



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, MARCH 27, 2023
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

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

II. Swear in Jennifer Ferguson to the Building Standards Commission

III. Review of previous month's minutes

- a. Discussion or questions pertaining to the February 27, 2023 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, FEBRUARY 27, 2023
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. SWEAR IN JENNIFER FERGUSON TO THE BUILDING STANDARDS COMMISSION

IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM FEBRUARY 27, 2023

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-23-70 (CD 8)** 2329 Glencrest Drive (Primary Structure) aka BEING THE WEST 90 FEET OF LOT 17, BLOCK 3, GLENCREST WEST SUBDIVISION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in the plat records of Tarrant County, Texas, and being more commonly known as 2329 Glencrest Drive, Fort Worth, Texas. Owner(s): Jerry White and wife, Linda White. Lienholder: VD McCray.
- b. **HS-23-71 (CD 4)** 3400 Mesquite Road (Primary Structure and Accessory Structure) aka All that certain tract or parcel of land out of the J.C. McCOMAS SURVEY in the City of Fort Worth, in Tarrant County, Texas (referred to as th5 (spelling verbatim to deed) East ½ of Tract 4-H of the McComas Survey) and being part of a certain 12.5 acre tract of said Survey described in deed recorded in Vol.1704, Page 86, Deed Records, Tarrant County, Texas. Owner(s): William Hugh Bowles and wife, Betty Jean Bowles. Lienholder(s): None.
- c. **HS-23-72 (CD 5)** 313 Clairemont Avenue (Primary Structure) 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.
- d. **HS-23-73 (CD 3)** 5909 Locke Avenue (Accessory Structure Only) aka Lots 5 and 6, Block 29, CHAMBERLIN ARLINGTON ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 71, Deed Records of Tarrant County, Texas. Owner: Era Radosta Smith. Lienholder(s): None.
- e. **HS-23-74 (CD 2)** 2319 Roosevelt Avenue (Accessory Structure Only) aka LOT 9 BLOCK 31, ROSEN HEIGHTS ADDITION, FIRST FILING, AN 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): Sergio Castorena and wife, Gregoria Castorena. Lienholder(s): Propel Financial Services, LLC, Office of the Attorney General, Rosa Cabrera, and Hao Weu Hsu.
- f. **HS-23-75 (CD 9)** 1410 West Felix Street (Accessory Structure Only) Lot L-R, Block 26, HUBBARD HIGHLANDS, an Addition to the City of Fort Worth, Tarrant County, Texas, as per plat recorded in Volume 388-Q, page 63 of the Plat Records of Tarrant County, Texas. Owner: Joan Christian. Lienholder(s): None.
- g. **HS-23-76 (CD 5)** 1700 South Hughes Avenue (Primary Structure) aka Lot H of a revision of Lots 7 and 8, Block 4, College Heights Addition, First Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat of same recorded in Volume 388-F, Page 503, Plat Records of Tarrant County, Texas. Owner: Vincent Harris. Lienholder: SCF Jake LO; Tehillim Properties, LLC.
- h. **HS-23-77 (CD 5)** 2349 Carruthers Drive (Primary Structure) aka Being Lot Thirteen (13) in Block Fifteen (15) of CARVER HEIGHTS, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 96, Deed and Plat Records, Tarrant County, Texas. Owner: Keith Tull. Lienholder(s): Investmark Mortgage, LLC and Texas Bank and Trust Company.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-46 (CD 5)** 6405 Ava Court Drive aka LOT 2, BLOCK 20, OF CARVER HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 388-6, PAGE 96, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Also known as: 6405 Ava Court Dr, Fort Worth, Texas 76112 also known by: Tarrant Appraisal District. #00443859. Owner: Lorenthia Clayton. Lienholder(s): None.
- b. **ACP-23-78 (CD 5)** 4324 East Rosedale Street aka Lot 4, Block 5, College Heights, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, page 47, Deed Records of Tarrant

County, Texas, save and except the North 10 feet. Owner: Mary Plunkett aka Mrs. Mary Mitchell. Lienholder(s): None.

