



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, DECEMBER 4, 2023  
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. Call to Order**

David Castles (District 1)  
Paul Clark-Chairman (District 3)  
Charles Edmonds (District 5)  
Jennifer Ferguson (District 7)  
Tony DiNicola (District 9)  
Lorie Kinler (District 11)

VACANT (District 2)  
Brian Black-Vice Chairman (District 4)  
Michael Unell (District 6)  
James Walker (District 8)  
Al Alu (District 10)

**II. Swear in David Castles and Tony DiNicola to the Building Standards Commission**

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

- a. Discussion or questions pertaining to the October 23, 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. Review and adopt the 2024 Building Standards Commission Calendar**

**VI. Nomination and Election of the 2024 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 4, 2023  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

David Castles (District 1)  
Paul Clark-Chairman (District 3)  
Charles Edmonds (District 5)  
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Tony DiNicola (District 9)  
Lorie Kinler (District 11)

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Brian Black-Vice Chairman (District 4)  
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James Walker (District 8)  
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**II. PLEDGE OF ALLEGIANCE**

**III. SWEAR IN DAVID CASTLES AND TONY DINICOLA TO THE BUILDING STANDARDS COMMISSION**

**IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM OCTOBER 23, 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-24-03 (CD 8)** 1025 East Ramsey Avenue (Primary Structure) aka Lot No. 30, in Block No. 33, SOUTHLAND, a Subvision of a part of HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner(s): Johnnie Bivins and wife, Lizzie Bivins. Lienholder(s); None.
- b. **HS-24-18 (CD 9)** 625 Atlanta Street (Primary Structure) aka 625 ATLANTA AVENUE HYDE PARK ADDITION BLK 8, LOT 215 215 W12 ½ 214 CITY OF FORT WORTH; COUNTY OF TARRANT; TEXAS 76104 AKA Lot 215, and 12 feet of the west side of Lot 214, Block 8, Hyde Park Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat filed in Book 63, page 9, Deed Records, Tarrant County, Texas. Owner(s): Cliffoed Williams and Lola Faye Smith. Lienholder(s): None.
- c. **HS-24-19 (CD 8)** 1306 Smilax Avenue (Primary Structure) aka Part of Lots 15 and 16, Block 28, OAKHURST, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-A, Page 122, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds. Owner(s): Rolan D. Phillips and wife, Ginger A. Phillips. Lienholder: City of Fort Worth.
- d. **HS-24-20 (CD 11)** 718 Binkley Street (Primary Structure) aka ACCT NO. 00088218; LOT 5 ARMENDARIS PLACE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY A DEED OF RECORD IN VOLUME 388-1, PAGE 423 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS C/K/A 718 Binkley St. Owner: RNA Financial. Lienholder(s): None.
- e. **HS-24-21 (CD 2)** 416 NW 29<sup>th</sup> Street (Primary Structure) aka Lot, tract or parcel of land situated in Tarrant County, Texas and being described as follows: Known as number 416 N. W. 29<sup>th</sup> Street in Fort Worth, Texas and being the approximate East 46-2/3 feet of Lots number Twenty-three (23) and Twenty-four (24) in Block Number Seventy (70) of the M.G. Ellis addition to the city of Fort Worth, Tarrant County, Texas. Owner: Alice M. Cross. Lienholder(s): None.

**XI. NEW CASE COMMERCIAL**

- a. **HS-24-22 (CD 8)** 312 Missouri Avenue (Primary Structure) aka aka Tract 1: Lots 1-R and 7-R, Block 3 and Lot 6-R, Block 4, BOAZ SUMMIT ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-171, Page 89, of the Plat Reocrds of Tarrant County, Texas, Tract 2: Lot 4, Block 4, BOAZ SUMMUT ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 426, Page 599, of the Plat Records of Tarrant County, Texas, TOGETHER WITH the east one-half of the alley lying west of and adjacent to said Lot 4, as closed and abandoned by Fort Worth City Ordinance No. 1165, recorded in Volume 1537, Page 143 and Volume 5963, Page 416, Deed Records, Tarrant County, Texas, Tract 3: The South 53 feet of Lot 5, Block 4, of BOAZ SUMMIT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 426, Page 599, of the Deed Records of Tarrant County, Texas, according to the Plat thereof reocrded in Volume 426, Page 599, of the Deed Records of Tarrant County, Texas, Together with the East one-half of the alley lying West of and adjacent to said Lot 5, as closed and abandoned by Fort Worth City Ordinance No. 1165, recrded in Volume 1537, Page 143 and Volume 5963, Page 416, Deed Records, Tarrant County, Texas. Owner: 301 South Freeway LLC. Lienholder(s): None.

