the best he can. Mr. Williams further stated that he cannot afford to pay a penalty and asked for ninety (90) days to finish the clean up.
- Assistant City Attorney Siang L. Sang restated the staff recommendation.
- Mr. Kerpoe moved to assess an Administrative Civil Penalty to the owner of \$50.00 per day for forty five (45) days for a total of \$2,250.00, second by Mr. Lindsay.
- After discussion, Mr. Black moved for a substitute motion to assess an Administrative Civil Penalty to the owner of \$70.00 per day for forty five (45) days for a total of \$3,150.00, second by Mr. Schur. MOTION FAILED 4-3 with Mr. Lindsay, Mr. Clark, Mr. Kerpoe, and Mr. Walker voting no, Mr. Black, Mr. Schur, and Mr. Juarez voting yes, and Ms. Easton and Mr. Unell absent.
- Voting goes back to the original motion where Mr. Kerpoe moved to assess an Administrative Civil Penalty to the owner of \$50.00 per day for forty five (45) days for a total of \$2,250.00, second by Mr. Lindsay. MOTION CARRIED 5-2 with Mr. Lindsay, Mr. Clark, Mr. Kerpoe, Mr. Schur, and Mr. Walker voting yes, Mr. Black and Mr. Juarez voting no, Ms. Easton and Mr. Unell absent.
- Mr. Juarez moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Black. MOTION CARRIED 7-0 with Ms. Easton and Mr. Unell absent.

- f. **ACP-22-49 (CD 4)** 4412 Kings Circle North aka Lot 9, Block 4, KINGS OAKS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-14, Page 48, Plat Records of Tarrant County, Texas. Owner: John Allan Conley. Lienholder(s): None. **No one appeared for this case.**

- **This case was heard later in the meeting as no one was in attendance to give testimony.**

#### **XIV. AMENDMENT CASE COMMERCIAL**

- a. **HS-21-164 (CD 2)** 721 NW 28<sup>th</sup> Street (Primary Structure) aka 729 NW 28<sup>th</sup> Street aka BEING THREE TRACTS OF LAND OUT OF LOTS 15, 16 & 17, IN BLOCK 47, OF M.G. ELLIS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGES 18 & 19, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS. Owner: Emad Taq. Lienholder(s): None. **Emad Taq, the owner, appeared for this case.**

- **Mr. Bill Schur (Position 9) left the meeting at 1:28 P.M.**
- Emad Taq described what he has completed in repairing the structure, detailed the remaining areas to be repaired, and asked for an additional ninety (90) days.
- Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request.
- Mr. Black moved to grant an additional ninety (90) days to repair or demolish the structure, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.

#### **XV. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-21-189 (CD 8)** 209 North De Costa Street aka Lot 3, Block 1, J.R. JAMESON SUBDIVISION of part of the L.G. TINSLEY SURVEY and the F. WOOD SURVEY, Tarrant County, Texas, now in the City of Fort Worth, according to plat recorded in Volume 1580, Page 194, Deed Records of Tarrant County, Texas. Owner: Margarita Polanco. Lienholder(s): None. **Margarita Polanco, the owner, appeared for this case.**

- Margarita Polanco testified on what clean up she has been able to do. She asked for an additional ninety (90) days, stated she has had health issues, and has been doing it on her own. She further asked that the penalty be removed as she does not have the money to pay it.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request.
  - Mr. Walker moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$2,150.00, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
  - Mr. Walker moved to grant an additional ninety (90) days to abate the nuisance, second by Mr. Juarez. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
- b. **ACP-21-218 (CD 9)** 3509 Laughton Street aka Situated in Tarrant County, Texas, and being Lot 3, Block 1 of WILLIE AND DENHAM ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 791, pg. 218, Deed Records, Tarrant County, Texas. Owner(s): Baldamar Ramon and wife, Stella Ramon. Lienholder(s): None. **Baldamar Ramon, the owner, appeared for this case.**
- Baldamar Ramon testified that the property has been cleaned and asked the Commission to remove the previously assessed Administrative Civil Penalty of \$4,500.00
  - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request as City staff confirmed the nuisance has been abated.
  - Mr. Juarez moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
- c. **ACP-22-09 (CD 2)** 4405 Poinsetta Drive aka Lot 14, Block 6, BROOKSIDE ANNEX, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Darwin Ray Milligan. Lienholder(s): None. Darwin Ray Milligan, the owner, and Wanda McCarthy, an interested party, appeared for this case.
- Darwin Milligan testified that the property has been cleaned and asked the Commission to remove the previously assessed Administrative Civil Penalty of \$1,750.00.
  - Wanda McCarthy stated that the property had been cleaned.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request as City staff confirmed the nuisance has been abated.
  - Mr. Lindsay moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$1,750.00, second by Mr. Black. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
- d. **ACP-22-12 (CD 6)** 3620 Kimberly Lane aka Lot 6, Block 69 of WEDGWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Stephen Kent Weatherly. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**

**BREAK 2:10 P.M.---2:21 P.M.**

#### **XVI. CONTINUED AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-21-187 (CD 2)** 1311 Grand Avenue aka Being Lots 6, block 133H and Lot 19, Block 133 ½ North fort worth Addition, an Addition to the City of Everman, Tarrant County, Texas, according to the plat thereof recorded in the Plat Records of Tarrant County, Texas, aka Lots 6 and 19, Block 133 ½, of NORTH FORT WORTH Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded thereof recorded in Volume 106, Page 91, of the Plat Records of Tarrant County, Texas. Owner: Shannon Pulido. Lienholder(s): None. **Shannon Pulido Jr., the owner appeared for this case.**
- Executive Secretary Annette Sefick read into record that the case was continued from the December 6, 2021 Building Standards Commission meeting because the pictures and testimony provided by the owner conflicted with City's presentation.
  - Shannon Pulido Jr. testified that the property is almost clean and asked for more time and to have the previously assessed Administrative Civil Penalty of \$8,800.00 removed.

