



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JANUARY 22, 2024
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

David Castles (District 1)	VACANT (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
Charles Edmonds (District 5)	Michael Unell (District 6)
Jennifer Ferguson (District 7)	James Walker (District 8)
Tony DiNicola (District 9)	Al Alu (District 10)
Lorie Kinler (District 11)	

II. Swear in Tony DiNicola to the Building Standards Commission

III. Review of previous month's minutes

- a. Discussion or questions pertaining to the December 4, 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, JANUARY 22, 2024
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

David Castles (District 1)	VACANT (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
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II. PLEDGE OF ALLEGIANCE

III. SWEAR IN TONY DINICOLA TO THE BUILDING STANDARDS COMMISSION

IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM DECEMBER 4, 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-24-32 (CD 11)** 2502 Race Street (Accessory Structure Only) aka LOTS 41 AND 42, MRS. E.A. SELF'S ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 533, PAGE 225, DEED RECORDS OF TARRANT COUNTY, TEXAS; SAVE AND EXCEPT THE NORTH 4 FEET THEREOF CONVEYED TO THE CITY OF FORT WORTH IN DEED RECORDED IN VOLUME 7721, PAGE 2204, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Becky Cano. Lienholder(s): Midfirst Bank, Granite Mortgage Corporation, Capital One Bank USA, NA, and Discover Bank.
- b. **HS-24-33 (CD 2)** 2313 Lee Avenue (Primary Structure) aka LOT 7, BLOCK 6, M.G. ELLIS ADDITION, AN ADDITION TO NORTH FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGE 18, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Florencio Rojas. Lienholder(s): Wells Fargo Bank and WR Starkey LLP.
- c. **HS-24-34 (CD 11)** 3600 Avenue J (Accessory Structure Only) aka 3600 J Avenue aka LOT 11, BLOCK 78, POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Pedro Gutierrez. Lienholder(s): Internal Revenue Service, FGMS Holdings, LLC, and State of Texas c/o Comptroller of Public Accounts .
- d. **HS-24-35 (CD 2)** 3322 North Grove Street (Primary Structure) aka Lots 1 and 2, Block 68, FOSTEPCO HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 204, Page 126, Deed Records, Tarrant County, Texas. Owner(s): Marzell N. Johnston and husband, Warren W. Johnston. Lienholder(s): Texas Health Resources and Linebarger Goggan Blair & Sampson LLP.
- e. **HS-24-36 (CD 11)** 4433 Virginia Lane (Primary Structure) aka Tract 47 of GWD D221379583 filed 12/30/2021 containing numerous other properties and Tract 47: The east ½ of the south ½ of Lot 6, Block 1, Hattie M. Lewis Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 106, Page 81, Plat Records, Tarrant County. Owner: PKG 10-FTW 188, LLC. Lienholder(s): None.
- f. **HS-24-37 (CD 2)** 403 NW 20th Street (Accessory Structure Only) aka BEING LOT A OF THE SUBDIVISION OF LOT 18 IN BLOCK 102 OF NORTH FORTH WORTH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. Owner(s): Hector Zamarripa and Enrique Zamarripa. Lienholder(s): None.

XI. NEW CASE COMMERCIAL

- a. **HS-24-38 (CD 2)** 2224 Ross Avenue (Primary Structure) aka LOTS 12, 13 AND 24, BLOCK 162, NORTH FORT WORTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 106, PAGE 64, PLAT RECORDS, OF TARRANT COUNTY, TEXAS. Owner: Gloria J. Ramos. Lienholder: First National Bank.

XII. CONTINUED NEW CASE RESIDENTIAL

- a. **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): Clifford Williams and Lola Faye Smith. Lienholder(s): None.

XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-24-39 (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/o Linebarger Goggan Blair & Sampson LLP.
- b. **ACP-24-40 (CD 11)** 2320 North Edgewood Terrace aka Being situated in the State of Texas, the County of Tarrant and the City of Fort Worth, being a part of the J.L. Purvis Survey, Abstract No. 1228, being all of a tract of land conveyed to Bank of New York, by Deed recorded in Clerk's File No. D207241859, of the Official Public Records of Tarrant County, Texas. Owner(s): Marvin Rigoberto Saravia Canales and Lilliana Sarahy Devora Aguilar. Lienholder: Request 2020, LLC.
- c. **ACP-24-41 (CD 11)** 3631 Avenue N aka Lot 20, Block 126, Polytechnic Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 63, Page 109 of the Plat Records, Tarrant County, Texas, and more commonly known as 3621 Avenue N, Fort Worth, Texas, 76105. Owner: Joyce Mascilak. Lienholder: FYP LLC.
- d. **ACP-24-42 (CD 9)** 5920 Winifred Drive aka LOT 14, BLOCK 13, OF WEDGEWOOD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-6, PAGE 18, PLAT RECORDS TARRANT COUNTY, TEXAS. Owner: Mary L. Stephens. Lienholder: Wells Fargo Bank, N.A.

XIV. AMENDMENT CASE RESIDENTIAL

- a. **HS-23-179 (CD 5)** 6316 Vel Drive (Primary Structure) aka Being Lot TWENTY-THREE (23), in Block SEVENTEEN (17) of CARVER HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 388-Six, pg. 96. Deed Records of Tarrant County, Texas; and more commonly addressed at 6316 Vel Dr. Fort Worth, TX 76112. Owner: Vincent Dears. Lienholder(s): Yucca Assets LLC, Manzanita Assets LLC, and City of Fort Worth c/o Linebarger Goggan Blair & Sampson LLP.

XV. AMENDMENT CASE COMMERCIAL

- a. **HS-24-07 (CD 8)** 1424 Mitchell Blvd. (Primary Structure) aka BEING a portion of Lots 9, 10, 11, and 12, Block 4, Clay Withers Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 310, Page 39, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds and containing 0.183 acres of land. Owner(s): Bert Williams and wife, Brenda Williams. Lienholder(s): None.

XVI. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-24-11 (CD 8)** 2705 Crenshaw Avenue aka Property (including any improvements): 2705 Crenshaw Ave., Fort Worth, TX 76105 more particularly described as Lot G Less Row, Block 6, Westleyan Hills addition, to the City of Fort Worth, Tarrant County, Texas, and located with the Fort Worth Independent School District, and being further described in Volume 11222, Page 1552, of the Tarrant County, Deed Records. Owner: Alejandro Garcia. Lienholder(s): None.
- b. **ACP-24-16 (CD 9)** 4944 Vega Court W aka Lot 4, in Block 22, of SOUTH HILLS, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-1, Page 93, Plat Records, Tarrant County, Texas. Owner: Lodge Properties I LP. Lienholder: Liberty Bank.

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 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, January 09, 2024 at 3:25 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

