



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, APRIL 28, 2025  
PRE-COUNCIL CHAMBERS, CITY HALL  
100 FORT WORTH TRAIL, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

David Castles (District 1)	<b>Vacant</b> (District 2)
Jonathan Lyden (District 3)	Brian Black – Chairman (District 4)
Charles Edmonds (District 5)	Melondy Doddy (District 6)
Stephanie Dike (District 7)	James Walker (District 8)
Tony DiNicola (District 9)	Al Alu – Vice Chairman (District 10)
Stephanie Thompson (District 11)	

**II. REVIEW OF PREVIOUS MONTH’S MINUTES**

- a. Discussion or questions pertaining to the March 24, 2025 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, APRIL 28, 2025  
COUNCIL CHAMBERS, CITY HALL  
100 FORT WORTH TRAIL, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

David Castles (District 1)	<b>Vacant</b> (District 2)
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Stephanie Thompson (District 11)	

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM MARCH 24, 2025**

**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-25-38 (CD 11)** 2705 Vogt St (Primary Structure) aka LOT 2, BLOCK D, SUNSHINE HILL ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 974, PAGE 113, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.  
Owner: Nancy Duran. Lienholder: None.
- b. **HS-25-39 (CD 7)** 4629 Crestline Rd (Primary Structure) aka TRACT 1: Lots 14, 15, and 16, Block 2, CHAMBERLIN ARLINGTON ADDITION First Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 21, Plat Records, Tarrant County, Texas.  
Owner: CLELL G. HARRAL and KATHLEEN B. HARRAL, TRUSTEES OF THE HARRAL MANAGEMENT TRUST. Lienholder: Bank- Fund Staff Federal Credit Union.
- c. **HS-25-40 (CD 7)** 1308 Pheasant Run Trl (Primary Structure) aka LOT 8, BLOCK 46A, LASATER ADDITION, PHASE 2, SECTION 4, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 9930, PLAT RECORDS, TARRANT COUNTY, TEXAS.  
Owner: Valeria Saravia. Lienholder: Boomerang Finance SUB-REIT LLC.
- d. **HS-25-41 (CD 11)** 316 E Drew St (Primary Structure) aka Lot 5, Block 11, J.S. Smith Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204-A, page 118, Deed Records, Tarrant County, Texas.  
Owner: Andrew A. Petty and Jennie Petty. Lienholder: None.
- e. **HS-25-42 (CD 8)** 1324 Limerick Dr (Primary Structure) aka Lot 2, Block 11-R, Highland Hills West, an Addition to the City of Fort Worth, according to the Plat recorded in Volume 388-53, Page 43, Plat Records of Tarrant County, Texas.  
Owner: Phillips Equity Capital, LLC. Lienholder: American National Investors Corp.
- f. **HS-25-44 (CD 9)** 1924 St Louis Ave (Primary Structure) aka Lot 58, Block 14, EMORY COLLEGE SUBDIVISION of the W.P. Patillo Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 106, Page 48, Plat Records, Tarrant County, Texas.  
Owner: DANIEL DE LA VEGA and CID DE LA VEGA. Lienholder: None.
- g. **HS-25-45 (CD 9)** 1924 St Louis Ave (Primary Structure) aka Lot 58, Block 14, EMORY COLLEGE SUBDIVISION of the W.P. Patillo Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 106, Page 48, Plat Records, Tarrant County, Texas.  
Owner: DANIEL DE LA VEGA and CID DE LA VEGA. Lienholder: None.

**X. CONTINUED MULTI-FAMILY**

- a. **HS-25-37 (CD 11)** 5117 N Hampshire Blvd (Primary Structure) aka The South 150 feet of Lot 17 and the South 150 feet of the East 105 feet of Lot 18, Block 1, HARWOOD LITTLE FARMS ADDITION, to

the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 309, Page 49, Plat Records, Tarrant County, Texas.

Owner: PB4 Capital LLC. Lienholder: US Bank National Association, as Trustee for the Registered Holders of JP Morgan Chase Commercial Mortgage Securities Corp, Multifamily Mortgage Pass-Through Certificates, Series 2021-SB93.

