



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, AUGUST 25, 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)
Mohan Gyawali (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 July 28, 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 or concerns

IV. REQUEST FOR FUTURE AGENDA ITEMS

- a. Any requests by Commissioners

V. ADJOURNMENT

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Melondy Doddy (District 6)
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II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM JULY 28, 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-25-74 (CD 9)** 3301 Gordon Ave (Primary Structure) aka Lot 1, Block 2, BYERS & MCCART ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 310, Page 27, Plat Records of Tarrant County, Texas.
Owner: Knew Properties 122, LLC. Lienholder: Jeff Nguyen.
- b. **HS-25-83 (CD 2)** 3222 N Harding St (Primary Structure) aka Lot 1 In block 16 of Foster Heights Addition to the City of Fort Worth, Tarrant County, Texas, according to plat rec. in Vol. 201-A, page 126, Deed records, Tarrant County, Texas.
Owner: Lupe T Sanchez
Juanita F Sanchez. Lienholder: RCN Capital LLC, Gusano Investments, LLC.
- c. **HS-25-84 (CD 11)** 821 S Ayers Ave (Primary Structure) aka Lot 1 Block 1 of Fishburn Place Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 309, Page 68, of the Plat Records of Tarrant County, Texas.
Owner: William Yee, Pak Wang, and Sai Li Li. Lienholder: None.
- d. **HS-25-85 (CD 11)** 508 N Riverside Dr (Primary & Accessory Structures) aka Lot 5, Block 163, McAdams Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204, Page 97, Deed Records of Tarrant County, Texas save and except the West 10 feet of Lot 5 conveyed to the City of Fort Worth by deed dated August 31, 1962, recorded in Volume 3740, page 37, Deed Records of Tarrant County, Texas.
Owner: Roberto Salazar. Lienholder: Joy Petta Riley.
- e. **HS-25-86 (CD 11)** 508 N Riverside Dr (Primary & Accessory Structures) aka Lots 5 and 7, Block 163, McADAMS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204, page 97, Deed Records of Tarrant County, Texas; SAVE AND EXCEPT the West 10 feet of Lots 5 and 7 conveyed to the City of Fort Worth by deed dated August 31, 1962, recorded in Volume 3740, page 37, Deed Records of Tarrant County, Texas.
Owner: Maria Esperanza Robledo, Eduardo Tomas Salas, and Roberto Salazar. Lienholder: Joy Petta Riley.
- f. **HS-25-87 (CD 11)** 508 N Riverside Dr (Primary & Accessory Structures) aka Lots 5 and 7, Block 163, McADAMS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204, page 97, Deed Records of Tarrant County, Texas; SAVE AND EXCEPT the West 10 feet of Lots 5 and 7 conveyed to the City of Fort Worth by deed dated August 31, 1962, recorded in Volume 3740, page 37, Deed Records of Tarrant County, Texas.
Owner: Maria Esperanza Robledo, Eduardo Tomas Salas, and Roberto Salazar. Lienholder: Joy Petta Riley.
- g. **HS-25-89 (CD 3)** 9712 Santa Clara Dr (Primary Structure) aka Lot 11, Block 1, LINDA VISTA ESTATES, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat recorded in Volume 388-C, Page 70, Map and/or Plat Records of Tarrant County, Texas.
Owner: Sylvia L. Ramos AND Ricardo Bracamontes Ramos. Lienholder: United Wholesale Mortgage, LLC.

- h. **HS-25-90 (CD 6)** 5508 Westcrest Dr (Primary Structure) aka Lot 13, Block 21, EDGE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas.
Owner: Norma L Daniel. Lienholder: None.
- i. **HS-25-91 (CD 11)** 3245 Hemphill St (Primary Structure) aka LOT 12, BLOCK 47, SOUTH HEMPHILL HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 132, PLAT RECORDS, TARRANT COUNTY, TEXAS.
Owner: Orlando Fernandez AND Ullis Matias. Lienholder: First National Bank of America.
- j. **HS-25-92 (CD 11)** 3755 Hemphill St (Primary Structure) aka Lot 2, Block 20, SOUTH FORT WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204, Page 15, Deed Records of Tarrant County, Texas.
Owner: Jacob Dillon Pacheco. Lienholder: Rita Pacheco
- k. **HS-25-93 (CD 8)** 5609 De Cory Rd (Primary Structure) aka Lot 13, Block 9-P of Highland Hills West, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-53, Page 43, Plat Records, Tarrant County, Texas.
Owner: Phillips Equity Capital, LLC. Lienholder: American National Investors Corp.

