



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

**I. CALL TO ORDER**

|                                  |  |
|----------------------------------|--|
| David Castles (District 1)       | Steve Hudgeons, Jr (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)                   |
| Stephanie Thompson (District 11) |  |

**II. REVIEW OF PREVIOUS MONTH'S MINUTES**

- a. Discussion or questions pertaining to the March 25, 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, APRIL 22, 2024  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

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| David Castles (District 1)       | Steve Hudgeons, Jr (District 2)        |
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| Tony DiNicola (District 9)       | Al Alu (District 10)                   |
| Stephanie Thompson (District 11) |  |

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM MARCH 25, 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-24-85 (CD 2)** 2406 Gould Ave (Primary Structure) aka Lot 22, Block 12, M G Ellis Addition to North Fort Worth, Tarrant County, Texas. Being the same property conveyed to the Grantor by the deed of Dorothy B. Garrison, dated September 17, 1974, previously referenced as follows: Book/Volume 2626, Page 122 of the Recorder of Tarrant County. Lot 22, Block 12, M. G. ELLIS ADDITION to North Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 19, Plat Records, Tarrant County, Texas.  
Owner(s): Daniel E. Ramirez. Lienholder(s): None.
- b. **HS-24-86 (CD 2)** 310 Churchill Rd (Primary Structure) aka LOTS 4, 5 AND NORTH 20' 6 CHURCHILL GARDENS, FORT WORTH TEXAS 76114.  
Owner(s): Richard A. Clifford. Lienholder(s): None.
- c. **HS-24-87 (CD 11)** 3500 Strong Ave (Primary & Accessory X3 Structures) aka LOT 1, BLOCK 30, ENGLEWOOD HEIGHTS ADDITION, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 309, PAGE 14, PLAT RECORDS, TARRANT COUNTY, TEXAS. ALSO KNOWN AS 3500 STRONG AVENUE, FORT WORTH, TEXAS.  
Owner(s): Top Money LLC. Lienholder(s): None.
- d. **HS-24-88 (CD 11)** 3513 Avenue K (Primary & Accessory Structures) aka Lot 15, Block 79, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 63, page 103, Deed Records of Tarrant County, Texas.  
Owner(s): Florene Howard. Lienholder(s): None.
- e. **HS-24-89 (CD 11)** 416 Chicago Avenue (Primary & Accessory Structures) aka TRACT 1:LOT 6, BLOCK 7, OF BEACON HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 129, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. TRACT 2:LOT 22, BLOCK 7, OF TURNER'S SUBDIVISION OF BEACON HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388, PAGE 49, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.  
Owner(s): Son Thanh Nguyen. Lienholder(s): Marilyn L. Miele, c/o Trustee, Tina Walker Hill.
- f. **HS-24-90 (CD 8)** 624 Clairemont Avenue (Accessory Structure Only) aka Lot 21, Block 3, CLAIREMONT PLACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 922, page 457, Deed Records of Tarrant County, Texas.  
Owner(s): James B. Sumner and Rene V. Sumner. Lienholder(s): None.

**X. NEW CASE COMMERCIAL**

- a. **HS-24-84 (CD 11)** 2327 Oakland Blvd. (Primary & Accessory Structures) aka LEWIS, T E PLACE ADDITION Lot 1 OB Block 1 Lot 10, Block 1, T.E. LEWIS PLACE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas according to plat thereof recorded in Volume 388-141, Page 47, Plat Records of Tarrant County, Texas.  
Owner(s): Daka Investments LLC. Lienholder(s): Home Tax Solutions LLC and Tax Lien Loan SPC, LLC.
- b. **HS-24-91 (CD 8)** 3607 E Rosedale St (Primary Structure) aka BEING a part of Lots 7, 8 and 10 in Block 13 of the A. S. Hall Addition to the City of Fort Worth, Tarrant County, Texas, and a portion of a one (1) acre tract out of the J.W. Sublett and J. Tuell Surveys to Tarrant County, Texas, described as metes and bounds as follows; BEGINNING at a point on the South line of Avenue "E", 91.3 feet West to the Northeast Corner of Lot 11, Block 13, of the Hall Addition; THENCE SOUTH parallel to the East Line of Lot 11, 201.5 feet to a point in the North Line of East Rosedale Street; Thence in A Southwesterly direction along the North line of a East Rosedale Street 113.7 feet to a point; THENCE in an Easterly direction with the South line of Avenue "E"

to a place of beginning; said property being also known as 3607 East Rosedale in the City of Fort Worth, Tarrant County, Texas.

