



**AGENDA  
PRE- BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:00 A.M., ON MONDAY, JUNE 22, 2015  
PRE-COUNCIL CHAMBER, CITY HALL  
1000 THROCKMORTON STREET, FORT WORTH, TEXAS 76102**

- I. Call to Order**
- II. Review of previous months minutes**
  - a. Discussion or questions pertaining to the May 18, 2015 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 22, 2015  
COUNCIL CHAMBER, CITY HALL  
1000 THROCKMORTON STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

Melissa Konur (District 1)	Kenneth Williams (District 6)
Ronald Shearer (District 2)	Michael Ward (District 7)
Gerald Curtis (District 3)	Susan De Los Santos (District 8)
J. Cecil Driskell (District 4)	Bernd Scheffler (District 9)
James Russell (District 5)	

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF THE BUILDING STANDARDS COMMISSION MINUTES OF THE MAY 18, 2015 MEETING**

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

**V. CASES TO BE CONTINUED OR WITHDRAWN FROM TODAY'S AGENDA**

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

**VII. NEW CASES-RESIDENTIAL**

- a. **HS-15-98** 2927 Angle Drive (Primary Structure) aka Lot 2-B, Block 44, Oak Grove Addition. Owner(s): Clifford Eleazer Wilson. Lienholder(s): None.
- b. **HS-15-99** 1705 Grand Avenue (Accessory Structure) aka LOT 3, South ½ of LOT 4, BLOCK 130, BELMONT TERRACE ADDITION. Owner(s): Ralph V. Alvarez Estate and Angela Alvarez. Lienholder(s): Internal Revenue Service Attn.: Technical Support.

- c. **HS-15-100** 4701 Briarhaven Road (Primary Structure) aka Lot 34, Block 15, OVERTON WEST ADDITION. Owner(s): John Robert Loffland aka John R. Lofflan. Lienholder(s): None.
- d. **HS-15-101** 4012 Boyd Avenue (Primary and Accessory Structures) aka LOT 22, BLOCK 12, WINDSOR PLACE ADDITION. Owner(s): Jane C. Rushford aka J. C. Rushford. Lienholder(s): Norwest Mortgage, Inc.
- e. **HS-15-102** 5513 Fernander Drive (Primary Structure) aka LOT 4, BLOCK 18, OUT OF THE HARLEM HILLS ADDITION. Owner(s): A New Home 4 U Inc., Attn: Richard N. Abrams. Lienholder(s): None.
- f. **HS-15-104** 10590 Chapin Road (Primary and (5) Accessory Structures) aka 10900 Road (Per TAD) aka A tract of land out of the C.K. Gleason Survey Abstract 559 described by metes and bounds in the deed aka Tract 2a Cyrus Gleasons Survey Abstract 559 per Tarrant Appraisal District records. Owner(s): Chapel Creek Limited Partnership, Attn.: Richard A. Gray, Registered Agent and Gerald D. Soloman, General Partner. Lienholder(s): Beal Bank, SSB .
- g. **HS-15-105** 7532 Woodfield Road (Primary and Accessory Structures) aka Friars Square Addition, Blk 3, Lot 9. Owner(s): America's Servicing Company. Lienholder(s): Wells Fargo Home Mortgage, Attention: Gretchen Von Moritz, Remediation Analyst, Building and Code Compliance & Maintenance Department, MAC X9400-34.
- h. **HS-15-108** 5601 David Strickland (Primary Structure) aka Block 6, West ½ of Lot 1, Sun Valley Addition. Owner(s): W. R. Pierce Estate and Rudy M. Pierce aka Ruby M. Ellis Estate and Unknown Heirs c/o Sandra I. Romans. Lienholder(s): None.
- i. **HS-15-120** 1608 Amanda Avenue (Primary Structure) aka A TRACT OF LAND OUT OF THE G.W. COONROD SURVEY, ABSTRACT 291 and described by metes and bounds aka Tract 16A of the George W. Coonrod Survey A291. Owner(s): Ebere Ogbondah and Dinah Ogbondah. Lienholder(s): None.
- j. **HS-15-109** 9241 Watercress Drive (Accessory Structure) aka LOT 24, BLOCK 20 LAKE WORTH LEASES. Owner(s): Judson Jack Smith and Deborah Gray Smith. Lienholder(s): NTFN Inc., DBA Premier Nationwide Lending.
- k. **HS-15-110** 2032 Tierney Road (Primary Structure) aka LOT 11, BLOCK 5, of TIERNEY HEIGHTS ADDITION; Per Tarrant Appraisal District. Owner(s): Metis Properties LLC., Attn: Registered Agent and Manager: Ronald Wayne Day. Lienholder(s): None.
- l. **HS-15-111** 2819 Carter Avenue (Accessory Structure) aka LOT 12, AND THE EAST ½ OF LOT 11, BLOCK 19, SYCAMORE HEIGHTS. Owner(s): Jose Saldana aka Jose Carmen Saldana-Largo. Lienholder(s): None.
- m. **HS-15-112** 2560 Thannisch Avenue (Primary Structure) aka Southport Addition, Block: C, Lot: 13. Owner(s): Frank Wilson Estate and Hilda Boone Estate and Unknown Heirs c/o Leslie Boone. Lienholder(s): None.
- n. **HS-15-113** 1221 East Baltimore (Primary Structure) aka HIGHLAND PARK ADDITION-FT WTH, Lot 25, Block 48 Per Tarrant Appraisal District Records. Owner(s): Larry R. Davis Estate c/o Cheryl Humphrey and Lillye Davis Taylor. Lienholder(s): None.
- o. **HS-15-115** 3412 St. Louis (Primary and Accessory Structures) aka LOT TWENTY ONE (21) AND THE NORTH 40 FEET OF LOT TWENTY (20), IN BLOCK 62 OF RYAN AND PRUITT ADDITION (Per Tarrant Appraisal District, aka Ryan & Pruitt Block: 62 Lot: 20A & 21). Owner(s): Manuel R. Garcia Estate and Benita Garcia Estate and Unknown Heirs c/o Christina Torres. Lienholder(s): Peter and Jeanne Kenny.

