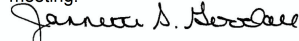


I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Wednesday, June 11, 2025 at 10:00 A.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary
City of Fort Worth, Texas



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JUNE 23, 2025
PRE-COUNCIL CHAMBERS, CITY HALL
100 FORT WORTH TRAIL, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

David Castles (District 1)
Jonathan Lyden (District 3)
Charles Edmonds (District 5)
Stephanie Dike (District 7)
Tony DiNicola (District 9)
Stephanie Thompson (District 11)

Vacant (District 2)
Brian Black – Chairman (District 4)
Melondy Doddy (District 6)
James Walker (District 8)
Al Alu – Vice Chairman (District 10)

II. REVIEW OF PREVIOUS MONTH'S MINUTES

- a. Discussion or questions pertaining to the May 19, 2025 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, JUNE 23, 2025
COUNCIL CHAMBERS, CITY HALL
100 FORT WORTH TRAIL, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

David Castles (District 1)
Paul Clark-Chairman (District 3)
Charles Edmonds (District 5)
Stephanie Dike (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 MAY 19, 2025

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-25-43 (CD 5)** 7132 Craig St (Primary & 3 Accessory Structures) aka Lot 1-A and Lot 2-A of G.S. CARMACK SUBDIVISION of a part of Block 25, HYDE JENNINGS SUBDIVISION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-4, Page 575, Plat Records, Tarrant County, Texas and Being a part of Lot 9, of G.S. CARMACK SUBDIVISION of a part of Block 25, HYDE JENNINGS SUBDIVISION, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 1026, Page 439, Deed Records, Tarrant County, Texas. Owner: Adrian Flores Ruiz. Lienholder: J&J Lending Corporation.
- b. **HS-25-55 (CD 2)** 2704 Holland St (Primary Structure) aka Being the West 1/2 of Lot 6, Block 46, of M.G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the Map or Plat thereof recorded in/under Volume 63, Page 18, and Volume 308-D, Page 19, of the Plat Records of Tarrant County, Texas. Owner: KP Properties. Lienholder: ING Capital LLC, A&B Construction, S&F Funding LLC, FGMS Holdings Inc, AND Linebarger Goggan Blair & Sampson LLP.
- c. **HS-25-56 (CD 2)** 2621 Prospect Ave (Primary & Accessory Structures) aka Lot 2, Block 47, of Pruitt Subdivision of M.G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the Map or Plat thereof recorded in/under Volume 106, Page 90, of the Plat Records of Tarrant County, Texas. Owner: Chany Development, Inc.. Lienholder: A&B Contruction.
- d. **HS-25-57 (CD 11)** 5204 E Berry St (Primary Structure) aka LOT 2, BLOCK 12, EASTWOOD ADDITION, FIFTH FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-11, PAGE 128, MAP/PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: VFP Real Estate Solutions LLC. Lienholder: Linebarger Goggan Blair & Sampson, LLP.
- e. **HS-25-58 (CD 9)** 1417 W Spurgeon St (Primary Structure) aka East 20 feet of Lot 9 and West 40 feet of Lot 10, Block 26, HUBBARD HIGHLANDS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat of same recorded in Vol. 388, Page 32, of the Deed Records of Tarrant County, Texas. Owner: Alejos V. Aleman and Flora Aleman. Lienholder: None.
- f. **HS-25-59 (CD 8)** 4515 Trueland Dr (Primary Structure) aka BEING THE SOUTH 75 FEET OF LOTS 11 AND 12, BLOCK 5, TRUELAND ADDITION, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 728, PAGE(S) 632 OF THE DEED OF RECORDS OF TARRANT COUNTY, TEXAS. Owner: Lorenzo E. Guzman. Lienholder: Texas Bank Financial dba Texas Bank Mortgage Co.
- g. **HS-25-60 (CD 8)** 2217 Christine Ave (Primary Structure) aka Lot 29 A-B, Block 3, AVALON HEIGHTS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 309, Page 77, Plat Records, Tarrant County, Texas. Owner: Cornelio Galindo Hernandez. Lienholder: None.
- h. **HS-25-61 (CD 8)** 916 Ash Crescent (Primary Structure) aka The North 15 feet of Lot 3 and the South 37 feet of Lot 2, Block 57, Highlands to Glenwood Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 106, Page 100, Deed Records, Tarrant County, Texas. Owner: Firstland Enterprises LLC. Lienholder: We Buy All Real Estate, LLC; Loan Ranger Capital Investments REIT, LLC; Linebarger Goggan Blair & Sampson, LLP.
- i. **HS-25-67 (CD 8)** 1417 E Baltimore Ave (Primary Structure) aka Being Lot TWENTY ONE (21) in Block SIXTY (60), HIGHLAND PARK ADDITION to the City of Fort Worth, according to plat of said addition

recorded in Deed Records, Tarrant County, Texas. Owner: Claud D. Humphrey AND Mattie Mae Humphrey. Lienholder: None.