- Officer Hurtado testified that he inspected the property the day after the December 6, 2021 hearing on December 7, 2021 and those pictures as well as the current pictures were being shown in the Power Point. He confirmed his testimony from December 6, 2021. He further stated that little progress has been made and that more items have been accumulated.
- Mr. Black asked Mr. Pulido if he had pictures from that December 7, 2021 inspection and replied that he did not, but did have the pictures he presented previously and some from the weekend prior to this hearing and those were shown to the Commission.
- Assistant City Attorney Siang L. Sang stated the City was opposed to the amendment request as City staff confirmed the testimony from the December 6, 2021 hearing detailing progress made, and the nuisance has still not been abated and it has been six more weeks.
- Mr. Kerpoe moved to deny the amendment request, second by Mr. Black. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.

**CHAIRMAN CLARK ANNOUNCED THE COMMISSION WILL GO IN ORDER OF THE AGENDA AND NOW HEAR CASES THAT NO CITIZENS HAVE APPEARED TO GIVE TESTIMONY**

**XVII. NEW CASES RESIDENTIAL**

- a. **HS-22-34 (CD 7)** 5120 Crestline Road (Primary Structure) aka 5120 CRESTLINE ROAD, FORT WORTH, TEXAS 76107 MORE COMMONLY KNOWN AS BEING LOT B, REVISION OF LOT 10, BLOCK 1, NORTHCREST ADDITION AND LOTS 17, 18, 19, 20 AND PART OF LOT 16, BLOCK C CHAMBERLAIN ARLINGTON HEIGHTS FIRST FILING, ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-J, PAGE 51, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Crestline Trust c/o Trustee-Merie Yazbek. Lienholder(s): Znotes, LP, John Botts, and Westside Builders. **None one appeared for this case.**
  - Executive Secretary Annette Sefcik testified that she had received a fax from the owner prior to the hearing that was not included in the evidence packet. She read the fax into record and it stated that the owner would like the case continued and asked for time to make repairs.
  - Assistant City Attorney Christopher Austria stated the Commission would first have to vote on whether this was a continuance request, then vote on whether to continue the case.
  - Mr. Lindsay moved to vote that the fax read into record was a continuance request, second by Mr. Black. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
  - Assistant City Attorney Siang L. Sang stated the City is opposed to a continuance request.
  - Mr. Black moved to deny the continuance request, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
  - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Walker moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
  - Mr. Walker moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Unell and Mr. Schur absent.
- b. **HS-22-41 (CD 5)** 5120 Elgin Street (Primary Structure) aka ACCT. NO. 01829106; LOT 16, BLOCK 2, OUT OF THE FW MURPHY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 12169, PAGE 1074, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: A New Home 4 U Inc. Lienholder(s): None. **No one appeared for this case.**
  - **Mr. Pedro Juarez (Position 9) left the meeting at 3.27 P.M**
  - Executive Secretary Annette Sefcik stated that there is a continuance request in the evidence packet from the owner to hear this case at the March 18, 2022 hearing.
  - Assistant City Attorney Siang L. Sang stated the City is unopposed to a continuance request.
  - Mr. Kerpoe moved to continue this case to the March 28, 2022 hearing, second by Mr. Lindsay.
  - After discussion, Mr. Black moved for a substitute motion to continue this case to the February 28, 2022 hearing, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.

## **XVIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-45 (CD 2)** 3319 NW 30<sup>th</sup> Street aka Lot 10, Block 215 ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 2009, Page 124, of the Deed Records of Tarrant County, Texas. Owner(s): Jerry Pack and Peggy Pack Estates. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to not assess an Administrative Civil Penalty to the owner at this time, and order the owner to abate the nuisance within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Lindsay moved not to assess an Administrative Civil Penalty to the owner at this time, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.
  - Mr. Lindsay moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.
- b. **ACP-22-46 (CD 5)** 920 Duff Court aka Lot, tract or parcel of land described as follows: Lot 3-3B-R, Block B, Grand Vista Heights Addition to the City of Fort Worth, Tarrant County, Texas, otherwise known as 920 Duff Court Fort Worth, Texas 76112. Owner: Sandra Annette Howell. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to not assess an Administrative Civil Penalty to the owner at this time, and order the owner to abate the nuisance within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Kerpoe moved not to assess an Administrative Civil Penalty to the owner at this time, second by Mr. Black. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.
  - Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.
- c. **ACP-22-49 (CD 4)** 4412 Kings Circle North aka Lot 9, Block 4, KINGS OAKS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-14, Page 48, Plat Records of Tarrant County, Texas. Owner: John Allan Conley. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$500.00 per day for forty five (45) days for a total of \$22,500.00, and order the owner to abate the nuisance within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Black moved not to assess an Administrative Civil Penalty to the owner of \$500.00 per day for forty five (45) days for a total of \$22,500.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.
  - Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur, and Mr. Juarez absent.