### VIII. NEW CASE - COMMERCIAL

- a. **HS-15-107** 2420 Vaughn Blvd. (Primary Structure) aka Being a part of Block 16, Burchill Addition, 2<sup>nd</sup> Filing; (Burchill Addition 2<sup>nd</sup> Filing, Block: 16, Lot: D. per Tarrant Appraisal District.) Owner(s): Dilshad Surani aka Dilshad Nizar Surani. Lienholder(s): None.
- b. **HS-15-114** 2008 Hemphill Street (North Building Only) aka Lot A-1, Block 8, BELLVUE HILL ADDITION.

Owner(s): Stephen P. Chacko. Lienholder(s): Dr. C. Phillip Chacko.

#### **IX. ADMINISTRATIVE CIVIL PENALTIES – RESIDENTIAL**

- a. **ACP-15-116** 7300 Gillis Johnson Street aka Lots 10 and 11, Block D, Lake Crest Estates #1 & 2 Addition. Owner(s): Dennis Fults. Lienholder(s): Lake Worth National Bank c/o Arvest Bank; State of Texas Comptroller of Public Accounts.
- b. **ACP-15-117** 808 Park Street aka Lot C, Block 121, a revision of Lots 21 and 22, Block 121, NORTH FORT WORTH ADDITION. Owner(s): Silvestre Soto Montes aka Silvestre Soto. Lienholder(s): None.
- c. **ACP-15-119** 4733 Calmont Avenue aka Lots 17 and 18, Block 122, Chamberlain Arlington Heights, First Filing. Owner(s): Elias Reuben Brown Sr. and wife Eufemia E. Brown. Lienholder(s): New West Mortgage Group.

#### **X. AMENDMENT – ADMINISTRATIVE CIVIL PENALTY**

- a. **ACP-15-64** 4633 Erath Street aka LOT 1, BLOCK 15, OUT OF THE TRENTMAN REVISION. Owner(s): A New Home 4 U, LLC, Attn: Richard Abrams. Lienholder(s): None.

#### **XI. WORK IN PROGRESS**

(The Work In Progress category is for information purposes only. No new testimony will be heard.)

