



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, FEBRUARY 23, 2026
PRE-COUNCIL CHAMBERS, CITY HALL
100 FORT WORTH TRAIL, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

David Castles (District 1)	Janet Lane (District 2)
Jonathan Lyden (District 3)	Brian Black – Chairman (District 4)
Mohan Gyawali (District 5)	Melondy Doddy (District 6)
Stephanie Dike (District 7)	James Walker (District 8)
Jose Juarez (District 9)	Al Alu – Vice Chairman (District 10)
Stephanie Thompson (District 11)	

II. SWEAR IN JOSE JUAREZ TO THE BUILDING STANDARDS COMMISSION

III. REVIEW OF PREVIOUS MONTH’S MINUTES

- a. Discussion or questions pertaining to the December 15, 2025 meeting
- b. Changes submitted by Commissioners

IV. DISCUSSIONS OR QUESTIONS CONCERNING CASES ON CURRENT AGENDA OF THE BUILDING STANDARDS COMMISSION

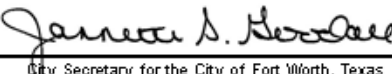
- a. Any questions by Commissioners to clarify issues with cases

V. REQUEST FOR FUTURE AGENDA ITEMS

- a. Any requests by Commissioners

VI. ADJOURNMENT

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 stamped on the following date and time Wednesday, February 04, 2026 at 10:15 A.M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


City Secretary for the City of Fort Worth, Texas

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, FEBRUARY 23, 2026
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)
Jose Juarez (District 9)
Stephanie Thompson (District 11)

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

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM DECEMBER 15, 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-26-4 (CD 9)** 1905 S Jennings Ave (Primary Structure) aka Lot 2, Block 14, Emory College Subdivision, a part of the W.P. Patillo Addition, Tarrant County, Texas, according to plat recorded in said county, being the same land conveyed to Robert B. Domingues and Grantor by deed dated August 2, 1979, recorded at volume 6890, page 243, Official Public Records, Tarrant County, Texas
Owner: Susan Acosta. Lienholder: Linebarger Goggan Blair & Sampson, LLP.
- b. **HS-26-14 (CD 11)** 3636 College Ave (Primary Structure) aka Situated at 3636 College Avenue in Fort Worth, Texas and known and described as The North 50 feet of the E 1/2 of Block 56, of Silver Lake Addition to the City of Fort Worth, Tarrant County, Texas.
Owner: Olimpa Pettit. Lienholder: None.
- c. **HS-26-16 (CD 11)** 4225 Virginia Ln (Primary & Accessory Structures) aka Lot 8, of EDNA ESTES ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Revised Plat thereof recorded in Volume 388-M, Page 137, Plat Records, Tarrant County, Texas
Owner: Floyd Baker, Jr.. Lienholder: Federal National Mortgage Association.
- d. **HS-26-19 (CD 2)** 2025 N Houston St (Primary & Accessory Structures) aka LOT 11, BLOCK 143 OF NORTH FORT WORTH ADDITION, TO FORT WORTH TARRANT COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 63, PAGE 149, DEED RECORDS OF TARRANT COUNTY, TEXAS
Owner: Alfredo Garcia. Lienholder: None.