Owner(s): Devoyd and Gwen Jennings. Lienholder(s): None.

#### **XI. CONTINUED NEW CASE RESIDENTIAL**

- a. **HS-24-77 (CD 11)** 3527 Avenue M (Primary & Accessory Structure) aka Lot 18, Block 105 of Polytechnic Heights Addition, and 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(s): ROMOLA RUIZ and MIGUEL ALFREDO PERA IBARRA. Lienholder(s): None.

#### **XII. MULTI-FAMILY RESIDENTIAL**

- a. **HS-24-83 (CD 5)** 807 Heights Dr: Building 828-A-D (Primary Structure) aka BEING a tract of land out of the H. Robinson Survey, Abstract No. 1315, R.C.B. Williams Survey, Abstract No. 1669 and L.E. Conner Survey, Abstract No. 285, City of Fort Worth, Tarrant County, Texas and being all of Block 1R and portion of Block ZR of Woodhaven Heights, being a revision of Block 1 and 5 of Woodhaven Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-125, Page 93 Map Records, Tarrant County, Texas and being more particularly described by metes and bounds.

Owner(s): TIDES AT WOODHAVEN OWNER, LLC. Lienholder(s): ReadyCap Commercial.

#### **XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-24-91 (CD 3)** 3101 Durango Rd aka LOT 1, BLOCK 3, WESTERN HILLS, SECTION NO. 111, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-7, PAGE 19, PLAT RECORDS, TARRANT COUNTY, TEXAS.

Owner(s): Enoch Assets LLC. Lienholder(s): None.

- b. **ACP-24-92 (CD 2)** 1701 Grand Ave aka Lot 1 and 2, Block 139, of Belmont Terrace Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in/under Vol 204, Page 9, of the Plat Records, of Tarrant County, Texas. (more commonly known as "1701 Grand Ave, Fort Worth, Texas 76164).

Owner(s): KP Properties. Lienholder(s): None.

- c. **ACP-24-93 (CD 11)** 2620 Travis Ave aka LOT 4, BLOCK 2, GARRATT ADDITION, 2ND FILING, an addition to the City of Fort of Fort Worth, Tarrant County, Texas according to plat recorded in Volume – Page - , Deed Records of Tarrant County, Texas (Also known as: 2620 TRAVIS AVENUE).

Owner(s): Juan Castro. Lienholder(s): Flora Perez.

- d. **ACP-24-94 (CD 11)** 2570 Highcrest Ave aka Lot 11, Block 6, OF HIGH CREST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat recorded in Volume 1964, Page 209, Deed Records of Tarrant County, Texas.

Owner(s): Maria I Maldonado; The Estate of Hector Maldonado. Lienholder(s): None.

- e. **ACP-24-96 (CD 2)** 3024 N Houston aka Lot THIRTEEN (13) Block EIGHTY ONE (81) M. G. ELLIS ADDITION an Addition to the City of Fort Worth, Tarrant County, Texas.

Owner(s): Danny Dennis. Lienholder(s): None.

- f. **ACP-24-97 (CD 8)** 4363 Sahara Pl aka BEING Lot Nineteen (19), Block Three (3), of OAKRIDGE TERRACE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-24, Page 55, Plat Records, Tarrant County, Texas.

Owner(s): Leonard Hawthorne et ux Ruth Ann Hawthorne. Lienholder(s): None.

- g. **ACP-24-98 (CD 11)** 704 Sargent St aka South 1/2 of LOT 18, BLOCK 5, of FISHBURN LITTLE FARMS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1170, Page 359.

Owner(s): Eugene Oehler and Bill Holmes. Lienholder(s): None.

- h. **ACP-24-99 (CD 9)** 3620 W Spurgeon St aka Lot 9, Block 2, SOUTH HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-F, page 623, of the Deed Records of Tarrant County, Texas.  
Owner(s): J. M. Hall and Linda Hall. Lienholder(s): None.
- i. **ACP-24-100 (CD 3)** 8012 Arbor Ave aka Lot 14, in Block 15, of Broadmoor, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-E, Page 20, Plat Records, Tarrant County, Texas.  
Owner(s): Vu Tran. Lienholder(s): None.

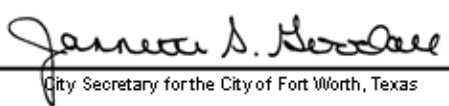
**XIV. EXECUTIVE SESSION**

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](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.

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](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.

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| <p>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 <u>Thursday, April 11, 2024 at 10:15 a.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p> | <br>City Secretary for the City of Fort Worth, Texas |
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