X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-25-88 (CD 2)** 3223 N Hampton St aka LOT 24, BLOCK 75, OUT OF FOSTERCO HEIGHTS ADDITION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN VOLUME 4058, PAGE 512 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.
Owner: Rafael Ariza and Maria Guadalupe Ariza. Lienholder: None.
- b. **ACP-25-89 (CD 7)** 7022 Gillis Johnson St aka Lot P, Block P, Lake Crest Estates, an Addition to Tarrant County, Texas, according to the plat recorded in Volume 388-T, Page 39, Plat Records, Tarrant County, Texas.
Owner: Phoukhao Khamphoumy. Lienholder: None.
- c. **ACP-25-90 (CD 2)** 2200 Newnes St aka Lot 1, Block 3, SABINE PLACE (Section I), an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-S, Page 14, Map/Plat Records, Tarrant County, Texas.
Owner: Fernando Martinez AND Olivia Martinez. Lienholder: Barbara Wooten; FYP, LLC D/B/A Texas Property Tax Loans; and GlobalLeap, LLC.
- d. **ACP-25-91 (CD 2)** 4011 Trysail Dr aka Lot FORTY-FOUR-B, (44-B), in Block NINE (9), MARINE CREEK HEIGHTS PHASE II, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-174, Page 56, Plat Records, Tarrant County, Texas.
Owner: Arcadio Vega. Lienholder: None.
- e. **ACP-25-92 (CD 7)** 6003 Calloway Ct aka Being a portion of Lot 1, Block 2, of Calloway Park Addition, Phase I, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-140, Page 37, Map Records, Tarrant County, Texas.
Owner: Delfino Escobar. Lienholder: None.
- f. **ACP-25-93 (CD 3)** 6908 Trappingham Terr aka Lot 12, in Block 22, RIDGLEA HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas.
Owner: Russell P. Howard, Trustee of the Wooten Testamentary Trust. Lienholder: None.

- g. **ACP-25-94 (CD 11)** 2715 Bomar Ave aka BEING LOT 17, IN BLOCK 28 OF SYCAMORE HEIGHTS, ADDITION, AN ADDITION TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 309, PAGE 11, PLAT RECORDS OF TARRANT COUNTY, TEXAS.
Owner: Nancy Rushano, Trustee of the Nancy Rushano Living Trust. Lienholder: None.
- h. **ACP-25-95 (CD 11)** 4250 Hardeman St aka LOT 13, BLOCK 2, OF HYDE ESTATES, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.
Owner: Barbara Rogers. Lienholder: Goodleap LLC.
- i. **ACP-25-96 (CD 7)** 2224 Thomas Pl aka LOT 13, BLOCK 19, HILL-CREST ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 17, DEED RECORDS OF TARRANT COUNTY, TEXAS.
Owner: Sterling Kent Flynn & Teresa Rhea Flynn. Lienholder: Fort Worth Mortgage, a Division of Colonial Savings, F.A. and American Airlines Federal Credit Union.
- j. **ACP-25-97 (CD 9)** 6005 Rayburn Dr aka Lot 2, Block 109, South Hills Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-51, Page 93, Plat Records, Tarrant County, Texas.
Owner: Tammy T. Bunch & Larry A. Bunch. Lienholder: JPMorgan Chase Bank, N.A..

XI. AMENDMENT CASE RESIDENTIAL

- a. **HS-25-38 (CD 11)** 2705 Vogt St (Primary Structure) aka LOT 2, BLOCK D, SUNSHINE HILL ADDITION, TO THE CITY OF FORT WORTH TARRANT COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 974, PAGE 113, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.
Owner: Nancy Duran. Lienholder: None.
- b. **HS-25-49 (CD 2)** 1421 N Main St (Primary Structure) aka A tract of land situated in the J. BAUGH SURVEY, ABSTRACT NO. 14, which encompasses the following: Lot 1, Block H, NORTH FORT WORTH, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 106, Page 73, Deed Records, Tarrant County, Texas, less the South portion of said Lot 1 conveyed to the City of Fort Worth by the deed recorded in Volume 930, Page 474, Deed Records, Tarrant County, Texas. Said tract of land is more particularly described by metes and bounds as recorded with the Tarrant County Clerk in Document # D22226117.
Owner: Jeffrey Thompson. Lienholder: J. Harold Sewell as trustee for Rosalva C. Flores.
- c. **HS-25-51 (CD 2)** 3015 N Culhoun St (Primary Structure) aka Lot 15, Block 59, FOSTEPCO HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 204-A, Page 126, of the Deed Records of Tarrant County, Texas.
Owner: Albert Salazar and Josephine Salazar. Lienholder: None.
- d. **HS-25-52 (CD 5)** 1417 W Spurgeon St (Primary Structure) aka East 20 feet of Lot 9 and the 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 thereof recorded in Vol. 388, Page 32, Map Records, Tarrant County, Texas.
Owner: Joan Campbell. Lienholder: Spruill LLC.

XII. AMENDMENT CASE ADMINSTRATIVE CIVIL PENALTY 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 CASE ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-25-57 (CD 11)** 3616 Moberly St aka Lot 5, in Block 4, TRENTMAN CITY ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-B, Page 199, Plat Records, Tarrant County, Texas.
Owner: Daniel Garcia and Isloina Paredes Garcia. Lienholder: None.
- b. **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.

XIV. EXECUTIVE SESSION

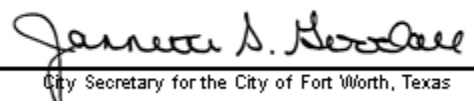
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and authorized by Section 551.071 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, 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 Wednesday, August 06, 2025 at 3:20 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