- a. **HS-14- 66** 4514 East Lancaster Avenue aka Lot 1A, Little Place Subdivision. Owner(s): Benito S Gomez and Zerafin S Gomez. Lienholder(s)/Mortgagee(s): None.
- b. **HS-14-122** 1254 East Baltimore Avenue aka Lot 14, Block 49, Highland Parks Addition aka Lot 14, Block 49, Highland Park Addition per Tarrant Appraisal District records. Owner(s): Marshallah Rostami aka Masallah Rostimi, Marshallah Rostami aka Masallah Rostami. Lienholder(s)/Mortgagee(s): None.
- c. **HS-14-124** 2714 NW 16th Street aka Belmont Park Addition, Blk 91 Lot 17. Owner(s): Ismael Berzoza. Lienholder(s)/Mortgagee(s): None.
- d. **HS-14-132** 5104 Sunshine Drive and Rear Structure aka LOT 3, BLOCK 5, PARK VIEW. Owner(s): Elton Fontenot Jr. aka Luther Elton Fontenot Jr. Lienholder(s)/Mortgagee(s): None.
- e. **HS-14-138** 3241 Montague Street and Rear aka The South 135 feet of Lot 7, Block 9, MASONIC HOME ADDITION, Second Filing. Owner(s): Jesse M. Arriaga and wife Leticia Arriaga. Lienholder(s)/Mortgagee(s): ABN AMRO Mortgage Group.
- f. **HS-15-02** 5633 Humbert Avenue aka Lot 17 to 18, Block 115, Chamberlain Arlington Heights #2. Owner(s): Billy Ray Moore. Lienholder(s)/Mortgagee(s): None.
- g. **HS-15-04** 4256 Carol Avenue aka LOT 8, BLOCK 7, OUT OF THE B. JACKSON ADDITION. Owner(s): Juana Patricia Herrera. Lienholder(s)/Mortgagee(s): None.
- h. **HS-15-19** 2507 Bishop Street aka 3400 Bideker Avenue aka Lot 1, Block 22, Englewood Heights Addition. Owner(s): Jim E. Kennard. Lienholder(s)/Mortgagee(s): None.
- i. **HS-15-26** 4308 Hardy Street and Rear Structure aka Lot 21, Block 42, SABINE PLACE NO. 6. Owner(s): Lee H and Jessie King Fairchild Estates, c/o Kenneth Fairchild, c/o Larry Fairchild, c/o Robert Fairchild. Lienholder(s)/Mortgagee(s): Wells Fargo Bank dka Norwest Bank, Minnesota, as Trustee for the Registered Holders of Saloman BrothersMortgage Security VII Inc Asset-Backed Certificates, Series 1998-AQ1, Under the Pooling and Servicing Agreement dated May 1, 1999.
- j. **HS-15-60** 3120 North Main Street aka Lot 4, Block 85R, Fostepco Heights Addition. Owner(s): Celia Hernandez. Lienholder(s)/Mortgagee(s): James A Kendall, CPA CFA.

- k. **HS-15-90** 8900 Randol Mill Road aka COTTONWOOD VILLAGE, Block 3 Lot 1, Blk 3 Lts 1&2, Fort Worth, Texas. Owner(s): Centaurus GF Terrace LLC. c/o Mocer K. Cross and John J. Griggs, Members. Lienholder(s): WALKER & DUNLOP, LLC.; Fannie Mae c/o Juan Pereira, Esq.,Ballard Spahr LLP.; Coinmach Corporation; Moses Medrano; Anthony Lee Landers; Sun Terra Landscape Services LP fka Sungrow II Landscape Services LP, Attn: Christopher Carmouche, President.

## XII. ABATED CASES

- a. **HS-15-79** 920 Churchill Road-demolished by owner.  
b. **HS-15-64** 4633 Erath Street – accessory building demolished by owner.

## XIII. EXECUTIVE SESSION

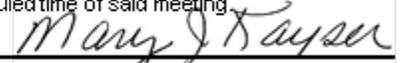
The Building Standards Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any case appearing on this agenda.

## XIV. ADJOURNMENT

Fort Worth City Hall and the City Council Chambers are wheelchair accessible. Access to the building and special parking are available at the south end of the building off of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for person who are deaf or hearing impaired, readers, or large print are requested to contact the Code Compliance Department Special Enforcement Division at 817-392-7300, FAX 817-392-6340 or call Fort Worth Customer Service TDD (817) 871-8856 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

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 website and 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, June 12, 2015 at 4:35 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