## **XIX. AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL**

- a. **ACP-22-12 (CD 6)** 3620 Kimberly Lane aka Lot 6, Block 69 of WEDGWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Stephen Kent Weatherly. Lienholder(s): None. **No one appeared for this case.**
- Executive Secretary Annette Sefcik testified that the owner, Stephen Kent Weatherly, called right before the meeting began and stated he could not attend because he will sick. He further stated that the Officer said he was all cleaned, that he does not need additional time, and just wants the previously assessed Administrative Civil Penalty of \$4,500 removed.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request as City staff confirmed the nuisance has been abated.
  - Mr. Walker moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Unell, Mr. Schur and Mr. Juarez absent.

**XX. EXECUTIVE SESSION**

- No session was conducted.

**XXI. ADJOURNMENT**

- Mr. Lindsay moved to adjourn the meeting, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Ms. Easton, Mr. Unell, Mr. Schur and Mr. Juarez absent.
- **Meeting adjourned at 3:56 P.M.**



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, FEBRUARY 28, 2022  
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. Call to Order**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
James Walker (Position 8)

**II. Review of previous month's minutes**

- a. Discussion or questions pertaining to the January 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. Request for future agenda items**

- a. Any requests by Commissioners

**V. Adjournment**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, FEBRUARY 28, 2022  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
James Walker (Position 8)

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM JANUARY 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-22-39 (CD 5)** 3744 Griggs Avenue (Primary Structure) aka Lot 4, Block 22, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 388-T, Page 37, of the Deed Records of Tarrant County, Texas. Owner: Delores Alexander. Lienholder(s): None.
- b. **HS-22-40 (CD 9)** 3132 St. Louis Avenue (Primary Structure and 14 Accessory Structures) aka Lot 19R, Block 34, of RYAN AND PRUITT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 17, of the Plat Records of Tarrant County, Texas. Owner(s): Candido Santillan and wife, Flora Santillan. Lienholder(s): None.
- c. **HS-22-57 (CD 5)** 5424 Sun Valley Drive (Primary Structure) aka West ½ of Lot 4, Block 9, of SUN VALLEY ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-V, Page 92, of the Plat Records of Tarrant County, Texas. Owner: CM Jackson Enterprises LLC. Lienholder(s): None.
- d. **HS-22-58 (CD 9)** 809 Sharondale Street (Primary Structure) aka BEING LOT 20, BLOCK 12 OF GREENBRIAR, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-R, PAGE 58, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Kenneth D. Heath. Lienholder(s): None.
- e. **HS-22-59 (CD 7)** 2821 NW 25th Street (Primary Structure) aka Lot 11, Block 127, ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 204, Page 75, Plat Records of Tarrant County, Texas. Owner(s): Johnny Castillo and Michelle Castillo. Lienholder: GNC Management LLC c/o Trustee-William C. Shaddock.
- f. **HS-22-60 (CD 5)** 313 Clairemont Avenue (Accessory Structure Only) aka Lot 7, Block 6, TURNER'S SUBDIVISION OF BEACON HILL ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 49, Deed Records of Tarrant County, Texas. Owner: Terry W. Gibbons. Lienholder(s): None.
- g. **HS-22-61 (CD 8)** 4903 Wichita Street (Primary Structure and Accessory Structure) aka BEING Lot 12, Block 27, Glen Park Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-0, Page 167, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being Lot 9, Block 28, Glen Park Addition, according to the Plat thereof recorded in Volume 388-V, Page 110 (P.R.T.C.T.) situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 1 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 2: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 2 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 3: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 3 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.). Owner: Gospel Properties, LLC. Lienholder: Happy State Bank c/o Trustee-PLA Services.

**X. CONTINUED NEW CASE RESIDENTIAL**

- a. **HS-22-41 (CD 5)** 5120 Elgin Street (Primary Structure) aka ACCT. NO. 01829106; LOT 16, BLOCK 2, OUT OF THE FW MURPHY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 12169, PAGE 1074, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: A New Home 4 U Inc. Lienholder(s): None.

**XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-10 (CD 8)** 3744 East 1<sup>st</sup> Street aka Being a part of the B.E. WALLER SURVEY, Abstract No. 1659, Tract 4B, in the City of Fort Worth, Tarrant County, Texas, described as follows: BEGINNING 80 feet West of the Northeast corner of said survey at a point in the South line of East First Street; THENCE West 100 feet



along the South line of East First Street; THENCE South 140 feet; THENCE North 140 feet to the South line of East First Street to the PLACE OF THE BEGINNING. Owner: J. Chandler Sheppard. Lienholder: Tarrant County Bail bond Board of Tarrant County, Texas c/o Tarrant County Sheriff's Department.