- j. **HS-25-68 (CD 6)** 5505 Fernander Dr (Primary Structure) aka HARLEM HILLS ADDITION BLOCK 18 LOT 1 & 2 SITUATED IN FORT WORTH, TEXAS, TARRANT COUNTY. Owner: Nena Wilson Stinson. Lienholder: None.
- k. **HS-25-69 (CD 8)** 2534 Bomar Ave (Primary Structure) aka LOT 8, BLOCK 36, SYCAMORE HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 309, PAGE 11, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Thomas Clark Morrow Jr. Lienholder: JPMorgan Chase Bank, NA, and Wachovia Mortgage Corporation.
- l. **HS-25-70 (CD 9)** 1910 W Biddison St (Primary Structure) aka LOT 16, BLOCK 2, OF SOUTH SUMMIT HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 310, PAGE 29, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Huy Phan AND Loan Chau Nguyen. Lienholder: None.
- m. **HS-25-71 (CD 4)** 7437 Canoga Cir (Primary Structure) aka LOT 28, BLOCK 100 OF SUMMERFIELDS, PHASE VI, SECTION TWO, AN ADDITION TO THE CITY OF FORT WORTH, IN TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-162, PAGE 76, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Jeffrey A. Weaver. Lienholder: None.

X. NEW CASE COMMERCIAL

- a. **HS-25-64 (CD 5)** 4429 E Rosedale St (Primary Structure) aka Lots F, G and H Ivie's Revision of Lots F, G, H of Citizen's Revision, Block 9 of Murray Hill, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 1952, Page 349, Deed Records, Tarrant County, Texas; Save and Except a 15 foot strip by 168.5 foot strip across the Northerly rear of all 3 Lots as set out in deed from John W Ivie and wife, Anita W Ivie, to L.B. Rose Jr and wife, Dorothy Rose, dated January 1979, recorded in Volume 6659, Page 649, Deed Records, Tarrant County, Texas. Owner: Marah Henderson. Lienholder: None.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-25-61 (CD 3)** 5640 Volder Dr aka Lot 22 and the West 30 feet of Lot 21, in Block C, Sunset Acres Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-Y, Page 126, of the Plat Records of Tarrant County, Texas. (Conveyance 50% undivided interest to Kevin L Harman and Conveyance 50% undivided interest to Eric Brian Harman. Reference Tax Account Numbers #00007365055 and #00003036820). Owner: Kevin L Harman and Eric Brian Harman. Lienholder: None.
- b. **ACP-25-63 (CD 11)** 2509 Weiler Blvd aka Being Lot 9, in Block 1, of Sun-Set-View Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-B, Page 256, of the Map Records of Tarrant County, Texas. Owner: Edward Garman. Lienholder: Freedom Mortgage Corporation.
- c. **ACP-25-67 (CD 3)** 3921 Micki Lynn Ave aka Lot 42, Block 7, Sunset heights south, section Tow, an addition to the city of Fort worth, Tarrant County, Texas according to the plat recorded in Volume 388-Y, Page 3, Plat records of Tarrant County Texas, also Known as 3921 Micki Lynn Avenue, Fort Worth, Tarrant County, Texas 76107. Owner: Joseph John Peters Jr. Lienholder: None.
- d. **ACP-25-68 (CD 2)** 4405 Poinsetta Dr aka Lot 14, Block 6, BROOKSIDE ANNEX, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Darwin Ray Milligan. Lienholder: None.

- e. **ACP-25-69 (CD 8)** 1701 E Jessamine St aka Lots 23 and 24, Block 12, BELMONT ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 309, Page 50, Deed Records of Tarrant County, Texas. Owner: Clemon Jones AND Bobbie Lee Jones. Lienholder: None.
- f. **ACP-25-70 (CD 11)** 3796 Kearby St aka Lot 14, Block 41, SPRINGDALE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 1813, page 11, Deed Records of Tarrant County, Texas. Owner: David Wayne Wallace. Lienholder: None.

XII. ADMINISTRATIVE CIVIL PENALTY CASES COMMERCIAL

- a. **ACP-25-66 (CD 5)** 1115 Tierney Rd aka V.H. REEVES ADDITION, LOT 1-R BEING A REPLAT OF LOTS 1&2, V.H. REEVES ADDITION, AN ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS AS RECORDED IN VOLUME 1922, PAGE 173 P.R.T.C.T (Per Replat D2232222387). Owner: Dickson M. Kuteyi. Lienholder: None

XIII. AMENDMENT CASES MULTI-FAMILY

- a. **HS-25-37 (CD 11)** 5117 N Hampshire Blvd (Primary Structure) aka The South 150 feet of Lot 17 and the South 150 feet of the East 105 feet of Lot 18, Block 1, HARWOOD LITTLE FARMS ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 309, Page 49, Plat Records, Tarrant County, Texas. Owner: PB4 Capital LLC. Lienholder: US Bank National Association, as Trustee for the Registered Holders of JP Morgan Chase Commercial Mortgage Securities Corp, Multifamily Mortgage Pass-Through Certificates, Series 2021-SB93.

XIV. AMENDMENT CASE ADMINISTRATIVE

- a. **ACP-25-31 (CD 5)** 1512 Langston St aka LOT 6, J.L GASSAWAY ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 562, Page 137, Deed Records, Tarrant County, Texas. Physical address: 1512 Langston Street, Fort Worth, Texas 76105. Owner: Donald Ray Reed. Lienholder: 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 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.