



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JUNE 24, 2024
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

CALL TO ORDER

David Castles (District 1)	Steve Hudgeons, Jr (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
Charles Edmonds (District 5)	Michael Unell (District 6)
Stephanie Dike (District 7)	James Walker (District 8)
Tony DiNicola (District 9)	Al Alu (District 10)
Stephanie Thompson (District 11)	

- I. SWEAR IN STEPHANIE DIKE TO THE BUILDING STANDARDS COMMISSION**
- II. REVIEW OF PREVIOUS MONTH'S MINUTES**
 - a. Discussion or questions pertaining to the May 20, 2024 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, JUNE 24, 2024
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

David Castles (District 1)	Steve Hudgeons, Jr (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
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Stephanie Thompson (District 11)	

II. PLEDGE OF ALLEGIANCE

III. SWEAR IN STEPHANIE DIKE TO THE BUILDING STANDARDS COMMISSION

- IV. **CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM MAY 20, 2024**
- 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-24-106 (CD 2)** 2625 Prospect Ave (Primary Structure) aka Lot 3, Block 47, Pruitt, Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas.
Owner: M & J Family Trust. Lienholder: Queen Shiva, Texas Property Tax Loans, FGMS Holdings LLC and A & B Construction.
 - b. **HS-24-107 (CD 2)** 2406 Gould Ave (Primary Structure) aka Lot 22, Block 12, M G Ellis Addition to North Fort Worth, Tarrant County, Texas. Being the same property conveyed to the Grantor by the deed of Dorothy B. Garrison, dated September 17, 1974, previously referenced as follows: Book/Volume 2626, Page 122 of the Recorder of Tarrant County. (Verbatim to QCD D221131487, filed 5/10/2021) Lot 22, Block 12, M. G. ELLIS ADDITION to North Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 19, Plat Records, Tarrant County, Texas. (Verbatim Volume 5711, Page 738, filed 9/16/1974)
Owner: Daniel E. Ramirez, not married. Lienholder: None.
 - c. **HS-24-108 (CD 2)** 310 Churchill Rd (Primary Structure) aka Property 310 CHURCHILL ROAD LOTS 4, 5 AND NORTH 20' 6 CHURCHILL GARDENS, FORT WORTH TEXAS 76114.
Owner: Richard A. Clifford. Lienholder: None.
 - d. **HS-24-109 (CD 6)** 5533 Goodman Ave (Primary Structure) aka 5533 Goodman Avenue, Fort Worth, TX 76107. Chamberlain Arlington Heights 2nd, Block 83 Lots 17 and 18. Tarrant County, Texas.
Owner: Charlene Henderson Tisdale. Lienholder: None.
 - e. **HS-24-111 (CD 8)** 1704 Woodhall Way (Primary Structure) aka LOT 63, BLOCK 2, LINCOLNSHIRE ADDITION, PHASE 1A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-171, PAGE 77, PLAT RECORDS OF TARRANT COUNTY, TEXAS.
Owner: Stephen E. Fountain. Lienholder: City of Fort Worth, et al, c/o Linebarger Goggan Blair & Sampson, LLP and Crowley Independent School District c/o Perdue, Brandon, Fielder, Collins & Mott, L.L.P.
 - f. **HS-24-112 (CD 9)** 1712 Bryan Ave (Accessory Structure Only) aka Lot 7, Block 2, ST. HELENA ADDITION to the City of Fort Worth, Texas, according to the plat thereof recorded in Plat Records of Tarrant County, Texas..
Owner: Sam Ramirez and wife, Stella Ramirez. Lienholder: City of Fort Worth, et al, c/o Linebarger Goggan Blair & Sampson, LLP.
 - g. **HS-24-117 (CD 9)** 1703 S Main St (Primary Structure) aka Being those certain traces of land located in Fort Worth, Tarrant County, Texas, and being more particularly described on EXHIBIT A attached hereto and made a part hereof by reference for all purposes, together with all structures and

improvements located thereon and all rights and appurtenances thereto in anywise belonging to Grantor, including but not limited to , all interest, if any, of Grantor in all rights, titles and interests of Grantor, reversionary or otherwise, in and to all easements in or upon or benefiting such land and all other rights and appurtenances belonging or in anywise pertaining to such land or the buildings and other structures and improvements situated thereon, commonly known as 1701, 1703, 1709, 1715, and 1717 S. Main Street, Fort Worth, Texas 76110 (all of said property and interest being collectively referred to herein as the "Property"); Lots 1, 2, 3, and 4, Block 2, Saint Helena's Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 63, Page 56 of the Plat Records of Tarrant County, Texas.

Owner: Ft Worth S Main SPE, LLC, a Texas limited liability company. Lienholder: Ft Worth Land Lender LLC, c/o Jeffrey I. Aeder.

