



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, FEBRUARY 27, 2023
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
Bill Schur (Position 7)
Pedro Juarez (Position 9)

VACANT (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
James Walker (Position 8)

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the January 23, 2023 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, FEBRUARY 27, 2023
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
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Brian Black-Vice Chairman (Position 4)
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James Walker (Position 8)

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM JANUARY 23, 2023

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-23-35 (CD 5)** 2818 Avenue K (Primary Structure) aka Lot 5, Block 93, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas. Owner: Van T. McGraw aka Van Tonette McGraw. Lienholder(s): Internal Revenue Service, Custom Corporation, and Linebarger Goggan Blair & Sampson, LLP.
- b. **HS-23-53 (CD 2)** 3110 Hardy Street (Primary Structure) aka LOT ONE (1), BLOCK SEVEN (7), SHOE AND LEATHER COMPANY'S ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 37, Plat Records, Tarrant County, Texas aka Lot 1, Block 7, out of the Shoe & Leather Company's Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Volume 7225, Page 1195, of the Tarrant County Deed Records. Owner: William Palkovics. Lienholder(s): None.
- c. **HS-23-56 (CD 5)** 4220 Pierce Avenue (Primary Structure) aka ACCT NO. 01359029; LOT 21A, BLOCK 3 OUT OF THE HOMEWOOD ADDITION SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY A DEED OF RECORD IN VOLUME 388-4, PAGE 169 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS C/K/A 4220 PIERCE AVE. Owner: Farnsworth Associates, LLC Series 4220. Lienholder: RNA Financial, LLC.
- d. **HS-23-57 (CD 2)** 2152 Moore Avenue (Accessory Structure Only) aka LOT 11 AND ALL OF LOT 12, BLOCK 28, DIAMOND HILL ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 21, DEED RECORDS, TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THOSE PORTIONS SET OUT IN GENERAL WARRANTY DEED FILED OCTOBER 7, 1991 AND RECORDED IN VOLUME 10408, PAGE 176 AND VOLUME 10408, PAGE 172, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS. Owner: Axiom Interests, LLC. Lienholder(s): None.
- e. **HS-23-58 (CD 5)** 4324 East Rosedale Street (Primary Structure) aka Lot 4, Block 5, College Heights, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, page 47, Deed Records of Tarrant County, Texas, save and except the North 10 feet. Owner: Mary Plunkett aka Mrs. Mary Mitchell. Lienholder(s): None.

X. CONTINUED NEW CASES RESIDENTIAL

- a. **HS-23-36 (CD 8)** 957 East Harvey Avenue (Primary Structure) aka Lot Number Sixteen (16) in Block Number Twenty-Nine/SOUTHLAND, being a revision of Blocks 24 through 41, HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 310, Page 11, Plat Records, Tarrant County, Texas. Owner(s): Preston Ennis and wife, Doris Nell Ennis. Lienholder(s): None.
- b. **HS-23-39 (CD 9)** 1311 East Peach Street (Accessory Structure Only) aka LOT 34, BLOCK 162, Original Town of Fort Worth, Fort Worth, Tarrant County, Texas, and commonly known as 1311 E. Peach Street, Fort Worth, Texas. Owner(s): Laura Camarillo and David Ortiz. Lienholder(s): None.

XI. HISTORICAL NEW CASE RESIDENTIAL

- a. **HS-23-59 (CD 8)** 975 East Pulaski Street (Primary Structure) aka Lot 13, Block 4, Guertler Subdivision of Lots 7, 8 and 9, Block 4, Evans South Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Rickey Waller. Lienholder(s): None.

XII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-60 (CD 8)** 501 East Ramsey Avenue aka LOT 248 AND THE LAST 12 FEET OF LOT 249, IN BLOCK 9, OF HYDE PARK ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN BOOK 63, PAGE 9, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Angelina Gomez. Lienholder(s): None.