- e. **HS-26-20 (CD 11)** 3602 S Main St (Accessory Structure) aka LOT 2i TUENTY ONE BLOCK 15 FIFTEEN, WORTH HEIGHT ADDITION IN THE CITY OF FT WORTH, TARRANT COUNTY TEXAS
Owner: Dagoberto Valencia. Lienholder: None.
- f. **HS-26-21 (CD 2)** 3008 Weber St (Primary Structure) aka Lot 2, Block 44, Morgan Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 310, Page 44, Plat Records, Tarrant County, Texas
Owner: SP Homes, LLC. Lienholder: None.
- g. **HS-26-22 (CD 8)** 1621 Stella St (Primary & Accessory Structures) aka Lot 15 and the West 1/2 of Lot 14, Block 38, GLENWOOD ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 63, Page 77, of the Deed Records of Tarrant County, Texas
Owner: Juventina Diaz Gutierrez and Juvenal Ortega Arias. Lienholder: None.
- h. **HS-26-25 (CD 5)** 2319 Lena St (Primary & Accessory Structures) aka LOT 8-R, BLOCK 4 MAXWELL SUBDIVISION AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, OUR OF THE JOHN AKERS SURVEY, ABSTRACT #24, TARRANT COUNTY, TEXAS
Owner: J.C. Renfro. Lienholder: None.
- i. **HS-26-29 (CD 8)** 1324 E Baltimore Ave (Primary Structure) aka LOT 7, BLOCK 50, HIGHLAND PARK, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 310, PAGE 60, PLAT RECORDS, TARRANT COUNTY, TEXAS
Owner: Willie Irene Kimble. Lienholder: None.
- j. **HS-26-30 (CD 5)** 4241 Carol Ave (Primary Structure) aka Lot 20, Block 5, of B. JACKSON ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 1846, page 449, of the Deed Records of Tarrant County, Texas
Owner: Jessie Bernard Bonner and Jo Ann Bonner. Lienholder: None.
- k. **HS-26-32 (CD 11)** 3959 Hatcher St (Primary Structure) aka Lot 1-A of a Revision of Lot 1 in Block 2, of Midwest Estates, an addition to the City of Fort Worth, Tarrant County, Texas, according to a revised Plat recorded in Book 388-1, Page 615 of the Deed Records, Tarrant County, Texas.
Owner: PARKER HAIWATHA. Lienholder: None.
- l. **HS-26-33 (CD 9)** 3766 Cornish Ave (Primary Structure) aka LOT 24, BLOCK 19, SOUTH HILLS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCODING TO PLAT RECORDED IN VOLUME 388-S, PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS
Owner: Gena Hunt. Lienholder: Guild Mortgage Company.

X. CONTINUED NEW CASE RESIDENTIAL

- a. **HS-26-13 (CD 8)** 1301 Cloverdale Dr (Primary Structure) aka Lot NINE (9), Block THREE (3), HIGHLAND HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-3, page 118, Plat Records of Tarrant County, Texas
Owner: Frank Marshall and Gilba Mae Marshall. Lienholder: Linebarger Goggan Blair & Sampson, LLP.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-26-13 (CD 2)** 2704 Hanna Ave (Nuisance Abatement) aka Lot 14, Block 43, of Rosen Heights, First Filing, an addition to the City of Fort Worth, Tarrant County, Texas according to the Map or Plat thereof recorded in/under Volume 106, Page 56, of the Plat Records of Tarrant County, Texas
Owner: 1301 Lagonda Trust. Lienholder: Anson Financial, Inc; New Frontier Financial; Propel Financial Services, LLC; R.W. Weaver, Inc; FGMS Holdings, LLC; Capital One, N.A.; Heritage Credit, LLC; ING Capital, LLC; and Linebarger, Goggan, Blair & Sampson, LLP.