- h. **HS-24-114 (CD 11)** 3420 Thannisch Ave (Accessory Structure Only) aka Lot 6, Block 26, ENGLEWOOD HEIGHTS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 310, Page 67, Deed Records, Tarrant County, Texas..
Owner: Miguel B. Rivas and wife, Sofia L. Rivas. Lienholder: None.
- i. **HS-24-115 (CD 11)** 2912 Lipscomb St (Accessory Structure Only) aka Being Lot 21, Block 24 of SOUTH HEMPHILL HEIGHTS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 106, Page 132, Plat Records, Tarrant County, Texas.
Owner: Lucio Perez, a married man. Lienholder: Julie Perez, c/o Office of the Attorney General. Child Support Unit 0408E; U S Bank NA, As Trustee for LSF9 Master Participation Trust.
- j. **HS-24-120 (CD 11)** 3527 Avenue M (Primary & Accessory Structure) aka 3527 Avenue M, Fort Worth, Texas 76105, particularly described as Lot 18, Block 105 of Polytechnic Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 109, Deed Records, Tarrant County, Texas.
Owner: FUMIE OKAMURA. Lienholder: None.
- k. **HS-24-116 (CD 11)** 3513 Avenue K (Primary & Accessory Structure) aka Lot 15, Block 79, POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 63, page 103, Deed Records of Tarrant County, Texas.
Owner: Florene Howard, a widow. Lienholder: None.

XI. NEW CASES 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.
- b. **HS-24-113 (CD 11)** 2327 Oakland Blvd. (Primary & Accessory Structure) aka Lot 10, Block 1, T.E. LEWIS PLACE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas according to plat thereof recorded in Volume 388-141, Page 47, Plat Records of Tarrant County, Texas.
Owner: Daka Investments LLC. Lienholder: Home Tax Solutions LLC; Tax Lien Loan SPC LLC.

XII. CONTINUED NEW CASE RESIDENTIAL

- a. **HS-24-90 (CD 11)** 624 Clairemont Avenue (Primary & Accessory Structure) aka Lot 21, Block 3, CLAIREMONT PLACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 922, page 457, Deed Records of Tarrant County, Texas.
Owner: James B. Sumner and Rene V. Sumner. Lienholder: None.

XIII. NEW CASE HISTORIC RESIDENTIAL

- a. **HS-24-121 (CD 2)** 2117 NW 24th St (Primary & 2 Accessory Structures) aka Lots 1 through 5, ROSEN HEIGHTS, SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, page 75, Plat Records, Tarrant County, Texas.
Owner: Christopher Anthony Foley, Trustee of the Lydia Erin Honea Gutierrez Testamentary Trust.
Lienholder: None.

XIV. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-24-112 (CD 2) 2705 Holland St** aka Lot 19, Block 46, MG Ellis Addition, an Addition to the City of Fort Worth, Tarrant County, Texas. Aka 2705 Holland Ave, Fort Worth, Texas. (Verbatim from Trustee's Deed).
Owner: KP Properties Lienholder: City of Fort Et al, c/o Linebarger Goggan Blair & Sampson, LLP.
- b. **ACP-24-113 (CD 2) 2621 Prospect Ave** aka 2621 Prospect Ave., Fort Worth, Texas Lot 2, Block 47 Pruitt, Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas.
Owner: M & J Family Lienholder: Trust Queen Shiva LLC, A & B Construction.
- c. **ACP-24-114 (CD 2) 3302 Vandergriff Ct** aka BEING LOT 7, BLOCK 3, OF MARINE HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-63, PAGE 21, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.
Owner: Erica Nicole Rodriguez. Lienholder: None.
- d. **ACP-24-116 (CD 3) 7801 Ewing Ave** aka Lot 6, Block 1, Ridgecrest, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-T, Page 1, Deed Records, Tarrant County, Texas.
Owner: Belen D. Vera Guzman. Lienholder: None.
- e. **ACP-24-118 (CD5) 5536 Fitzhugh Ave** aka Lot 6, in Block "A", of Ralph Bunche Addition (out of the U. Wutherwick Survey) to the City of Fort Worth, in Tarrant County, Texas, being a revision of Blocks 1 through 4, of said Addition, according to the revised plat thereof recorded in Book 388-Five, at Page 60, of the Plat Records of said County, and amended dedication recorded in Book 2917, at Page 189, of the Deed Records of said County.
Owner: Beulah Bolden. Lienholder: Washington Mutual Finance LP.
- f. **ACP-24-120 (CD7) 3917 Birchman Ave** aka LOT 16, BLOCK 52, FACTORY PLACE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204A, PAGE 100, PLAT RECORDS, TARRANT COUNTY, TEXAS.
Owner: LISA M. JURAN. Lienholder: None.
- g. **ACP-24-121 (CD11) 2929 Mount Vernon Ave** aka Lot 18, Block 51, SYCAMORE HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 309, Page 11, Plat Records, Tarrant County, Texas.
Owner: Nathan Johnson. Lienholder: None.

XV. AMENDMENT CASE COMMERCIAL

- a. **HS-24-80 (CD5) 2004 Stalcup Road** aka LOT 28, the South 18 feet of Lot 27, the West 30 feet of Lot 29, the East 100 feet of the North 26-1/2 feet of Lot 29 and the West 30 feet of Lot 30, all in BLOCK 5,

HOLLYWOOD HILLS, REVISED SECOND FILING, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-C, Page 45, Plat Records of Tarrant County, Texas

Owner: FTGG LLC. Lienholder: Tarrant Properties Inc.

XVI. AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY CASE RESIDENTIAL

- a. **ACP-24-67 (CD7) 8614 Shelby Lane aka** Lots 11 & 12, Block 3, Lakeland Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Vol. 388-3, Page 60, Plat Records, Tarrant County, Texas, also known as 8614 Shelby Lane, Fort Worth, Tarrant County, Texas 76135.

Owner: Anna Louillian Frazier Michel. Lienholder: None.

XVII. 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.

XVIII. 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 Wednesday, June 12, 2024 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