- b. **ACP-23-62 (CD 9)** 4108 South Henderson Street aka Walker's Addition Blk 3 Lot 3 aka Lot 3, Block 3, WALKER'S ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 50, Plat Records, Tarrant County, Texas. Owner: Rebecca Shinn. Lienholder(s): None.
- c. **ACP-23-63 (CD 8)** 2710 Avenue A aka ACCT. NO. 00242438; Lot 3 and the East 10 feet of Lot 2 aka 2B, Block 2, out of the Boaz and Dillow Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D217013014, of the County Deed Records aka Lot 3 and the East 10 feet of Lot 2, Block 2, or BOAZ AND DILLOW, an Addition to the city of Fort Worth, Tarrant County, Texas according to the plant thereof recorded in Volume 204, Page 32, Plant Records, Tarrant County, Texas. Owner: Martha Moreno. Lienholder(s): Hector Arreguin and Lilia Perez.
- d. **ACP-23-64 (CD 8)** 6600 Sheridan Road aka Lot 1, Block 7, HIGHLAND TERRACE ADDITION, SECTION ONE, to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Book 388-3, Page 1, Deed Records, Tarrant County, Texas. Owner: Investor Alliance Group, LLC. Lienholder: Prosperity Bank.
- e. **ACP-23-65 (CD 5)** 7124 Anderson Blvd. aka BEING A TRACT OF LAND SITUATED IN THE G. WILSON SURVEY.ABSTRACT NO. 1629. TARRANT COUNTY.BEING A PART OF BLOCK 2-R.OF THE FRANK M. ANDERSON SUBDIVISION.AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY.TEXAS.ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B.PAGE 1675 OF THE PLAT RECORDS OF TARRANT COUNTY.TEXAS (P.R.T.C.T.). BEING A PART OF THAT SAME TRACT OF LAND DESCRIBED IN SPECIAL WARRANT DEED TO V BAR V REAL ESTATE PARTNERSHIP.L.P..AS RECORDED IN DOCUMENT NO. D208009819 OF THE DEED RECORDS OF TARRANT COUNTY.TEXAS (D.R.T.C.T.). Owner: Vic Partners, LLC. Lienholder(s): None.
- f. **ACP-23-67 (CD 8)** 2314 2909 Sarah Jane Lane aka LOT 36 PEACEFUL ACRES ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTRY, TEXAS, ACCORDING TO THE RECORDED PLAT IN VOLUME 388-X, PAGE 68 TARRANT COUNTY, TEXAS (AKA 2909 SARAH JANE LN, FORT WORTH 76119). Owner: Phillips Equity Capital LLC. Lienholder(s): None.

XIII. AMENDMENT CASES RESIDENTIAL

- a. **HS-22-182 (CD 8)** 155 Altamesa Blvd. (Primary Structure) aka LOT 8, BLOCK D, HIGHLAND TERRACE AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-8, PAGE 87, PLAT RECORDS TARRANT COUNTY, TEXAS. Owner: Sharon B. Walker. Lienholder: Neighborhood Housing Services of America Inc.
- b. **HS-23-13 (CD 2)** 3314 Roosevelt Avenue (Primary Structure) aka Lot 17 in Block 13 in the Worth Hills Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Ernest Wilson. Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson, LLP.

XIV. AMENDMENT CASES ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-23-28 (CD 9)** 4905 Gordon Avenue aka Lot 2 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Lot 2 Block 29 with the exception of 6 feet extending from the south boundry of the lot to a duplex addressed as 4909 Gordon Ave. this easement which had been encroached by Lot 3 of block 29 having taken place for more than 50 years prior to a corrected deed execututed on October 10, 2006. Owner: Jewish Festival and Memorial Gardens, Inc. Lienholder(s): None.
- b. **ACP-23-29 (CD 9)** 4909 Gordon Avenue aka Lot 3 Block 29 of the Seminary Hill Addition as described as an addition to the City of Fort Worth, Tarrant County, Texas. According to the Plat recorded in Volume 310 page 45 deed of records, Tarrant County, Texas aka Legal per D.C. Case 236-D10544-16: ACCT. NO. 07869053; Lot 3, Block 29, out of the Seminary Hill Addition, situated in the City of Fort Worth, Tarrant County, Texas and located within the Fort Worth Independent School District, and being further described in Document #D213045587, of the Tarrant County Deed Records. Owner: Hill of Peace Legal Services, Inc. Lienholder(s): Midge Ellis and Darlene Hay Fazzio.

- c. **ACP-23-30 (CD 5)** 3749 Waldorf Street aka Lot 6, Block 1, Astoria Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Arletha Sanders. Lienholder(s): None.
- d. **ACP-23-31 (CD 5)** 3753 Waldorf Street aka Lot 5, Block 1, ASTORIA ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Arletha Sanders. Lienholder(s): None.

XV. EXECUTIVE SESSION

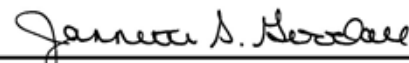
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

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 Tuesday, February 14, 2023 at 10:15 a.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