



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, MARCH 25, 2024
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)
Stephanie Thompson (District 11)

Steve Hudgeons, Jr (District 2)
Brian Black-Vice Chairman (District 4)
Michael Unell (District 6)
James Walker (District 8)
Al Alu (District 10)

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the February 26, 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, MARCH 25, 2024
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)
Jennifer Ferguson (District 7)
Tony DiNicola (District 9)
Stephanie Thompson (District 11)

Steve Hudgeons, Jr (District 2)
Brian Black-Vice Chairman (District 4)
Michael Unell (District 6)
James Walker (District 8)
Al Alu (District 10)

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM FEBRUARY 26, 2024

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-24-74 (CD 6)** 5613 Shiloh Dr (Primary Structure and Accessory Structure) aka Being Lot Four (4) in Block Thirty-one (31) of HARLEM HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Deed Records of Tarrant County, Texas. Owner(s): Tanyika L Woodberry, Kimbra Bluiitt, Jarriet Bluiitt, Karma Gardner-Jones and Karlyn Gardner. Lienholder(s): None.
- b. **HS-24-75 (CD 11)** 511 Karnes St (Primary Structure and Accessory Structure) aka Lot 11-R, Block 4, of CARSON'S SUBDIVISION, an Addition to the City of Fort Worth Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-46, Page 946, of the Plat Records, Tarrant County, Texas. Owner: Hill Real Estate Investments LLC. Lienholder(s): Metroplex Hard Money LLC and Birna Smalzer.
- c. **HS-24-76 (CD 8)** 9604 South Fwy (Primary Structure) aka A 0.599 acre tract of land out of the J.B. RENFRO SURVEY, Abstract NO. 1273, in TARRANT COUNTY, TEXAS, and being all of a 0.045 acre tract of land out of said RENFRO SURVEY conveyed to DICK D. DICKERSON and ROY W. DAVIS by deed recorded in Volume 4510, Page 394, Deed Records, TARRANT COUNTY, TEXAS, and a portion of a tract out of said SURVEY conveyed to S.D. DICKERSON by Deed recorded in Volume 1919, Page 31, Deed Records, TARRANT COUNTY, TEXAS, and being more particularly described by Metes and Bounds. Owner: Dickerson Automotive, Inc. Lienholder(s): Summit Bank, N.A.
- d. **HS-24-77 (CD 11)** 3527 Ave M (Primary Structure and Accessory Structure) aka 3527 Avenue M, Fort Worth, Texas 76105, particularly described as Lot 18, Block 105 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, Deed Records, Tarrant County, Texas. Owner: Fumie Okamura. Lienholder(s): None.
- e. **HS-24-78 (CD 11)** 3662 Forbes St (Primary Structure) aka lot, tract and parcel of land situated in Tarrant County, Texas, and being: Lot "D" of Fannie Lee Norris Subdivision of Lot 1, in Block 36, of ENGLEWOOD HEIGHTS, THIRD FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Revised Plat thereof as recorded in Volume 388-D, Page 561, of the Plat Records of Tarrant County, Texas. Owner(s): Otis E. Johnson and Willie F. Stogner. Lienholder(s): None.
- f. **HS-24-79 (CD 11)** 605 E Robert St (Primary Structure and Accessory Structure) aka Lot 17, Block 3, WEST MORNINGSIDE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 1049, Page 399, Deed Records of Tarrant County, Texas. Owner(s): Eddie Mae Young and Cleveland Young, Jr. Lienholder(s): City of Fort Worth, c/o Linebarger Goggan Blair & Sampson, LLP.