- b. **ACP-22-62 (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(s): Countrywide Bank, FSB c/o Tommy Bastian and Mortgage Electronic Registration Systems, Inc.
- c. **ACP-22-63 (CD 2)** 1315 North Commerce Street aka Lot Number Seventeen (17), Block Number Fifty-One (51), NORTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas, known as 1315 North Commerce Street. Owner(s): Mario Rivera and wife, Margie Rivera. Lienholder(s): None.
- d. **ACP-22-64 (CD 8)** 920 East Davis Avenue aka Lot Six (6) in Block Twenty-Nine (29) of HYDE PARK Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records of Tarrant County, Texas. Owner(s): Thomas Earl Thornton and mother, Margie Thornton. Lienholder(s): None.
- e. **ACP-22-65 (CD 5)** 3122 Avenue M aka BEING LOT 3, IN BLOCK 121, OF PLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEROF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS. Owner: Landon W. Austin. Lienholder: Wells Fargo Bank.
- f. **ACP-22-66 (CD 5)** 5564 Burton Avenue aka Lot 17, Block 2, Parkside Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in the Deed Records of Tarrant County. More Commonly known as 5564 Burton Street, Fort Worth, Texas, 76119. Owner: Eddie Stegger. Lienholder(s): None.
- g. **ACP-22-67 (CD 9)** 4416 Rector Avenue aka Lot 21, Block 29, KELLIS PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 399, Plat Records, Tarrant County, Texas. Owner: Jerry Dee Rogers. Lienholder: None.

## **XII. AMENDMENT CASES RESIDENTIAL**

- a. **HS-22-04 (CD 8)** 608 Colvin Avenue (Primary Structure) aka LOT 9, BLOCK 1, WEST MORNINGSIDE TO BE AN ADDITION TO FORT WORTH, TEXAS, ACCORDING TO PLAT AND DEDICATION RECORDED IN VOLUME 881, PAGE 541, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Miguel Nava. Lienholder: Judith O. Smith Mortgage Group, Inc.

## **XIII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-21-151 (CD 3)** 5612 Blackmore Avenue aka Lots 33 and 34, in Block NINETY SEVEN (97) of the CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas. Owner: Richard A. Young. Lienholder(s): None.
- b. **ACP-22-27 (CD 8)** 3005 Strong Avenue aka BEING LOT 13 AND THE WEST ½ OF LOT 12 IN BLOCK 10 OF BURCH HILL ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 144 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ana Maria Chacon. Lienholder(s): None.
- c. **ACP-22-28 (CD 2)** 2116 Salisbury Avenue aka Lots 8 and 9, Block 26, Diamond Hill Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Ortensia Rodriguez. Lienholder: W .M. Fitch Jr. aka William M. Fitch Jr.
- d. **ACP-22-29 (CD 8)** 1443 East Jefferson Avenue aka Lot 22, Block 58, of Highland Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas. Owner: Norma Rodriguez. Lienholder(s): None.

## **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.

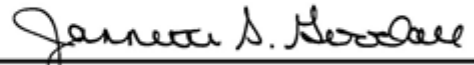
## **XV. ADJOURNMENT**

**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](mailto: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.

**ASISTENCIA 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](mailto: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.

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Building Standards Commission may be attending remotely in compliance with the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Tuesday, February 15, 2022 at 11:30 a.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

# **MINUTES**

## **AGENDA BUILDING STANDARDS COMMISSION FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, FEBRUARY 28, 2022 CITY COUNCIL CONFERENCE ROOM 290, CITY HALL 200 TEXAS STREET, FORT WORTH, TEXAS 76102**

### **I. Call to Order: Pre-Meeting started at 9:04 A.M.**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
James Walker (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Mr. Brian Black (Position 4), Mr. Paul Kerpoe (Position 5), Mr. Michael Unell (Position 6), and Mr. James Walker (Position 8).
- Mr. Bill Schur (Position 7) notified the City that he was going to miss the Pre-Meeting, but would be in attendance for the Regular meeting.
- Ms. Kimberly Easton (Position 2), Mr. Paul Clark (Position 6), and Mr. Pedro Juarez (Position 9) notified the City that they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Ty Kitchens (Supervisor), Boyd Oomging (Acting Supervisor), Annette Sefcik (Executive Secretary), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

### **II. Review of previous month's minutes**

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

- As Mr. Paul Clark (Chairman) is absent, Mr. Brian Black (Vice-Chairman) will be presiding over today's hearing.
- Mr. Lindsay nominated Mr. Unell as Acting Vice-Chairman for today's hearing, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Schur, and Mr. Juarez absent.
- No discussion pertaining to the January 24, 2022 meeting.
- No changes submitted for the January 24, 2022 Minutes.

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

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

- Asst. Code Director Shannon Elder announced that today's hearing would need to be adjourned by 5:30 P.M. today as Council Chambers was need for another meeting.
- Assistant City Attorney Christopher Austria stated that any cases not heard at that time would be continued to the March hearing.
- Mr. Walker stated that he needed to leave the hearing today by 2 P.M. as he had a work obligation that could not be moved.
- Mr. Black confirmed that he would run the agenda the way Mr. Clark does, in order of the agenda, but hearing cases where citizens are present to testify first and stated that it is now in the script ready by the Executive Secretary.
- Mr. Lindsay asked which cases were being withdrawn and the Executive Secretary Annette Sefcik listed the cases for the Commissioners to mark on their agendas.

#### **IV. Request for future agenda items**

##### **a. Any requests by Commissioners**

- No requests were submitted.

