



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, FEBRUARY 26, 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)
VACANT (District 11)	

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the January 22, 2024 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, FEBRUARY 26, 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)
Charles Edmonds (District 5)	Michael Unell (District 6)
Jennifer Ferguson (District 7)	James Walker (District 8)
Tony DiNicola (District 9)	Al Alu (District 10)
VACANT (District 11)	

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM JANUARY 22, 2023

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-24-52 (CD 8)** 10320 Tammaron Trail (Primary Structure) aka Being Lot 27, in Block A, of Deer Valley, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 10461, of the Plat Records, Tarrant County, Texas. Owner: MM&J Real Estate LLC. Lienholder: Barco Lending, LP.
- b. **HS-24-53 (CD 11)** 513 Catherine Street (Primary Structure) aka Lot 13 of URGAN OAKS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 1882, Page 208, Deed Records of Tarrant County, Texas, together with all improvements to the Land. Owner(s): Vidal Trejo and Adriana Garcia. Lienholder(s): None.
- c. **HS-24-54 (CD 11)** 4228 Hawlet Street (Primary Structure) aka Being LOT 30 and the East ½ of the East ½ of Lot 29, in BLOCK 9, of Clairemont Place Addition, An Addition To The City of Fort Worth, Tarrant County, Texas, According to the Plat Recorded in Volume 922, Page 457, Deed Records, Tarrant County, Texas (AKA 4228 Hawlet). Owner: Jose Roberto Javier Olvera. Lienholder(s): None.
- d. **HS-24-55 (CD 2)** 3605 Avenue G (Primary Structure) aka BEING LOT 13, IN BLOCK 23 OF 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 OF TARRANT COUNTY, TEXAS. Owner: Eleuterio Nieto. Lienholder(s): None.
- e. **HS-24-56 (CD 11)** 3401 McLean Street (Primary Structure and Accessory Structure) aka Lot Six (6), Block Ten (10), Tandy Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recored in Volume 388, Page 31, of the Plat Records of Tarrant County, Texas. Owner: AJSK Investment LLC. Lienholder(s): Babek Zirakchi.
- f. **HS-24-57 (CD 2)** 2713 NW 18th Street (Primary Structure and Accessory Structure) aka LOT NO SEVEN (7) IN BLOCK NO. NINETY TWO (92), BELMONT PARK ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. Owner: Florence Hernandez Medina. Lienholder(s): None.
- g. **HS-24-58 (CD 8)** 2648 Avenue H (Primary Structure) aka Lots 1 and 2, Block 61, POLYTECHNIC HEIGHTS ADDITION, an 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(s): Robert J. Harris and wife, Edna D. Harris. Lienholder(s): None.

X. NEW CASE COMMERCIAL

- a. **HS-24-59 (CD 11)** 6017 Craig Street (Primary Structure) aka BALCH, JOHN SURVEY Abstract 82 Tract 23 A tract out of the John Balch Survey in the City of Fort Worth, Tarrant County, Texas, described by metes and bounds. Owner: W G Smith. Lienholder(s): None.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-24-60 (CD 5)** 2933 Louis Street aka Lot 2, Block 5, THEILEMAN SUBDIVISION of Block 18, JENNINGS ADDITION to Handley, now in the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 12, Deed Records of Tarrant County, Texas. Owner: Andrew Kaminsky. Lienholder(s): None.
- b. **ACP-24-62 (CD 3)** 3508 Kenwood Avenue aka Lots 3 and 4, Block 8, Westland Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 1019, Page 27, Deed records, Tarrant County, Texas. Owner: James R. Hall. Lienholder(s): Loandepot.com, LLC, JPMorgan Chase Bank, National Association, and Newrez LLC.

- c. **ACP-24-63 (CD 11)** 5051 Reed aka Lot 10, Block 3, of EASTWOOD ADDITION, FOURTH FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-5, Page 117, of the Plat Records of Tarrant County, Texas. Owner: Gloria L. Harris. Lienholder: Citifinancial Mortgage Company Inc .
- d. **ACP-24-64 (CD 8)** 915 Marion Avenue aka Lot 26 and the East half of Lot 27, Block 2, RYAN'S SOUTHEAST ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 388, Page 7, Plat Records, Tarrant County, Texas. Owner: Heather Lachelle Spikes. Lienholder: PennyMac Loan Services, LLC.
- e. **ACP-24-65 (CD 8)** 2512 Thannisch Avenue aka TRACT 3: Lot 3, Block C, of SOUTHPORT, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-L, Page 31, of the Plat Records of Tarrant County, Texas. More commonly known as 2512 Thannisch Avenue, Fort Worth, TX 76105. Owner: DB Rental Houses LLC. Lienholder(s): Colony American Finance Lender LLC, CAF Term Borrower MS, LLC, CF Corevest Purchase LLC, Corevest American Finance Depositor, and Wilmington trust.
- f. **ACP-24-66 (CD 2)** 2705 Holland Street aka Lot 19, Block 46, MG Ellis Addition, an Addition to the City of Fort Worth, Tarrant County, Texas aka 2705 Holland Ave, Fort Worth, Texas. Owner: KP Properties. Lienholder(s): None.
- g. **ACP-24-67 (CD 7)** 8614 Shelby Lane aka Lots 11 & 12, Block 3, Lakeland Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in vol. 388-3, Page 60, Plat Records, Tarrant County, Texas, also know as 8614 Shelby Lane, Fort Worth, Tarrant County, Texas. Owner: Anna Louillian Frazier Michel. Lienholder: None.
- h. **ACP-24-68 (CD 4)** 9740 Corral Drive aka BEING LOT 3, BLOCK 1, OF DEERFIELD, PHASE III, AN ADDITION TO TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 6090, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Donald B. Thompson and Deborah K. Thompson. Lienholder(s): U.S. Bank Trust, Summerfields Animal Hospital, P.L.L.C, Midland Funding LLC.

XII. AMENDMENT CASES RESIDENTIAL

- a. **HS-24-01 (CD 2)** 2904 Lee Avenue (Primary Structure and Accessory Structure) aka Lot 22, Block 71, M.G. Ellis Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 19, Plat Records of Tarrant County, Texas. Owner: Lillie E. Woods. Lienholder(s): None.
- b. **HS-24-03 (CD 8)** 1025 East Ramsey Avenue (Primary Structure) aka Lot No. 30, in Block No. 33, SOUTHLAND, a Subvission 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.

XIII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-24-14 (CD 5)** 726 Heights Drive aka Lot 5, Block 3, WOODHAVEN HEIGHTS ADDITION, being a revision of Lots A, B, C and 1-35, Block 26-R, Woodhaven Country Club Estates, Tarrant County, Texas, according to Plat recorded in Volume 388-110, Page 10, Plat Records, Tarrant County, Texas, and corrected in Volume 6190, Page 642, Deed Records, Tarrant County, Texas. Owner(s): David M. Hanson and wife, Charlene P. Hanson. Lienholder(s): None.
- b. **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, and Accredited Home Lenders, Inc.

XIV. 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.

XV. 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 Monday, February 12, 2024 at 3:15 p.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