



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, AUGUST 28, 2023  
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. Call to Order**

Joshua Lindsay (District 1)  
Paul Clark-Chairman (District 3)  
Paul Kerpoe (District 5)  
Jennifer Ferguson (District 7)  
Pedro Juarez (District 9)  
VACANT (District 11)

VACANT (District 2)  
Brian Black-Vice Chairman (District 4)  
Michael Unell (District 6)  
James Walker (District 8)  
Al Alu (District 10)

**II. Swear in Al Alu to the Building Standards Commission**

**III. Review of previous month's minutes**

- a. Discussion or questions pertaining to the July 24, 2023 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. Planning & Development Permits Discussion**

**VI. Request for future agenda items**

- a. Any requests by Commissioners

**VII. Adjournment**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, AUGUST 28, 2023  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

Joshua Lindsay (District 1)  
Paul Clark-Chairman (District 3)  
Paul Kerpoe (District 5)  
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Brian Black-Vice Chairman (District 4)  
Michael Unell (District 6)  
James Walker (District 8)  
Al Alu (District 10)

**II. PLEDGE OF ALLEGIANCE**

**III. SWEAR IN AL ALU TO THE BUILDING STANDARDS COMMISSION**

**IV. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM JULY 24, 2023**

**V. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA**

**VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

**VII. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY**

**VIII. CASES TO WITHDRAW FROM TODAY'S AGENDA**

**IX. THE COMMISSION WILL BREAK FOR A WORK SESSION AT APPROXIMATELY 12:00 P.M.**

**X. NEW CASES RESIDENTIAL**

- a. **HS-23-136 (CD 2)** 2200 North Houston Street (Primary Structure) aka Real Estate situated in Tarrant County, Texas, known and described as The West 90 feet of Lot No. Twenty Two (22) in Block No. One Hundred Sixty Four (164), NORTH FORT WORTH, now Fort Worth, Tarrant County, Texas. Owner(s): Sara Monique Martinez and Leticia Estela Torres. Lienholder(s): None.
- b. **HS-23-157 (CD 2)** 2100 Clinton Avenue (Primary Structure) aka Lot 22, Block 148, NORTH FORTH WORTH ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Atilana Mercado. Lienholder(s): None.
- c. **HS-23-158 (CD 8)** 3133 Mecca Street (Accessory Structure Only) aka Lot 17, Block 5, Trueland Addition, an Addition to the City of Fort Worth, Texas, according to the Plat recorded in Vol. 728, Page 632, Plat Records, Tarrant County, Texas. Owner(s): Elisa Haros and Jeronimo Garcia. Lienholder(s): Victor Munoz aka Victor Munoz c/o Trustee-Robert M. Doby Jr.
- d. **HS-23-159 (CD 2)** 2349 Carruthers Drive (Primary Structure) aka Being Lot Thirteen (13) in Block Fifteen (15) of CARVER HEIGHTS, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 96, Deed and Plat Records, Tarrant County, Texas. Owner: Keith Tull. Lienholder(s): Investmark Mortgage LLC and Texas Bank and Trust Company.
- e. **HS-23-160 (CD 2)** 206 NW 14<sup>th</sup> Street (Accessory Structure Only) aka Lot 1 and E 46' of Lot 2, Block 101, North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to Plat and Dedication recorded in Volume 388-9, page 403, plat records, Tarrant County, Texas (206 NW 14<sup>th</sup> Street) aka lot, Tract or parcel of land situated in Tarrant County, Texas, Described as follows: The East 46 feet of the East 90 feet of Lots 1 and 2, Block 101, NORTH FORTH WORTH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 63, Page 149, Deed Records of Tarrant County, Texas. Owner(s): Raul R, Martinez and Michael Martinez. Lienholder(s): State of Texas Attorney General c/o Environmental Protective and Administrative Law Division, State of Texas Attorney General Ken Paxton, Linebarger Goggan Blair & Sampson LLP, and AHERN RENTALS INC.
- f. **HS-23-161 (CD 11)** 3774 Gordon Avenue (Primary Structure) aka Lot 7, Block 22, HOMELAND ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 388, page 13, of the Deed Records of Tarrant County, Texas. Owner(s): Dante C. Medina and wife, Esquiela Medina. Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson LLP.

