



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JANUARY 23, 2023  
CITY COUNCIL CONFERENCE ROOM 2020, 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)

VACANT (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 December 5, 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, JANUARY 23, 2023  
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)  
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VACANT (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 DECEMBER 5, 2022**

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

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

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

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

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

## **IX. NEW CASES RESIDENTIAL**

- a. **HS-23-35 (CD 5)** 2818 Avenue K (Primary Structure) aka Lot 5, Block 93, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas. Owner: Van T. McGraw aka Van Tonette McGraw. Lienholder(s): Internal Revenue Service, Custom Corporation, and Linebarger Goggan Blair & Sampson, LLP.
- b. **HS-23-36 (CD 8)** 957 East Harvey Avenue (Primary Structure) aka Lot Number Sixteen (16) in Block Number Twenty-Nine/SOUTHLAND, being a revision of Blocks 24 through 41, HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 310, Page 11, Plat Records, Tarrant County, Texas. Owner(s): Preston Ennis and wife, Doris Nell Ennis. Lienholder(s): None.
- c. **HS-23-37 (CD 5)** 1080 Sandy Lane (Primary Structure and Accessory Structure) aka Being a part of Lot 1 in Block Four (4) of FRANK M. ANDERSON SUBDIVISION OF S.B. Hopkins survey and part of G Wilson survey in Tarrant County, Texas, according to plat recorded in Volume 1255, Page 306, Deed Records, Tarrant County, Texas. Owner: Randol-Mill Investment, LLC. Lienholder(s): None.
- d. **HS-23-38 (CD 6)** 701 Crockett Drive (Accessory Structure Only) aka Lot 1, Block 7, of W.B. EDWARDS GARDEN ACRES ADDITION, in Tarrant County, Texas, according to the Revised Plat thereof recorded in Volume 388-20, Page 1, Plat Records of Tarrant County, Texas. Owner: William N. Halcomb. Lienholder(s): None.
- e. **HS-23-39 (CD 9)** 1311 East Peach Street (Accessory Structure Only) aka LOT 34, BLOCK 162, Original Town of Fort Worth, Fort Worth, Tarrant County, Texas, and commonly known as 1311 E. Peach Street, Fort Worth, Texas. Owner(s): Laura Camarillo and David Ortiz. Lienholder(s): None.
- f. **HS-23-40 (CD 8)** 1254 East Baltimore Avenue (Primary Structure) aka Lot 14, Block 49, Highland Parks Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Marshallah Rostami aka Marshaalah Varnosfadera Rostami. Lienholder(s): None.
- g. **HS-23-41 (CD 5)** 2217 Christine Avenue (Accessory Structure Only) aka Lot 29 A-B, Block 3, AVALON HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 309, Page 77, Plat Records, Tarrant County, Texas. Owner(s): Cornelio Galindo Hernandez and wife, Carolina Hernandez. Lienholder(s): None.
- h. **HS-23-42 (CD 8)** 4012 Collin Street (Primary Structure) aka Lot 8, Block 10, Homewood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-A, Page 126, Plat Records, Tarrant County, Texas. Owner: Moises Diaz. Lienholder(s): None.

## **X. NEW CASE COMMERCIAL**

- a. **HS-23-43 (CD 4)** 1050 North Beach Street (Primary Structure) aka LOT 1-B, BLOCK 1, GREEN ACRES ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT RECORDED IN VOLUME 388/182, PAGE 90, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: ARC CafeHld001, LLC. Lienholder: Wells Fargo Foothill, LLC.

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

- a. **HS-23-17 (CD 3)** 3129 Ramona Drive (Primary Structure) aka Lot 7, and the North 10 feet of Lot 8, Block 18, ALTA MERE ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 1037, Page 413, Deed Records of Tarrant County, Texas. Owner: Johnny Rhodes. Lienholder(s): None.