**XII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-24-23 (CD 8)** 810 East Mulkey Street aka 810 East Mulkey Street, Fort Worth, TX 76104 duplex home converted into a single living residence home. Lot 11 Block 14 Ryan Southeast Addition to the City of Fort Worth, Tarrant County Texas. Owner(s): Keorric Holiday and Jon Christopher Tate. Lienholder: Texas Trust Credit Union.
- b. **ACP-24-24 (CD 8)** 1015 Elmwood Avenue aka ACCT. NO. 1412434: LOT 1160, 1160-E16.85'-1161, BLOCK 42, HYDE PARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT AS BEING FURTHER DESCRIBED IN VOLUME 15667, PAGE 456 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Joseph D. Chambers. Lienholder(s): None.
- c. **ACP-24-25 (CD 8)** 1327 Illinois Avenue aka Being Lot Number Twenty Seven (27), T.H. and J.E. Eggleston Subdivision, City of Fort Worth, Tarrant County, Texas, as shown on plat of said subdivision of record in Volume 63, Page 32, Plat Records of Tarrant County, Texas. Owner: Virginia L. Washington. Lienholder: Karl K. Knox.
- d. **ACP-24-26 (CD 2)** 2105 Castleberry Cut Off Road aka LOT 19, BLOCK 20, CASTLEBERRY GARDENS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, (NOW A PART OF RIVER OAKS) TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-B, PAGE 145, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Penny Ann Crist. Lienholder(s): OCWEN Federal Bank FSB, Bank One N.A>, and Accredited Home Lenders, Inc.
- e. **ACP-24-27 (CD 5)** 2812 Avenue H aka Lot 8, Block 59, Polytechnic Heights Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas, together with all improvements situated thereon. Owner: Nancy Chavez. Lienholder: Perez Elite Series LLC.
- f. **ACP-24-28 (CD 5)** 904 Bradley Avenue aka SITUATED IN TARRANT COUNTY, TEXAS, BEING LOT TWO (2) IN BLOCK TWO (2) OF MURRAY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGE 117, DEED RECORDS, TARRANT COUNTY, TEXAS. Per Tarrant Appraisal District: 01831399 MURRAY HILL ADDITION Block 2 Lot 2. Owner: Mike Barrett. Lienholder(s): None.
- g. **ACP-24-29 (CD 5)** 904 Bradley Avenue aka SITUATED IN TARRANT COUNTY, TEXAS AND BEING PART OF THE J.L. PURVIS SURVEY, A-1228 AND BEING A STRIP OF LAND CONTIGUOUS TO AND IMMEDIATELY WEST OF SAID LOT TWO (2) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS. Per Tarrant Appraisal District: 04096533 PURVIS, J L SURVEY Abstract 1228 Tract 3a. Owner: Mike Barrett. Lienholder(s): None.
- h. **ACP-24-31 (CD 5)** 5604 Lester Granger Street aka Situated in the City of Ft. Worth, Tarrant County, Texas, and being Lot 2, in Block 22, of the Rose Dale Park No. 2, an addition to the City of Fort Worth, Tarrant County, according to the revised plat recorded in Volume 388-W, Page 1, Deed Records of Tarrant County, Texas. Owner: Raquel Dixon Moten. Lienholder(s): None.

### **XIII. AMENDMENT CASES RESIDENTIAL**

- a. **HS-23-157 (CD 2)** 2100 Clinton Avenue (Primary Structure) aka Lot 22, Block 148, NORTH FORTH WORTH ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Atilana Mercado. Lienholder(s): None.
- b. **HS-23-174 (CD 11)** 512 Forby Avenue (Primary Structure) aka LOT 14, BLOCK 1, TURNERS SUBDIVISION, OF BEACON HILL, ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388, PAGE 49, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Terry W. Gibbons and wife, Elsie L. Gibbons. Lienholder: City of Fort Worth.
- c. **HS-23-177 (CD 8)** 1243 Elmwood Avenue (Primary Structure and Accessory Structure) aka Lot 17, Block 45, Highland Park Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Audrey Opal Goodrich. Lienholder(s): None.

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

- a. **ACP-23-170 (CD 8)** 7349 South Ridge Trail aka LOT 5, BLOCK 11, SOUTH RIDGE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-111, PAGE 54, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Charles Kittrell and Sue Kittrell. Lienholder: Secretary of Housing and Urban Development.
- b. **ACP-23-171 (CD 11)** 408 Fairview Street aka Lot 20, DIXIE PLACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 831, Page 297, Deed Records of Tarrant County, Texas. Owner: Gregory Bryan Fincher. Lienholder(s): None.
- c. **ACP-23-181 (CD 11)** 800 Flint Street aka All of Grantor's right, title and interest in and to Block 2, Lot 10, Board of Trade Addition, more commonly known as 800 Flint Street, Fort Worth, Tarrant County, Texas. Owner: Teodosia Payan. Lienholder(s): None.

## **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 Thursday, November 16, 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