#### **V. Adjournment**

- Mr. Unell moved to adjourn Pre-Meeting, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Schur, and Mr. Juarez absent.
- **Pre-Meeting adjourned at 9:07 A.M.**
- **Mr. Bill Schur (Position 7) arrived at the meeting 9:20 A.M.**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, FEBRUARY 28, 2022  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

#### **I. CALL TO ORDER: THE REGULAR MEETING STARTED AT 9:32 A.M.**

Joshua Lindsay (Position 1)  
Paul Clark-Chairman (Position 3)  
Paul Kerpoe (Position 5)  
Bill Schur (Position 7)  
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)  
Brian Black-Vice Chairman (Position 4)  
Michael Unell (Position 6)  
James Walker (Position 8)

- The following Commissioners were present at 9:30 A.M.: Mr. Joshua Lindsay (Position 1), Mr. Brian Black (Position 4), Mr. Paul Kerpoe (Position 5), Mr. Michael Unell (Position 6), Mr. Bill Schur (Position 7), and Mr. James Walker (Position 8).
- Ms. Kimberly Easton (Position 2), Mr. Paul Clark (Position 6), and Mr. Pedro Juarez (Position 9) notified the City that they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent,) Kenneth Young (Acting Superintendent), Ty Kitchens (Supervisor), Boyd Oomging (Acting Supervisor), Manny Ramirez (Senior Officer), Andrea Alexander (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), Bill Jones (Officer), Alma Molina (Officer), Diana Navarro-Cruz (Officer), Tiffany Taylor (Officer), Marilynn Turner-Mims (Officer), Annette Sefcik (Executive Secretary), Belinda Burns and Thomas Gonzales (Title Investigators), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Christopher Austria and Siang L. Sang (Assistant City Attorneys).

#### **II. PLEDGE OF ALLEGIANCE**

- Pledge of Allegiance.

#### **III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM JANUARY 24, 2022**

- Mr. Kerpoe moved to accept the January 24, 2022 minutes, second by Mr. Unell. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.

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

- Assistant City Attorney Siang L. Sang presented the Evidence Packet to the Executive Secretary Annette Sefcik.

#### **V. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

- Judith Scott will be sworn in once she has arrived for today's meeting.

**VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

- All citizens and staff to give testimony were sworn in.

**VII. CASES TO WITHDRAW FROM TODAY'S AGENDA**

- **Withdraw-New Case Residential:** HS-22-57---5424 Sun Valley Drive (Primary Structure); **Administrative Civil Penalty Cases Residential:** ACP-22-62---5333 Carver Drive, ACP-22-63---1315 North Commerce Street.
- Mr. Kerpoe moved to grant the City's request to withdraw the 3 cases read into record, second by Mr. Unell. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.

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

**ACTING CHAIRMAN BLACK ANNOUNCED THE COMMISSION WILL GO IN ORDER ON THE AGENDA AND HEAR CASES THAT HAVE CITIZENS IN ATTENDANCE TO GIVE TESTIMONY**

**IX. NEW CASES RESIDENTIAL**

- a. **HS-22-39 (CD 5)** 3744 Griggs Avenue (Primary Structure) aka Lot 4, Block 22, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 388-T, Page 37, of the Deed Records of Tarrant County, Texas. Owner: Delores Alexander. Lienholder(s): None. **Roy Mateen and Mary Cade, heirs, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Roy Mateen stated that time was needed to get with heirs to determine the costs to repair or if it would be better to sell the property and presented some information showing the costs to repair. Mr. Mateen stated he did not have the funds to do it by himself to do either and that is why he wants to get with the rest of the heirs to determine what to do.
  - Mary Cade asked for ninety (90) days.
  - Roy Mateen asked for ninety (90) days.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed to ninety (90) days.
  - Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.
  - Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Unell. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.
- b. **HS-22-40 (CD 9)** 3132 St. Louis Avenue (Primary Structure and 14 Accessory Structures) aka Lot 19R, Block 34, of RYAN AND PRUITT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 17, of the Plat Records of Tarrant County, Texas. Owner(s): Candido Santillan and wife, Flora Santillan. Lienholder(s): None. **Juan Santillan, an heir, appeared for this case.**
- Staff presented the recommendation to declare the structures substandard and hazardous and to order the owner to repair or demolish the structures within thirty (30) days.
  - Juan Santillan stated he is working on the property to repair what he can and provided evidence for the Commission to review. He stated that he needs to maximum amount of time that can be given as he has to go through the probate process because there are heirs who are not helping with the work
  - Mr. Santillan asked for ninety (90) days.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed to ninety (90) days.
  - Mr. Unell moved to declare the structures substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.

- Mr. Unell moved that the owner be ordered to repair or demolish the structures within ninety (90) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.
- c. **HS-22-58 (CD 9)** 809 Sharondale Street (Primary Structure) aka BEING LOT 20, BLOCK 12 OF GREENBRIAR, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-R, PAGE 58, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Kenneth D. Heath. Lienholder(s): None. **Curtis Heath, an agent for the owner, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Curtis Heath provided a POA and stated he is the son of the owner. He further stated that he and his father were estranged until his father became ill and this has fallen in his lap. Mr. Heath stated that he intends to sell the property as he does not have the funds to repair it and asked for ninety (90) days to sell the property.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Schur. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.
  - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Schur. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.
- d. **HS-22-59 (CD 7)** 2821 NW 25th Street (Primary Structure) aka Lot 11, Block 127, ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 204, Page 75, Plat Records of Tarrant County, Texas. Owner(s): Johnny Castillo and Michelle Castillo. Lienholder: GNC Management LLC c/o Trustee-William C. Shaddock. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**
- e. **HS-22-60 (CD 5)** 313 Clairemont Avenue (Accessory Structure Only) aka Lot 7, Block 6, TURNER'S SUBDIVISION OF BEACON HILL ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 49, Deed Records of Tarrant County, Texas. Owner: Terry W. Gibbons. Lienholder(s): None. **Julie Rosenthal, an agent for the owner, appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Julie Rosenthal provided a POA, stated she is the daughter of the owner, and asked to continue this case to the March hearing as she has just become aware of this issue.
  - Assistant City Attorney Siang L. Sang stated the City was opposed and further stated that since there is an agent for the owner in attendance, the case should proceed.
  - Mr. Schur moved to deny the continuance request, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.
  - Staff restated the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Julie Rosenthal testified that because she has just become aware of the issue she would like ninety (90) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Schur moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.
  - Mr. Schur moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-1 with Mr. Lindsay, Mr. Black, Mr. Kerpoe, Mr. Schur, and Mr. Walker voting yes, Mr. Schur voting no, and Ms. Easton, Mr. Clark, and Mr. Juarez absent.
- f. **HS-22-61 (CD 8)** 4903 Wichita Street (Primary Structure and Accessory Structure) aka BEING Lot 12, Block 27, Glen Park Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-0, Page 167, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being

