



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, FEBRUARY 24, 2025
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

David Castles (District 1)	Vacant (District 2)
Jonathan Lyden (District 3)	Brian Black – Chairman (District 4)
Charles Edmonds (District 5)	Melondy Doddy (District 6)
Stephanie Dike (District 7)	James Walker (District 8)
Tony DiNicola (District 9)	Al Alu – Vice Chairman (District 10)
Stephanie Thompson (District 11)	

II. REVIEW OF PREVIOUS MONTH'S MINUTES

- a. Discussion or questions pertaining to the January 27, 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, FEBRUARY 24, 2025
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

David Castles (District 1)	Vacant (District 2)
Jonathan Lyden (District 3)	Brian Black – Chairman (District 4)
Charles Edmonds (District 5)	Melondy Doddy (District 6)
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Tony DiNicola (District 9)	Al Alu – Vice Chairman (District 10)
Stephanie Thompson (District 11)	

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM JANUARY 27, 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-25-25 (CD 8)** 2734 Burchill Rd (Accessory Structure) aka Being Lot 17-A and B, Block 2, Avalon Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 309, Page 77 of the Plat Records of Tarrant County, Texas.
Owner: VIOTA USA, LLC. Lienholder: Ternus Lending, LLC.
- b. **HS-25-26 (CD 9)** 4301 Rector Ave (Primary Structure) aka Lot 1, Block 30, Kellis Park Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-F, Page 369, Deed Records, Tarrant County, Texas.
Owner: Ralph Ramos, Jr. and Martha Ramos. Lienholder: None.
- c. **HS-25-27 (CD 2)** 4244 Poinsetta Dr (Accessory Structure) aka Block 8, Lot 1, BROOKSIDE ANNEX ADDITION to the City of Fort Worth, Tarrant County, Texas.
Owner: John Douglas Carr. Lienholder: City of Fort Worth, et al, c/o Linebarger Goggan Blair & Sampson, LLP.

X. NEW CASES COMMERCIAL

- a. **HS-25-28 (CD 2)** 701 N Main St (Primary Structure) aka Lots 1, 2, 3,4, 5, and 6, in Block 27, of North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map of Plat 4 thereof recorded in Volume 63, page 149, Plat Records, Tarrant County, Texas.
Owner: Issam Al Shmaisani. Lienholder: None.
- b. **HS-25-29 (CD 2)** 705 N Main St (Primary Structure) aka Lots 1, 2, 3,4, 5, and 6, in Block 27, of North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map of Plat 4 thereof recorded in Volume 63, page 149, Plat Records, Tarrant County, Texas.
Owner: Issam Al Shmaisani. Lienholder: None.
- c. **HS-25-30 (CD 2)** 709 N Main St (Primary Structure) aka Lots 1, 2, 3,4, 5, and 6, in Block 27, of North Fort Worth Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map of Plat 4 thereof recorded in Volume 63, page 149, Plat Records, Tarrant County, Texas.
Owner: Issam Al Shmaisani. Lienholder: None.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-25-34 (CD 11)** 813 E Dickson aka LOT 12, BLOCK 7, BREN1MOOR ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 839, PAGE 435, DEED RECORDS, TARRANT COUNTY, TEXAS.
Owner: FELISITAS CISNEROS. Lienholder: U.S. Bank National Association.
- b. **ACP-25-35 (CD 11)** 5151 Paris St aka LOT 15-R, BLOCK 1, A REVISION OF BERRY CASTLE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-L, PAGE 7, PLAT RECORDS, TARRANT COUNTY, TEXAS.
Owner: JOSE A. TELLEZ. Lienholder: None.

- c. **ACP-25-37 (CD 9)** 2508 Mission St aka Lot 34 of Block 12 of Blue Bonnet Hills, a subdivision of Fort Worth, Texas according to the Map or Plat thereof recorded in the office of the County Clerk of Tarrant County, Texas.
Owner: Eugenia Ivone Ducoing and Moncerrat Hernandez. Lienholder: None.
- d. **ACP-25-38 (CD 11)** 3715 College Ave aka The South 50 feet of the North 100 feet of the West 1/2 of Block 65, of SILVER LAKE ADDITION, an Addition to the City of Fort Worth, TARRANT County, Texas, according to the map or plat thereof recorded in Volume 204, Page 36, of the Plat Records of TARRANT County, Texas.
Owner: Angel Mendez. Lienholder: None.
- e. **ACP-25-39 (CD 11)** 4700 Marsalis St aka LOT 10, BLOCK 9, OAKVIEW, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-"B", PAGE 259, PLAT RECORDS, TARRANT COUNTY, TEXAS.
Owner: ROBERT L. TIDWELL AND WIFE, MARCELINA TIDWELL. Lienholder: None.
- f. **ACP-25-40 (CD 2)** 1614 Belmont Ave aka LOT 18, BLOCK 110, BELMONT TERRACE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUNE 204, PAGE 9, PLAT RECORDS, TARRANT COUNTY, TEXAS.
Owner: ANGEL TORRES AND YOLANDA TORRES. Lienholder: JPMORGAN CHASE BANK N.A.
- g. **ACP-25-41 (CD 2)** 4032 Zwolle St aka Tract 1, Lot 1A, Block 33 of Sabine Place Addition, an addition to 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 document #D203413020 of the Deed Records of Tarrant County, Texas, Tax Account # 02633981.
Owner: Juan Gonzales. Lienholder: Mastodon, LTD a Texas Limited Partnership.