X. NEW CASE COMERCIAL

- a. **HS-24-80 (CD 5)** 2004 Stalcup Rd (Primary Structure and Accessory Structure) aka LOT 28, the South 18 feet of Lot 27, the West 30 feet of Lot 29, the East 100 feet of the North 26-1/2 feet of Lot 29 and the West 30 feet of Lot 30, all in BLOCK 5, HOLLYWOOD HILLS, REVISED SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-C, Page 45, Plat Records of Tarrant County, Texas. Owner: FTGG LLC. Lienholder(s): Tarrant Properties Inc.
- b. **HS-24-81 (CD 11)** 3700 Alice St (Primary Structure and 4 Accessory Structures) aka Lots 1 through 5 in Block 1 of Worth Heights Addition to the City of Fort Worth, in Tarrant County, Texas; that portion of former Ripy Street (Biddison Street) from the easterly right of way to the M.K. & T. Railroad to the west line of Alice Street closed by Commissioner Court of Tarrant County, Texas Minutes recorded in Volume 1165, page 373 of the Deed Records; all of Lots 1 through 6 in Block 18, Lots 1 through 8 in Block 19, the westerly 75 feet of Lots 1 through 11 in Block 20 of said Worth Heights Addition to the City of Fort Worth in Tarrant County, Texa as said Lots appear upon said map recorded in said Volume 204-A, page 150 of said Deed Records; tha portion of former Alice Street north of the north line of Dickson Street to the south line of former Butler (Martin) Street closed by the City of Fort Worth Ordinance No. 1162, dated August 24, 1926, and that portion of Butler (Martin) Street from the easterly right of way of M.K. & T. Railroad to the west line of Alice Street closed by Commissioner Court of Tarrant County, Texas, recorded in book 25, page 562 of the said Commissioner Court

Minutes and being more particularly described by metes and bounds. Owner: 3500 Alice Trust. Lienholder(s): Catch The Wind Enterprises Inc.

XI. CONTINUED NEW CASE RESIDENTIAL

- a. **HS-24-58 (CD 8)** 2648 Ave 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: None.

XII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-24-82 (CD 5)** 2112 Ransom Terr aka Lot 6, Block O, of Carver Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Revised Plat thereof recorded in Volume 388-P, Page 78, of the Plat Records of Tarrant County, Texas (aka 2112 Ransom Tarr., Fort Worth, TX 76112). Consisting of .198 acres, more or less. Owner: Giza Real Estate Investment Group. Lienholder(s): Easy Street Capital Investments LLC, Lending Practicum LLC.
- b. **ACP-24-83 (CD 11)** 3240 Stuart Dr aka Lot 14, Block 43, RYAN & PRUITT ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 204, Page 34, Deed Records, Tarrant County, Texas. Owner: VICTOR MAGANA. Lienholder(s): None.
- c. **ACP-24-84 (CD 11)** 5150 Ollie St aka LOT 1, BLOCK 5, OF V. R. HORTON ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-J, PAGE 419, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner(s): DARREL DANE WILSON AND VERA MAE WILSON, HUSBAND AND WIFE. Lienholder(s): None.
- d. **ACP-24-85 (CD 8)** 1316 E Arlington Ave aka Block 11, Lot 5, of the HIGHLAND PARK ADDITION-FORT WORTH to the City of Fort Worth, State of Texas, Tarrant County. Owner: William Bert Williams. Lienholder(s): Texas Attorney General.
- e. **ACP-24-86 (CD 8)** 1332 E Arlington Ave aka Lot 9, Block 11, HIGHLAND PARK ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas. Owner: Vidal Ruiz Olalde. Lienholder(s): None.
- f. **ACP-24-87 (CD 9)** 2257 6th Ave aka LOTS 29 AND 30, BLOCK 25, FAIRMONT ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63, PAGES 25 AND 26, PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Cedric Brown, Trustee of The C & L Family Trust. Lienholder(s): Pruny, LLC, Prince Elizalde.
- g. **ACP-24-88 (CD 2)** 3007 Deen Rd aka LOT 4, BLOCK 13, Moody' s Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 17, Deed Records of Tarrant County, Texas, commonly known as 3007 Deen Road, Fort Worth, Texas 76106. Owner: Adrian Galvan-Garcia, a Single Person. Lienholder(s): None.

XIII. CONTINUED ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **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(s): Citifinancial Mortgage Company Inc .
- b. **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(s): PennyMac Loan Services, LLC.

- c. **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.
- d. **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(s): None.

XIV. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **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 Liliana Sarahy Devora Aguilar. Lienholder(s): Request 2020, LLC.
- b. **ACP-24-41 (CD 11)** 3631 Ave 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. Owner: Joyce Mascilak, a single woman as her sole and separate property. Lienholder(s): FYP LLC

XV. EXECUTIVE SESSION

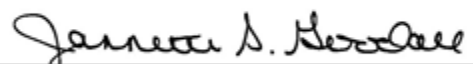
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

ASSISTENCIA 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 12, 2024 at 10:30 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