Lot 9, Block 28, Glen Park Addition, according to the Plat thereof recorded in Volume 388-V, Page 110 (P.R.T.C.T.) situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 1 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 2: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 2 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.), TRACT 3: BEING a tract of land situated in the Mary Horn Survey, Abstract No. 691 and the W.M. Hicks Survey, Abstract No. 694, Tarrant County, Texas, and being described as Tract 3 in deed to James Skeen and Nancy Skeen, recorded under instrument No. D200185496 Deed Records, Tarrant County, Texas (D.R.T.C.T.). Owner: Gospel Properties, LLC. Lienholder: Happy State Bank c/o Trustee-PLA Services. **Sebastian Caycedo, the owner, appeared for this case.**

- Staff presented the recommendation to declare the primary structure substandard and the accessory structure substandard and hazardous and to order the owner to repair the primary structure and repair or demolish the accessory structure within thirty (30) days.
- Sebastian Caycedo testified that his intention is to repair the primary structure, demolish the accessory structure, and he did not see an issue with having both done within thirty (30) days.
- Assistant City Attorney Siang L. Sang restated the staff recommendation.
- Mr. Walker moved to declare the primary structure substandard, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.
- Mr. Walker moved that the owner be ordered to repair the primary structure within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.
- Mr. Walker moved to declare the accessory structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.
- Mr. Walker moved that the owner be ordered to repair or demolish the accessory structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.

#### **X. CONTINUED NEW CASE RESIDENTIAL**

- HS-22-41 (CD 5)** 5120 Elgin Street (Primary Structure) aka ACCT. NO. 01829106; LOT 16, BLOCK 2, OUT OF THE FW MURPHY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 12169, PAGE 1074, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: A New Home 4 U Inc. Lienholder(s): None. **No one appeared for this case.**

- **This case was heard later in the meeting as no one was in attendance to give testimony.**

#### **LUNCH BREAK 11:31 A.M.---12:46 P.M.**

- **Lunch Session started at 12:06 P.M.**
- Assistant City Attorney Christopher Austria stated that in regards to ownership, it does not necessary effect what can be done by the City in regard to the order. Meaning, the order could be executed by the city, but there may be restrictions such as obtaining a loan for repairs or selling the property, on an heir during the process, and should not deter the Commission from making a motion for the orders.
- Mr. Schur stated that in the cases of a deceased owner he tries to be mindful of that, and often makes his decision based on their testimony of the intentions of the person giving testimony.
- Mr. Lindsay stated that he will consider that as well as evidence by the neighbors.
- Mr. Unell wanted clarification about Commissioners "giving testimony" and wants to know the best way to communicate to an owner that they understand what is being asked of them. Mr. Austria replied that as long as it is asked as a question it would be fine, but rather than explaining it should they not understand, try to ask what specific things were they not clear on, and direct them to ask specific questions to the Code Officer.
- Mr. Kerpoe moved to adjourn the lunch session, second by Mr. Walker. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent
- **Lunch session adjourned at 12:21 P.M.**