- b. **ACP-26-14 (CD 7)** 10812 Fandor St (Nuisance Abatement) aka LOT 30, BLOCK 12, CHAPEL CREEK RANCH PHASE I-A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-208, PAGE 34, PLAT RECORDS, TARRANT COUNTY, TEXAS
Owner: Mary K. Wright. Lienholder: Goldman Sachs Mortgage Company.
- c. **ACP-26-16 (CD 2)** 2556 Decatur Ave (Nuisance Abatement) aka LOT 14, BLOCK 3, OF DIAMOND HILL, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388, PAGE 21, PLAT RECORDS, TARRANT COUNTY, TEXAS
Owner: William D. Roberts. Lienholder: Linebarger Goggin Blair & Sampson LLP.
- d. **ACP-26-18 (CD 5)** 6233 Kentwood Pl (Nuisance Abatement) aka an undivided one-half interest to each Grantee in Lot 9, Block 4, Brentwood Hills Addition to the City of Fort Worth, Texas, Tarrant County, Texas according to the Plat filed in Book 388-Z, Page 116, Deed Records of Tarrant County, Texas
Owner: William Robert Williams and Wayne Russell Williams, III. Lienholder: Linebarger Goggin Blair & Sampson, LLP.
- e. **ACP-26-19 (CD 5)** 6233 Kentwood Pl (Nuisance Abatement) aka an undivided one-half interest to each Grantee in Lot 9, Block 4, Brentwood Hills Addition to the City of Fort Worth, Texas, Tarrant County, Texas according to the Plat filed in Book 388-Z, Page 116, Deed Records of Tarrant County, Texas
Owner: William Robert Williams and Wayne Russell Williams, III. Lienholder: Linebarger Goggin Blair & Sampson, LLP.
- f. **ACP-26-20 (CD 11)** 3602 S Main St (Nuisance Abatement) aka LOT 2i TUENTY ONE BLOCK 15 FIFTEEN, WORTH HEIGHT ADDITION IN THE CITY OF FT WORTH, TARRANT COUNTY TEXAS
Owner: Dagoberto Valencia. Lienholder: None.
- g. **ACP-26-21 (CD 5)** 601 Cooks Ln (Nuisance Abatement) aka All that certain lot, tract or parcel of land situated in Tarrant County, Texas, and being described as part of J. THRESHER SURVEY, ABSTRACT NO. 1870, Tarrant County, Texas, and part of a tract of land deeded to H.C. Hildebrandt and J.R. Murphy, of record in Volume 1965, Page 536, Deed Records, Tarrant County, Texas, described more particularly in Deed recorded with the Tarrant County Clerk under Document# D212032160
Owner: Susan Norman. Lienholder: Judith O. Smith Mortgage Group, Inc; U.S. Department of Housing and Urban Development; Mortgage Electronic Registration Systems, Inc; and JPMorgan Chase Bank, N.A..
- h. **ACP-26-23 (CD 11)** 5113 Malinda Ln S (Nuisance Abatement) aka Lot 4, in Block 2, Hoggard Heights Addition, to the City of Fort Worth, Tarrant County, Texas, as shown by Plat thereof recorded in Book 388G, Page 153, Plat Records, Tarrant County, Texas
Owner: Cecilia Black Mitchell. Lienholder: None.
- i. **ACP-26-24 (CD 5)** 3753 Waldorf St (Nuisance Abatement) aka Lot 5, Block 1, ASTORIA ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas
Owner: Arletha Sanders. Lienholder: Linebarger Goggin Blair & Sampson, LLP.
- j. **ACP-26-25 (CD 5)** 3749 Waldorf St (Nuisance Abatement) aka Lot 6, Block 1, Astoria Addition, an addition to the City of Fort Worth, Tarrant County, Texas
Owner: Arletha Sanders. Lienholder: None.
- k. **ACP-26-26 (CD 5)** 8329 Fall Crest Dr (Nuisance Abatement) aka Lot 7, Block 18, Lakes of River Trails, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9732, Real Property Records, Tarrant County, Texas
Owner: William M. Viola and Shinette Wooden-Viola. Lienholder: Nationstar Mortgage LLC D/B/A Mr. Cooper; and Lakes of River Trails Homeowners Association.

- l. **ACP-26-27 (CD 6)** 5528 Libbey Ave (Nuisance Abatement) aka 5528 Libbey Avenue, Fort Worth, Tarrant, Texas 76107, Lots 25-28, Block 83 Chamberlain Arlington Heights
Owner: Kenneth Frances. Lienholder: None.
- m. **ACP-26-28 (CD 6)** 8408 Clearbrook Dr (Nuisance Abatement) aka Lot 25, Block 21, HULEN MEADOW, PHASE THREE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-216, Page 5, Deed Records of Tarrant County, Texas.
Owner: Jason W. Snow. Lienholder: Texas Trust Credit Union.
- n. **ACP-26-29 (CD 5)** 3501 Garrett St (Nuisance Abatement) aka LOT, TRACT AND PARCEL OF LAND IN TARRANT COUNTY, TEXAS, DESCRIBED AS FOLLOWS: BEGINNING 280.4 varas West of the Northeast corner of the W.M. Anderson Survey and 479.2 varas South for place of beginning; THENCE North 323 feet to a stake for corner; THENCE West parallel with the South line of said tract 135 feet to a stake for corner; THENCE South 323 feet to the South line of tract described in a conveyance from Gertrude Wilson et al to Joe Shelton under date of February 5, 1952, as recorded in Volume 2398 page 462 of the Deed Records of Tarrant County, Texas; THENCE East 135 feet to the place of beginning and containing one acre of land more or less
Owner: Howard Earl Hicks. Lienholder: First United Methodist Church - Hurst, Texas.
- o. **ACP-26-30 (CD 5)** 4909 Emerald Lake Dr (Nuisance Abatement) aka Lot 7, Block 3, WHITE LAKE HILLS, UNIT NO. 5, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-37, Page 57, Plat Records, Tarrant County, Texas.
Owner: Harold L Frank. Lienholder: Reverse Mortgage Solutions, Inc.
- p. **ACP-26-31 (CD 2)** 2217 Ross Ave (Nuisance Abatement) aka Lots EIGHT (8) and NINE (9) in Block ONE HUNDRED SIXTY ONE (161) of NORTH FORT WORTH, an addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Book 63, Page 149, Deed Records, Tarrant County, Texas.
Owner: Francisco L Delgado and Dominga Garcia Delgado. Lienholder: None.
- q. **ACP-26-32 (CD 11)** 120 Blevins St (Nuisance Abatement) aka Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas.
Owner: Aurelio Napo Escalante and Joann Votion Escalante. Lienholder: None.
- r. **ACP-26-34 (CD 7)** 7725 Ella Young Dr (Nuisance Abatement) aka Lots 8 and 9 of ELLA YOUNG'S LAKE WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 204A, Page 155, Deed Records, Tarrant County, Texas
Owner: Donald Robert Bauman and Patsy Bauman. Lienholder: None.