#### **XI. ADMINSTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-25-44 (CD 9)** 813 Woodland Ave aka East 50 feet of Lot 15, O.L.V. HEIGHTS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat and Dedication recorded in Volume 1019, Page 473, Plat Records, Tarrant County, Texas.  
Owner: Pablo Valadez, JR. and Marisa Lerma. Lienholder: None.
- b. **ACP-25-45 (CD 9)** 4601 Glacier St aka Lot 6, Block 2, SOUTH WAYSIDE ADDITION to the City of Fort Worth, Tarrant County, Texas according to Plat recorded in Volume 388-L, Page 89, Deed Records of Tarrant County, Texas.  
Owner: Toni A. Martinez. Lienholder: U.S. Department of Housing and Urban Development, ArrowPoint Investments, Inc.
- c. **ACP-25-46 (CD 11)** 3636 Bryan Ave aka WORTH HEIGHTS ADDITION BLOCK 14 LOT 13 to the city of Fort Worth, Tarrant County, Texas according to the Plat recorded in the Deed Records of Tarrant County, Texas.  
Owner: MARIA VICTORIA ORTEGA. Lienholder: None.
- d. **ACP-25-47 (CD 11)** 813 E Dickson St aka LOT 12, BLOCK 7, BREN1MOOR ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 839, PAGE 435, DEED RECORDS, TARRANT COUNTY, TEXAS.  
Owner: FELISITAS CISNEROS. Lienholder: U.S. Bank National Association.
- e. **ACP-25-49 (CD 8)** 1212 Colvin Ave aka Lot FOUR (4) in Block THIRTY-ONE (31) of RYAN'S SOUTHEAST ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388, page 7, Deed Records, Tarrant County, Texas.  
Owner: DORPHUS WOOLRIDGE AND MARY L. WOOLRIDGE. Lienholder: None.
- f. **ACP-25-50 (CD 2)** 4032 Zwolle St aka TRACT 1 LOT A, BLOCK 33 OF SABINE PLACE ADDITION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY A DEED RECORD IN DOCUMENT #D203413020 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, TAX ACCOUNT NUMBER 02633981.  
Owner: Juan Gonzalez. Lienholder: None.
- g. **ACP-25-51 (CD 7)** 6211 Shadydell Dr aka Lot 21, Block 7-R, JENKINS HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-80, Page 6, Plat Records, Tarrant County, Texas.  
Owner: Joseph P Stallcup. Lienholder: Linebarger Goggan Blair & Sampson LLP.
- h. **ACP-25-52 (CD 2)** 2025 N Houston St aka Being Lot 11, Block 143, of the NORTH FORT WORTH ADDITION, to Fort Worth Tarrant County, Texas according to plat recorded in Volume 63, Page 149, Deed Records of Tarrant County, Texas.  
Owner: Lupe L Mercado JR; Melissa Martinez; Matthew Mason Mercado; Antonio Corderro Mercado.  
Lienholder: None.

#### **XII. AMENDMENT CASES RESIDENTIAL**

- a. **HS-25-21 (CD 5)** 5150 Charlene St (Primary Structure) aka LOTS 1 AND 2, BLOCK 2, URBAN MEADOWS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,

ACCORDING TO PLAT RECORDED IN VOLUME 388-D, PAGE 69, DEED RECORDS OF TARRANT COUNTY, TEXAS.  
Owner: Shiny Homes LLC. Lienholder: None.

**XIII. AMENDMENT CASE MULTI-FAMILY**

- a. **HS-25-19 (CD 5)** 603 King George Dr Bldg 2 (Primary Structure) aka Being Lot 1B1, Block 35, WOODHAVEN COUNTRY CLUB ESTATES PHASE XII, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2052, Plat Records, Tarrant County, Texas.  
Owner: TIDES AT MEADOWBROOK OWNER, LLC. Lienholder: Guardian Construction, Impact Mechanical Services LLC, Juan Contreras c/o JCS Construction, Matrix Contracting Services LLC, and Need It Now Plumbing Inc.

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

- a. **ACP-25-21 (CD 11)** 1804 Provine St aka BEING LOT TEN-B (10-B) REVISION OF LOTS TEN (10) AND ELEVEN (11) IN BLOCK FOUR (4) AKERS AND PAXTON ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.  
Owner: Valerie K. Zedler. Lienholder: City of Fort Worth, et al, c/o Linebarger Goggan Blair & Sampson, LLP.

**XV. EXECUTIVE SESSION**

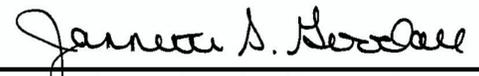
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

**XVI. 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 bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Tuesday, April 15, 2025 at 10:30 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