**THE INTERPRETER WAS SWORN IN AS WELL AS CITIZENS/STAFF WHO WERE NOT  
PRESENT AT THE START OF THE HEARING**

**XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-10 (CD 8)** 3744 East 1<sup>st</sup> Street aka Being a part of the B.E. WALLER SURVEY, Abstract No. 1659, Tract 4B, in the City of Fort Worth, Tarrant County, Texas, described as follows: BEGINNING 80 feet West of the Northeast corner of said survey at a point in the South line of East First Street; THENCE West 100 feet along the South line of East First Street; THENCE South 140 feet; THENCE North 140 feet to the South line of East First Street to the PLACE OF THE BEGINNING. Owner: J. Chandler Sheppard. Lienholder: Tarrant County Bail bond Board of Tarrant County, Texas c/o Tarrant County Sherriff's Department. **Eric Sheppard and Danaea Anderson, interested parties and grandchildren of the owner, appeared for this case. Danaea Anderson did not give testimony as she left before the case was called.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, and order the owner to abate the nuisance within thirty (30) days.
  - Eric Sheppard testified that his grandmother was the owner of the property, that the property has been cleaned, and asked to dismiss the case. Mr. Sheppard provided pictures for the Commission to review
  - Officer Hurtado testified that the nuisance has not been completely abated, and the power point was showing that in the pictures from the City.
  - Mr. Sheppard stated he thought he was finished with the clean-up and asked to have the Officer meet him on the property to point out what was left. He then stated that anything that was left would be removed with the thirty (30) days the City was requesting, but asked for no penalty.
  - Matthew Brown stated that he was trying to work with Mr. Jones to determine if the property is his to sell as he is wanting to buy it.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent.
  - Mr. Kerpoe moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Lindsay.
  - Mr. Unell moved for a substitute motion to assess an Administrative Civil Penalty to the owner of \$50.00 per day for forty five (45) days for a total of \$2,250.00, second by Mr. Schur. MOTION CARRIED 4-2 with Mr. Lindsay, Mr. Black, Mr. Unell, and Mr. Schur voting yes, Mr. Kerpoe and Mr. Walker voting no, and Ms. Easton, Mr. Clark, and Mr. Juarez absent.
- b. **ACP-22-64 (CD 8)** 920 East Davis Avenue aka Lot Six (6) in Block Twenty-Nine (29) of HYDE PARK Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records of Tarrant County, Texas. Owner(s): Thomas Earl Thornton and mother, Margie Thornton. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**
- c. **ACP-22-65 (CD 5)** 3122 Avenue M aka BEING LOT 3, IN BLOCK 121, OF PLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEROF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS. Owner: Landon W. Austin. Lienholder: Wells Fargo Bank. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**
- d. **ACP-22-66 (CD 5)** 5564 Burton Avenue aka Lot 17, Block 2, Parkside Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in the Deed Records of Tarrant County. More Commonly known as 5564 Burton Street, Fort Worth, Texas, 76119. Owner: Eddie Stegger. Lienholder(s): None. **No one appeared for this case.**
- **This case was heard later in the meeting as no one was in attendance to give testimony.**



- e. **ACP-22-67 (CD 9)** 4416 Rector Avenue aka Lot 21, Block 29, KELLIS PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 399, Plat Records, Tarrant County, Texas. Owner: Jerry Dee Rogers. Lienholder: None. **No one appeared for this case.**

- **This case was heard later in the meeting as no one was in attendance to give testimony.**

## **XII. AMENDMENT CASES RESIDENTIAL**

- a. **HS-22-04 (CD 8)** 608 Colvin Avenue (Primary Structure) aka LOT 9, BLOCK 1, WEST MORNINGSIDE TO BE AN ADDITION TO FORT WORTH, TEXAS, ACCORDING TO PLAT AND DEDICATION RECORDED IN VOLUME 881, PAGE 541, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Miguel Nava. Lienholder: Judith O. Smith Mortgage Group, Inc. **Johnny Nava, an agent for the owner, appeared for this case. Johnny Nava did not give testimony as he left before the case was called.**

- Superintendent Oscar Reyes testified that Johnny Nava left the meeting for a doctor's appointment for his father, the owner. Mr. Reyes stated he spoke with Mr. Nava prior to him leaving and let him know that City was unopposed to an additional ninety (90) days as he is repairing the structure and has made good progress.
- Assistant City Attorney Siang L. Sang restated the City was unopposed the amendment request.
- Mr. Schur moved to grant an additional ninety (90) days to repair or demolish the structure, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark and Mr. Juarez absent.

## **XIII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-21-151 (CD 3)** 5612 Blackmore Avenue aka Lots 33 and 34, in Block NINETY SEVEN (97) of the CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas. Owner: Richard A. Young. Lienholder(s): None. **DeAnne Young, an agent for the owner, appeared for this case.**

- DeAnne Young provided a POA, stated that once her father became ill she moved to Texas from Georgia, and once she was made aware of what needed to be done, she has been working to clean-up the property.
- Ms. Young further testified that she started a new job, has been caring for her father, and working on the property. She asked that the penalty of \$2,200.00 be reduced or removed and asked for an additional ninety (90) days to finish.
- Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request.
- Mr. Lindsay moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$2,200.00, second by Mr. Schur. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark and Mr. Juarez absent.
- Mr. Lindsay moved to grant an additional ninety (90) days to abate the nuisance, second by Mr. Schur. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark and Mr. Juarez absent.

- b. **ACP-22-27 (CD 8)** 3005 Strong Avenue aka BEING LOT 13 AND THE WEST ½ OF LOT 12 IN BLOCK 10 OF BURCH HILL ADDITION, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 144 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ana Maria Chacon. Lienholder(s): None. **Ana Chacon, the owner, appeared for this case. Ana Chacon participated in today's hearing with the assistance of the interpreter.**

- Ana Chacon asked that the penalty of \$2,250.00 be reduced or removed and asked for an additional ninety (90) days to finish. Ms. Chacon stated that her health issues are making the clean-up take longer than anticipated but she has made progress.
- Officer Hurtado conformed that some progress has been made, but that with the owner's health issues and amount of accumulation still remaining the City is opposed to granting additional time.
- Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request for a reduction or removal of the penalty the restated that City was opposed to additional time.