XII. ADMINSTRATIVE CIVIL PENALTY COMMERCIAL

- a. **ACP-26-33 (CD 11)** 3429 Wade Ave (Nuisance Abatement) aka Lot 15-A, In Block 2, of the McCALL-HIGHTOWER ADDITION to the City of Fort Worth, Texas, According to the Map or Plat thereof of record in the Map or Plat Records of Tarrant County, Texas.
Owner: WITT LINDA K 2010 LIVING TRUST. Lienholder: None.

XIII. AMENDMENT NEW CASE RESIDENTIAL

- a. **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.

- b. **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 the plat recorded in Volume 204, Page 15, of the Deed Records, Tarrant County, Texas
Owner: Rita Pacheco. Lienholder: None.
- c. **HS-25-103 (CD 9)** 1118 W Gambrell St (Primary Structure) aka all that certain Lot, tract or parcel of land, lying and being situated in Tarrant County, Texas, being a part of Lot 15, Block 19, South Side Addition to the City of Fort Worth
Owner: Della Badgero. Lienholder: None.
- d. **HS-25-106 (CD 9)** 5501 Westcreek Dr (Primary Structure) aka Lot 37, in Block 61, of SOUTH HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-8, Page 13, of the Map Records of Tarrant County, Texas
Owner: Ronnie P Curtis II. Lienholder: SCF Jake, LP.
- e. **HS-25-109 (CD 6)** 7301 Moon Ridge Ct (Primary Structure) aka LOT 32, BLOCK 610, CANDLERIDGE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A SLIDE 6455 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS
Owner: TRANS AM SFE II, LLC. Lienholder: None.
- f. **HS-26-10 (CD 6)** 6205 Jennie Dr (Primary Structure) aka Lot 2-A, Block 4, WESTERN TRAILS ADDITION, SECTION ONE, to the City of Fort Worth, Tarrant County, Texas, according to the Revised plat thereof recorded in Volume 388-37, page 93, Plat Records of Tarrant County, Texas
Owner: Earline Welch Kennedy, Trustee of The Earline Welch Kennedy Living Trust. Lienholder: Linebarger Goggan Blair & Sampson, LLP.

XIV. AMENDMENT ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL

- a. **ACP-25-101 (CD 5)** 3132 Major St (Nuisance Abatement) aka BEING 100 feet out of the Northeast corner of Lot No. Eight (8) in Block No. Sixteen (16) in the Hyde Jennings Subdivision of a part of the S.G. Jennings 738 acre survey in Tarrant County, Texas
Owner: Richard E. Young and Linda Young. Lienholder: Linebarger Goggin Blair & Sampson LLP.

XV. CIVIL PENALTY RESIDENTIAL

- a. **HS-25-33 (CD 2)** 2923 Clinton Ave (Primary Structure) aka LOT 12, BLOCK 70, M.G. ELLIS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 18, DEED RECORDS, TARRANT COUNTY, TEXAS
Owner: Jimmy Bradley. Lienholder: None.

XVI. 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.

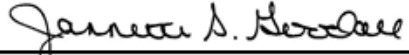
XVII. ADJOURNMENT

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 stamped on the following date and time Wednesday, February 04, 2026 at 10:15 A.M. and remained so posted continuously for at least 3 business days preceding the scheduled date of said meeting.


City Secretary for the City of Fort Worth, Texas