- c. **ACP-23-80 (CD 6)** 3800 Wren Avenue aka Being Lot No. 1, Block No. 49, of WEDGWOOD ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in the Deed Records of Tarrant County, Texas. Owner(s): Robert D. Waddell and wife, Edna T. Waddell. Lienholder(s): None.
- d. **ACP-23-81 (CD 5)** 6409 Craig Street aka LOT 14, BLOCK 2, OAK LAWN AN ADDITION IN THE TOWN OF HANDLEY (NOW IS THE CITY OF FORT WORTH), TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 661, PAGE 542, OF THE DEED RECORDS, TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF FORT WORTH AS RECORDED IN VOLUME 4413, PAGE 837, AND VOLUME 7394, PAGE 2212 OF THE DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Wango, LLC. Lienholder: Equity Trust Company Custodian FBO Jay David Harnett IRA.
- e. **ACP-23-82 (CD 8)** 1701 East Jessamine Street aka lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being described as follows, to-wit: Lots 23 and 24, Block 12, BELMONT ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 309, Page 50, Deed Records of Tarrant County, Texas. Owner(s): Clemon Jones and wife, Bobbie Lee Jones. Lienholder(s): None.
- f. **ACP-23-83 (CD 9)** 3144 Livingston Avenue aka Lot 13, Block 2, BYERS & MCCART ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 27, Deed Records of Tarrant County, Texas. Owner: Alicia Sanchez Day. Lienholder(s): Silveria R. Chavez and JPMorgan Chase Bank, N.A.
- g. **ACP-23-84 (CD 5)** 3414 Bideker Avenue aka Lot 4, Block 22 Englewood Heights Addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 310, Page 67, C.R.T.C.T. Owner: Jim E. Kennard. Lienholder(s): None.
- h. **ACP-23-85 (CD 9)** 3418 Bideker Avenue aka Lot 5, Block 22 Englewood Heights 2nd Filing Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Jim E. Kennard. Lienholder(s): None.

XII. AMENDMENT CASE RESIDENTIAL

- a. **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: Cornelio Galindo Hernandez and wife, Caroline Hernandez. Lienholder(s): None.

XIII. AMENDMENT 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.

XIV. AMENDMENT CASES ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-23-32 (CD 5)** 4213 Wiman Drive aka Lot 19, Block F, Midwest Addition, being out of the G.J. Assabranner Survey, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat thereof recorded in Book 388-T, Page 50, Deed Records of Tarrant County, Texas. Owner(s): Robert Lee Green and wife, Mertis Green. Lienholder(s): None.
- 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.

XV. CONTINUED AMENDMENT CASES ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-23-28 (CD 9)** 4905 Gordon Avenue aka Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Lot 2 Block 29 with the exception of 6 feet extending from the south boundry of the lot to a duplex addressed as 4909 Gordon Ave. this easement which had been encroached by Lot 3 of block 29 having taken place for more than 50 years prior to a corrected deed execututed on October 10, 2006. Owner: Jewish Festival and Memorial Gardens, Inc. Lienholder(s): None.
- b. **ACP-23-29 (CD 9)** 4909 Gordon Avenue aka Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Legal per D.C. Case 236-D10544-16: ACCT. NO. 07869053; Lot 3, Block 29, out of the Seminary Hill Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D213045587, of the Tarrant County Deed Records. Owner: Hill of Peace Legal Services, Inc. Lienholder(s): Midge Ellis and Darlene Hay Fazzio.

XVI. EXECUTIVE SESSION

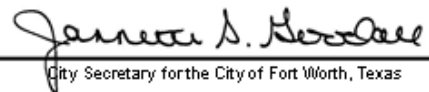
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

XVII. ADJOURNMENT

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

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 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, March 14, 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