- Mr. Schur moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$2,200.00, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark and Mr. Juarez absent.
  - Mr. Schur moved to deny the amendment request for an additional ninety (90) days to abate the nuisance, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark and Mr. Juarez absent.
  - **Mr. James Walker (Position 8) left the meeting at 1:47 P.M.**
- c. **ACP-22-28 (CD 2)** 2116 Salisbury Avenue aka Lots 8 and 9, Block 26, Diamond Hill Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Ortensia Rodriguez. Lienholder: W .M. Fitch Jr. aka William M. Fitch Jr. **Ortensia Rodriguez, the owner, appeared for this case. Ana Chacon participated in today's hearing with the assistance of the interpreter.**
- Ortensia Rodriguez, the owner asked that the penalty of \$4,500.00 be removed as she has cleaned the property.
  - Assistant City Attorney Siang L. Sang stated the City was unopposed the amendment request for the removal of the penalty as the City confirms the nuisance has been abated.
  - Mr. Kerpoe moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.
  - No additional time was requested or granted as the nuisance has been abated.
- d. **ACP-22-29 (CD 8)** 1443 East Jefferson Avenue aka Lot 22, Block 58, of Highland Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas. Owner: Norma Rodriguez. Lienholder(s): None. **Janet Casio, an agent for the owner, appeared for this case. Janet Casio did not give testimony as she left before the case was called.**
- Supervisor Ty Kitchens testified that Janet Casio has to leave to pick up her children from school. Mr. Kitchens stated he spoke with Ms. Casio prior to her leaving and let her know that City was unopposed to her request to remove the \$4,500.00 penalty and be granted an additional thirty (30) days as the nuisance was 95% abated.
  - Mr. Kerpoe moved to grant the amendment request to remove the previously assessed Administrative Civil Penalty of \$4,500.00, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.
  - Mr. Kerpoe moved to grant the amendment request for an additional thirty (30) days to abate the nuisance, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker and Mr. Juarez absent.

**BREAK 1:55 P.M.---2:05 P.M**

**ACTING CHAIRMAN BLACK ANNOUNCED THE COMMISSION WILL NOW GO IN ORDER ON THE AGENDA AND HEAR CASES WHERE THERE ARE NO CITIZENS IN ATTENDANCE TO GIVE TESIMONY**

#### **XIV. NEW CASES RESIDENTIAL**

- a. **HS-22-59 (CD 7)** 2821 NW 25th Street (Primary Structure) aka Lot 11, Block 127, ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 204, Page 75, Plat Records of Tarrant County, Texas. Owner(s): Johnny Castillo and Michelle Castillo. Lienholder: GNC Management LLC c/o Trustee-William C. Shaddock. **No one appeared for this case.**
- Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.

- Mr. Unell moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.

#### **XV. CONTINUED NEW CASE RESIDENTIAL**

- a. **HS-22-41 (CD 5)** 5120 Elgin Street (Primary Structure) aka ACCT. NO. 01829106; LOT 16, BLOCK 2, OUT OF THE FW MURPHY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 12169, PAGE 1074, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: A New Home 4 U Inc. Lienholder(s): None. **No one appeared for this case.**
- Executive Secretary Annette Sefcik read into record an email from the owner asking to continue this case to the March hearing.
  - Assistant City Attorney Siang L. Sang stated this case has already been granted a continuance from the January hearing and the City is opposed to another continuance.
  - Mr. Kerpoe moved to deny the request for a continuance, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.
  - Staff presented the recommendation to declare the structure substandard and hazardous and to order the owner to repair or demolish the structure within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Schur. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.
  - Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Schur. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.

#### **XVI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-22-64 (CD 8)** 920 East Davis Avenue aka Lot Six (6) in Block Twenty-Nine (29) of HYDE PARK Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records of Tarrant County, Texas. Owner(s): Thomas Earl Thornton and mother, Margie Thornton. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, and order the owner to abate the nuisance within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Lindsay moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.
  - Mr. Lindsay moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.
- b. **ACP-22-65 (CD 5)** 3122 Avenue M aka BEING LOT 3, IN BLOCK 121, OF PLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEROF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS. Owner: Landon W. Austin. Lienholder: Wells Fargo Bank. **No one appeared for this case.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, and order the owner to abate the nuisance within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Schur moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.

- Mr. Schur moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 6-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.
- c. **ACP-22-66 (CD 5)** 5564 Burton Avenue aka Lot 17, Block 2, Parkside Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in the Deed Records of Tarrant County. More Commonly known as 5564 Burton Street, Fort Worth, Texas, 76119. Owner: Eddie Stegger. Lienholder(s): None. **No one appeared for this case.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, and order the owner to abate the nuisance within thirty (30) days.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Kerpoe moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.
  - Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent
- d. **ACP-22-67 (CD 9)** 4416 Rector Avenue aka Lot 21, Block 29, KELLIS PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 399, Plat Records, Tarrant County, Texas. Owner: Jerry Dee Rogers. Lienholder: None. **No one appeared for this case.**
- Staff presented the recommendation to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty five (45) days for a total of \$9,000.00, and order the owner to abate the nuisance within thirty (30) days as this is the second time this property and owner have been before the Building Standards Commission.
  - Assistant City Attorney Siang L. Sang restated the staff recommendation.
  - Mr. Unell moved to assess an Administrative Civil Penalty to the owner of \$200.00 per day for forty five (45) days for a total of \$9,000.00, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.
  - Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, and Mr. Juarez absent. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.

## **XVII. EXECUTIVE SESSION**

- No session was conducted.

## **XVIII. ADJOURNMENT**

- Mr. Kerpoe moved to adjourn the meeting, second by Mr. Unell. MOTION CARRIED 5-0 with Ms. Easton, Mr. Clark, Mr. Walker, and Mr. Juarez absent.
- **Meeting adjourned at 3:06 P.M.**