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

- a. **ACP-23-44 (CD 5)** 805 Winnie Street aka Lot D, LLOYD PARKER'S SUBDIVISION of a part of the C.N. Butts Survey, to the City of Fort Worth, Tarrant County, Texas accordng to the plat recorded in Volume 388-F, page 447 Plat Records, Tarrant County, Texas. Owner: L.V. runnels et ux Annie Mae Runnels By Tommie Runnels Attorney in fact. Lienholder(s): WestAmerica Mortgage Company and Great Southwest Mortgage Corporation..
- b. **ACP-23-45 (CD 5)** 4605 Avenue M aka 4605 M Avenue aka Lot 21, Block 1, South Eastlawn Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 1608, Page 429, Plat Records, Tarrant County, Texas. Owner: Willie Roberts. Lienholder(s): None.
- c. **ACP-23-47 (CD 2)** 308 NW 14<sup>th</sup> Street aka all that certain lot, tract or parcel of land situated in Tarrant County, Texas and known and described as Lot No. 3 of W.B. King's Subdivision of Lots 1, 2, 13 and 14, and the South one-half of Lots 3 and 12, in Block 100, North Fort Worth (now Fort Worth), Tarrant County, Texas; described on the Tarrant County Tax Rolls as being the East 45 feet of Lots 1 and 2 and the East 45 feet of the S ½ of Lot 3, in Block 100, North Fort Worth, Tarrant County, Texas. Owner(s): Genaro Perales and wife Antonia Perales. Lienholder(s): None.
- d. **ACP-23-48 (CD 5)** 2312 Forest Avenue aka LOT 6A, BLOCK M.L. CRAVENS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1897, PAGE 498, DEED RECORDS OF TARRANT COUNTY, TEXAS, ALSO KNOW AS 2312 FOREST AVENUE, FORT WORTH, TARRANT COUNTY, TEXAS. Owner(s): Richard S. Newberry and wife, Betty L. Newberry. Lienholder(s): Duke & Son Inc.
- e. **ACP-23-50 (CD 5)** 3725 Forbes Street aka Lot 4-A, Block 37, ENGLEWOOD HEIGHTS ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-57, page 568, Deed Records, Tarrant County, Texas. Owner: Pansy Hurd Dawson. Lienholder(s): None.

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

- a. **ACP-23-33 (CD 2)** 2314 Chestnut Avenue aka LOT 20, BLOCK 10, ROSEN HEIGHTS, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 56, TARRANT COUNTY, TEXAS. Owner(s): Jesse F. Maldonado and Leslie Quiroz. Lienholder(s): Neighborhood Housing Services of America and Credit Union of Texas.

## **XIV. AMENDMENT CASES RESIDENTIAL**

- a. **HS-22-179 (CD 8)** 3405 Avenue G (Primary Structure) aka LOT 11, BLOCK 25, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: N2Deep, Inc., Retirement Trust c/o Trustee-Jack Hodge. Lienholder(s): None.
- b. **HS-23-19 (CD 3)** 3101 Lake Como Drive (Primary Structure and Accessory Structure) aka West 150 feet of LOT THIRTY-SEVEN (37) in BLOCK ONE HUNDRED FORTY-SIX-R (146-R) CHAMBERLIN ARLINGTON HEIGHTS, FIRST FILING, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Marie Mays. Lienholder: Collins Revocable Funding Partner as Assignee of Chase Manhattan Bank c/o Collins Asset Group.

## **XV. AMENDMENT CASE ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-22-184 (CD 8)** 120 Blevins Street aka Situated in Tarrant County, Texas and being: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner(s): Aurelio Napo Escalante and wife, Joann Votion Escalante. Lienholder(s): None.

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

- a. **ACP-22-186 (CD 5)** 5321 Old Handley Road aka Lot 18, MILNER-COOKE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat filed in Book 532, Page 167, Deed Records, Tarrant County, Texas; and Lot 19-A of a Revision of Lot 19, MILNER-COOKE ADDITION to the City of Fort Worth; Tarrant County, Texas, according to Plat recorded in Volume 388-15, Page 297, Deed Records, Tarrant County, Texas. Owner: Alma Castoreno. Lienholder(s): None.

## **XVII. EXECUTIVE SESSION**

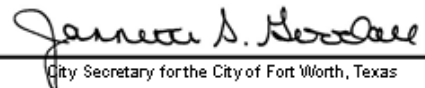
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

## **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 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, January 10, 2023 at 10:15 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