**XI. NEW CASES COMMERCIAL**

- a. **HS-23-162 (CD 5)** 5675 E Loop 820 S (Primary Structure and Accessory Structure) aka Description for a tract of land in the DAVID STRICKLAND SURVEY, ABSTRACT NUMBER 1376, City of Fort Worth, Texas, tract containing 78.61 acres of land. Owner: OW K-Mar Village, LLC. Lienholder(s): None.
- b. **HS-23-163 (CD 11)** 1420 South Riverside Drive (Primary Structure) aka Being all of that certain lot, tract or parcel of land located in the B. E. Waller Survey Abstract No.1659, City of Fort Worth, Tarrant County, Texas and being a called 0.438 acre tract of land as described in Deed to NGS Partnership, Ltd., a Texas Limited Partnership recorded in Volume 13972, Page 13 of the Official Public Records of Tarrant County, Texas, 0.067 acre Tract 1 and a 0.083 acre Tract 2 as described in Deed to NGS Partnership, Ltd., a Texas Limited Partnership recorded as Document No. D11117662 of the Official Public Records of Tarrant County, Texas. Owner: AIRGAS USA, LLC. Lienholder(s): None.

**XII. NEW CASE HISTORIC RESIDENTIAL**

- a. **HS-23-165 (CD 8)** 1063 Illinois Avenue (Primary Structure) Description for a tract of land being a portion of the SOUTH ½ of Lot 4, Block 5, of TYLER'S LAKE PARK ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 46, Page 215, of the Plat Records of Tarrant County, Texas, being more particularly described by metes and bounds. Owner: Prestigious Financial Solutions LLC. Lienholder: Trident Realty Investments, LLC aka Trident Realty Investments, LLC c/o Longhorn Investments Attn: Trustee-Michael L. Hoffman.

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

- a. **ACP-23-166 (CD 9)** 320 West Gambrell Street aka SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS per Tarrant Appraisal District-02896532: SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 16. Owner(s): Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia. Lienholder(s): None.
- b. **ACP-23-167 (CD 9)** 320 West Gambrell Street aka SOUTH SIDE ADDN. BLK 22 LOT 16-17, AKA 320 W GAMBRELL ADDITIONS TO THE CITY OF FT WORTH, TARRANT COUNTY, TEXAS per Tarrant Appraisal District-02896532: SOUTH SIDE ADDITION-FT WORTH Block 22 Lot 17. Owner(s): Luis Alberto Mejia Jimenez and Carolina Elizabeth Mejia. Lienholder(s): None.
- c. **ACP-23-168 (CD 9)** 929 Brown Drive aka SURVEY OF LOT 30, BLOCK 28, SOUTHLAND TERRACE 6<sup>TH</sup> FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-Y, PAGE 120, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Crystal E. Paslay. Lienholder(s): Capital One, NA, Texas Health Resources aka Texas Health Resources c/o DCM Services LLC.
- d. **ACP-23-171 (CD 11)** 408 Fairview Street aka Lot 20, DIXIE PLACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 831, Page 297, Deed Records of Tarrant County, Texas. Owner: Gregory Bryan Fincher. Lienholder(s): None.
- e. **ACP-23-172 (CD 2)** 3216 NW 30<sup>th</sup> Street aka UNDIVIDED ½ INTEREST DESCRIBED AS FOLLOWS: LOT 16, BLOCK 191 ROSEN HEIGHTS SECOND FILING AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204A, PAGE 153, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Teresa Medina and Salvador C. Paez. Lienholder(s): None.

### **XIV. AMENDMENT CASE ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL**

- a. **ACP-23-113 (CD 5)** 6933 Fallbrook Court aka Lot 42, Block 5, SANDYBROOK ADDITION, Phase One, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-127, Page 86, Plat Records, Tarrant County, Texas. Owner: Dana L. Meeks. Lienholder(s): First Financial Bank, N.A. aka First Financial Bank N.A. c/o Justin B. Cooper and American Airlines Federal Credit Union aka American Airlines Federal Credit Union c/o Sr. Vice-President Sean Gaven.

### **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](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.

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 Monday, August 14, 2023 at 3:10 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