



**AGENDA  
PRE- BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:00 A.M., ON JULY 27, 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 June 22, 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, JULY 27, 2015  
COUNCIL CHAMBER, CITY HALL  
1000 THROCKMORTON STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

Melissa Konur (District 1)  
Ronald Shearer (District 2)  
Gerald Curtis (District 3)  
J. Cecil Driskell (District 4)  
James Russell (District 5)

Kenneth Williams (District 6)  
Michael Ward (District 7)  
Susan De Los Santos (District 8)  
Bernd Scheffler (District 9)

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF THE BUILDING STANDARDS COMMISSION MINUTES FROM THE  
JUNE 22, 2015 MEETING**

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

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

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 CASES TO BE CONTINUED OR WITHDRAWN FROM TODAY'S AGENDA**

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

**VIII. NEW CASES-RESIDENTIAL**

- a. **HS-15-122** 3728 Lebow Street (Primary and (2) Accessory Structures) aka Lot 34, Block 4, Sabine Place (Section 1). Owner: Jack P. Dorris Jr. aka Jack Please Dorris Jr. Lienholder(s): None.
- b. **HS-15-123** 5612 Kilpatrick Avenue (Primary Structure) aka Lot 34 and the East ½ of Lot 33, Block 64, CHAMBERLAIN HEIGHTS, SECOND FILING. Owner: A New Home 4 U, Inc. Attn: Richard Abrams. Lienholder(s): None.
- c. **HS-15-124** 5317 Timberwilde Circle (Primary Structure) aka LOT 1-C-R of revision of Lots 2-R and 1-R-C of MAURICE SCHMIKLE SUBDIVISION. Owner: David Lee Park Estate c/o Gary Lee Park. Lienholder(s): State of Texas Comptroller of Public Accounts; Internal Revenue Service; Bank of America.
- d. **HS-15-125** 5218 Anderson Street (Primary Structure) aka WEST ½ OF LOT 4, BLOCK 3, SUNRISE ADDITION. Owner: Francisco Sustaita Marin. Lienholder(s): None.
- e. **HS-15-126** 4409 Carmel Avenue (Primary Structure) aka LOT 27, BLOCK 3R, GOLDEN GATE ADDITION. Owner: James O. Ferrell. Lienholder(s): None.
- f. **HS-15-127** 2501 Lucas Drive (Primary Structure) aka Lot 4, Block 3, out of Carver Heights. Owner(s): S & F Funding, LLC., Atten: Larry Starks and J. Michael Ferguson. Lienholder(s): None.
- g. **HS-15-128** 3620 Griggs Avenue (Accessory Structure Only) aka Lot 1, Block 21, EASTWOOD ADDITION. Owner(s): Jeff Penny Jr. Estate and Edna Penny. Lienholder(s): None.
- h. **HS-15-129** 2504 Vaughn Blvd. (Primary and Accessory Structures) aka Lot 19, Block 14, BURCHILL ADDITION. Owner: Eula M. Mitchell aka Eula Mae Griffin Mitchell. Lienholder: Aames Funding Corp dba Aames Home Loan; GFC Inc.
- i. **HS-15-137** 8421 Meadowbrook Drive (Primary and Accessory Structures) aka A 10.05 acre tract of land out of the D. C. Harrison Survey, Abstract 658 and the S. C. Culver Survey, Abstract 276 and described by metes and bounds in deed aka Simeon C. Culver Survey, Abstract 276 Tract 1a and A658 Tract 2B1. Owner(s): Joe Oscar DeSouza and Ezella J. DeSouza. Lienholder(s): One World Bank; Ready Mortgage Corporation; PropTax Answer LLC.; Tax Ease Funding LLC., fka Tax East Funding LP dba TLT Funding; FGMS Holdings LLC.; Internal Revenue Service.
- j. **HS-15-130** 1458 East Magnolia (Primary Structure) aka Lot 5, Block 17, LAKEVIEW ADDITION. Owner(s): Maria Miguel-Fuentes and Arnulfo Leon. Lienholder: Anson Financial Inc. dba AFI Mortgage.
- k. **HS-15-131** 3437 Nies Street (Primary Structure) aka Lot 13, Block 6, McCall & Hightower Addition. Owner: William H. Bradshaw and Nora Bradshaw Estates c/o Judy K. Teague, Executrix. Lienholder(s): None.
- l. **HS-15-138** 1304 East Mulkey Street (Primary Structure) aka Lot 2, Block 18, RYAN'S SOUTHEAST ADDITION. Owner(s): Marjorie D. Wilson Estate and Unknown Heirs. Lienholder(s): None.