XII. AMENDMENT CASE RESIDENTIAL

- a. **HS-24-124 (CD 11)** 4063 Mt Vernon (Primary Structure) aka Block 24, Lot 1, of the TURNER SUBDIVISION BEACON HILL, an Addition to the City of Fort Worth, State of Texas, Tarrant County, according to the Plat recorded in Volume 388, Page 45, Plat Records, Tarrant County, Texas.
Owner: Maria S. Perez Munoz. Lienholder: None.
- b. **HS-24-145 (CD 8)** 220 Old Hwy 1187 (Primary Structure) aka BEGINNING AT AN IRON PIN IN THE SOUTH LINE OF THE FARM TO MARKET ROAD NO. 1187, 2010.5 FEET SOUTH 89 ¼ DEGREES WEST AND 50 FEET SOUTH OF THE MOST SOUTHERLY NE CORNER OF THE SAID JOSEPH MARTIN SURVEY, ABSTRACT #1017; THENCE SOUTH 729.5 FEET AN IRON PIN; THENCE NORTH 89 ¼ DEGREES EAST 298.3 FEET AN IRON PIN; THENCE NORTH 729.5 FEET AN IRON PIN IN THE SOUTH LINE OF SAID FARM TO MARKET ROAD; NO. 1187; THENCE SOUTH 89 ¼ DEGREES WEST WITH SAID SOUTH LINE 298.3 FEET TO THE PLACE OF BEGINNING, CONTAINING FIVE ACRES OF LAND, MORE OR LESS.
Owner: Alterrian Capital, LLC. Lienholder: None.
- c. **HS-25-07 (CD 11)** 2916 Travis Ave (Primary & Accessory Structure) aka 2916 Travis Ave Fort Worth Texas 76110, legally described as Lot 20, Block 23, SOUTH HEMPHILL HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 106, Page 132, Deed Records of Tarrant County, Texas.
Owner: JANCB Holding, LLC. Lienholder: City of Fort Worth, et al, c/o Linebarger Goggan Blair & Sampson, LLP.

XIII. AMENDMENT CASE COMMERCIAL

- a. **HS-24-119 (CD 8)** 3607 E Rosedale St (Primary Structure) aka BEING a part of Lots 7, 8 and 10 in Block 13 of the A. S. Hall Addition to the City of Fort Worth, Tarrant County, Texas, and a portion of a one (1) acre tract out of the J.W. Sublett and J. Tuell Surveys to Tarrant County, Texas, described as

metes and bounds as follows; BEGINNING at a point on the South line of Avenue "E", 91.3 feet West to the Northeast Corner of Lot 11, Block 13, of the Hall Addition; THENCE SOUTH parallel to the East Line of Lot 11, 201.5 feet to a point in the North Line of East Rosedale Street; Thence in A Southwesterly direction along the North line of a East Rosedale Street 113.7 feet to a point; THENCE in an Easterly direction with the South line of Avenue "E" to a place of beginning; said property being also known as 3607 East Rosedale in the City of Fort Worth, Tarrant County, Texas.
Owner: Devore "Dee" Jennings and Gwen Jennings. Lienholder: None.

XIV. AMENDMENT CASE ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-24-148 (CD 11)** 808 Karnes St aka Situated in the City of Fort Worth, Tarrant County, Texas, and being all that certain lot, tract or parcel of land out of the A. McLEMORE SURVEY in Tarrant County, Texas, and being a part of the Greiner Subdivision of a part of said survey as shown by plat thereof recorded in Volume 1829, Page 51, Deed Records, Tarrant County, Texas, and being a part of the land conveyed by Eleanor Gorman, et al to F. J. Greiner, et ux by deed recorded in Volume 1818, Page 123, Deed Records, Tarrant County, Texas and described by metes and bounds.
Owner: DU BA NGUYEN and SE THI AU. Lienholder: None.
- b. **ACP-25-01 (CD 11)** 3232 COLLEGE AVE aka Being Lot 16, in Block 43 of South Hemphill Height, an Addition to the City of Fort Worth, Tarrant County, Texas according to the Map thereof recorded in Volume 106, Page 132 of the Map Records of Tarrant County, Texas.
Owner: AD Sparlin. Lienholder: Capital One, N.A.; Mortgage Electronic Registration Systems, Inc; Homecoming Financial, LLC (F/K/A Homecoming Financial Network, Inc.); Don Ledbetter; Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Ba.

XV. EXECUTIVE SESSION

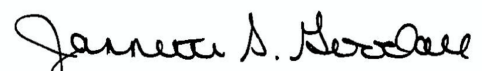
The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 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 Friday, February 07, 2025 at 10:25 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