## IX. NEW CASE - COMMERCIAL

- a. **HS-15-132** 1155 and 1159 South Riverside Drive (Primary Structure) aka The West ½ of the South 4' of Lot 9 and the West ½ of Lots 10 and 11; the East of the South 4' of Lot 9 and the East ½ of Lots 10 and 11; Lot 12, Lot 13, and the North 22.3' of Lot 14, Block 4 in LAKE VIEW ADDITION. Owner: Vision Contractors, Inc. c/o Nue Vision Contractors Attn: Ben Morrison. Lienholder: Doris M. McGuire Estate c/o Francis R. McGuire Jr.

**X. ADMINISTRATIVE CIVIL PENALTIES – RESIDENTIAL**

- a. **ACP-15-133** 2705 Holland Street aka Lot 19A, Block 46, M.G. Ellis Addition. Owner: JW Construction and Demolition c/o Joseph Yammine aka Imad Yammin aka Joseph Imad Yammine. Lienholder: Anson Financial Inc., Trustee: J. Michael Ferguson.
- b. **ACP-15-134** 3208 Schwartz Avenue aka BLK. 34, LOT 8, OUT OF THE MOODY SUBDIVISION. Owner: Irma Montalbo Montes. Lienholder(s): None.
- c. **ACP-15-135** 416 Goldfinch Drive aka Block: 19, Lot: 5, WESTPOINT ADDITION. Owner: Darrell Mosley. Lienholder(s): None.
- d. **ACP-15-136** 6413 Bramble Drive aka Lot 6, Block5, WOODMONT ADDITION. Owner(s): John Harding and Deanne Harding Estates. Lienholder: Countrywide Home Loans, Inc.

**XI. AMENDMENT – RESIDENTIAL**

- a. **HS-15-26** 4308 Hardy Street aka Lot 21, Block 42, SABINE PLACE NO. 6. Owner(s): Lee H. and Jessie King Fairchild Estates c/o Kenneth Fairchild, Larry Fairchild, and Robert Fairchild. Lienholder: Wells Fargo Bank dka Norwest Bank.
- b. **HS-15-82** 5936 Humbert Avenue aka Lots 21 and 22, Block 412, Chamberlain Arlington Heights 2<sup>nd</sup> Filing. Owner: John E. Hudson. Lienholder(s): None.
- c. **HS-15-77** 455 Bryan Avenue aka Lot 2, Block C, W.B. TUCKER'S SUBDIVISION of Block 57, Tucker's Addition. Owner(s): Travis Harvey and Kevin Wayne Robinson. Lienholder: Ovation Services LLC.

**XII. AMENDMENT – ADMINISTRATIVE CIVIL PENALTY**

- a. **ACP-15-26** 2224 Market Avenue aka Lot 1, Block 1, ROSEN HEIGHTS FIRST FILING. Owner: G. W. Williams. Lienholder(s): None.

**XIII. CIVIL PENALTY – RESIDENTIAL**

- a. **HS-15-60** 3120 North Main Street, aka Lot 4, Block 85R, Fostepco Heights Addition. Owner: Celia Hernandez. Lienholder: James A. Kendall.

**XIV. 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): 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 Brothers Mortgage 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 Mocerri 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.

## **XV. ABATED CASES**

- a. **ACP-15-91** 5732 Goodman Avenue- nuisance abated by the Owner.
- b. **HS-13-40** 2922 NW. 19<sup>th</sup> Street-repaired by the Owner.
- c. **HS-13-20** 1307 E. Pulaski Street-razed by the City.
- d. **HS-15-15** 1303 E. Jefferson Avenue- nuisance abated by the Owner
- e. **HS-15-21** 1021 Winnie Street- razed by the City.
- f. **HS-15-22** 5501 Old Handley Road-razed by the City
- g. **HS-15-23** 5503 Old Handley Road-razed by the City.
- h. **HS-15-54** 5551 Turner Street-razed by the Owner.
- i. **HS-15-55** 305 E. Fogg Street-razed by the City.
- j. **HS-15-56** 3404 S. Hughes Avenue-razed by City.

- k. **HS-15-68** 3729 Burnice Drive-razed by the City.
- l. **HS-15-69** 2812 Finely Street-razed by the City.
- m. **HS-15-90** 10600 Old Denton Road-razed by the Owner.

#### **XVI. EXECUTIVE SESSION**

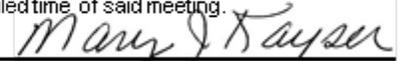
The Building Standards Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

#### **XVII. ADJOURNMENT**

Fort Worth City Hall and the City Council Chambers are wheelchair accessible as well as hearing impaired assistive. 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 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 **Tuesday, July 14, 2015 at 3:00 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