



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, MARCH 27, 2017  
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

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 **Monday, March 13, 2017 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

City Secretary for the City of Fort Worth, Texas

**I. Call to Order**

- |                             |                               |
|-----------------------------|-------------------------------|
| Melissa Konur (District 1)  | Kenneth Williams (District 6) |
| Ronald Shearer (District 2) | Michael Ward (District 7)     |
| Gerald Curtis (District 3)  | Jeff Postell (District 8)     |
| LuAnn Hoppe (District 4)    | Bernd Scheffler (District 9)  |
| James Russell (District 5)  |                               |

**II. Review of previous month's minutes**

- a. Discussion or questions pertaining to the February 27, 2017 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. Discussion and vote on recommended motion language for the Rules of Procedure**

**V. Request for future agenda items**

- a. Any requests by Commissioners

**VI. Adjournment**

**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE MEETING AT 9:30 A.M., ON MONDAY, MARCH 27, 2017  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS 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)  | Jeff Postell (District 8)     |
| LuAnn Hoppe (District 4)    | Bernd Scheffler (District 9)  |
| James Russell (District 5)  |                               |

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF THE BUILDING STANDARDS COMMISSION MINUTES FROM FEBRUARY 27, 2017**

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

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

**VI. SWEAR IN THE INTERPRETER (IF APPLICABLE)**

**VII. CASES TO BE WITHDRAWN 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-16-162 (CD 5)** 5021 Elgin Street (Primary Structure) aka all that certain real property situated in Fort Worth, Tarrant County, Texas, to-wit: The West One-Half of Lot eight, Block One, J.G. Gray Addition, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Errol W. Russell aka Errol Wayne Russell. Lienholder: ABC Bonding Company.
- b. **HS-16-221 (CD5)** 4913 Flamingo Road (Accessory Structure Only) aka BEING LOT 4, IN BLOCK 5, OF J.T. COUCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-G, PAGE 3, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: LTR Investments, LLC., c/o Registered Agent: Louis Ruiz-Principal, Chief Executive Officer. Lienholder: Spirit of Texas Bank SSB.
- c. **HS-17-36 (CD 2)** 3913 Oscar Avenue (Primary Structure) aka Lot 24, Block 21, Sabine Place (Section 3), an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat filed in Book 388-Y, Page 92, Deed Records, Tarrant County, Texas. Owner(s): Rex Dale Blair Estate and Possible Heirs. Lienholder(s): None.
- d. **HS-17-46 (CD 5)** 2705 Marlin Street (Primary Structure) aka Being a part of Lot 7, Hollis Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 755, Page 111, Plat Records, Tarrant County, Texas. Owner(s): Quincy V. Williams III and Kylan Banks. Lienholder(s): None.
- e. **HS-17-64 (CD 8)** 920 East Powell Avenue (Primary Structure and Accessory Structure) aka Lot 6, Block 31, SOUTHLAND SUBDIVISION of part of HYDE PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 310, page 11, Deed Records of Tarrant County, Texas. Owner: Barbara Lynne Fluker aka Barbara Lynne Robison Fluker aka Barbara Robson aka Barbara Freeman. Lienholder(s): None.
- f. **HS-17-68 (CD 8)** 501 Lanola Court (Primary Structure) aka Lot "K", Waddell Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-H, Page 463, of the Deed Records of Tarrant County, Texas. Owner: Hugo Rodriguez. Lienholder(s): None.
- g. **HS-17-72 (CD 5)** 5207 Willie Street (Primary Structure) aka THE WEST PART OF LOT 6, BLOCK 13, OUT OF THE WALTER WILLI SUBDIVISION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH ISD, AS SHOWN BY A DEED OF RECORD AT INSTRUMENT #D203267325 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Lisa D. Hixson. Lienholder(s): None.
- h. **HS-17-73 (CD 5)** 2104 Dillard Street (Primary Structure) aka Lot 18 and Lot 19, Block 1, Walter Willi, 4<sup>th</sup> Addition, and Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Larkin Memorial IME Church. Lienholder(s): None.
- i. **HS-17-84 (CD 5)** 1402 Amanda Avenue (Primary Structure) aka BEING 0.510000 ACRES, MORE OR LESS, OUT OF THE GEORGE W. COONROD SURVEY, ABSTRACT 291 aka TRACT 6B, SITUATED IN 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 D196003911 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Maria Natividad Cabrera. Lienholder(s): None.
- j. **HS-17-88 (CD 5)** 2409 Langston Street (Primary Structure) aka The South one-half (1/2) of the west one-half (1/2) of Lot 1 of the TOM DANNER ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner: James Taylor for Janice Marie Soders. Lienholder(s): None.
- k. **HS-17-89 (CD 8)** 2904 Westhill Road (Primary Structure and Accessory Structure) aka LOT ELEVEN (11) in BLOCK SEVEN (7) of WESLEYAN HILLS, an ADDITION to the CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, according to the Plate thereof recorded on the Plat Records of Tarrant County, Texas. Owner(s):

Sandra Sanford fka Sandra Moore and Billy Ray Moore. Lienholder(s). None.

- i. **HS-17-90 (CD 3)** 5724 Houhgton Avenue (Primary Structure) aka All of lots 27 and 28 in BLOCK 39 of CHAMBERLIN ARLINGTON HEIGHTS, SECOND FILING, ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 63, Page 40 of the Plat Records of Tarrant County, Texas. Owner: Sylvia Cooper. Lienholder(s). None.
- m. **HS-17-91 (CD 8)** 2812 Purington Avenue (Primary Structure and Accessory Structure) aka Being Lot 4, in Block 50 of Sycamore Height Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 309, Page 11 of the plat records of Tarrant County, Texas. Owner(s): Simon Rivera and Alicia Zamarripa aka Alicia Rivera. Lienholder(s). None.
- n. **HS-17-92 (CD 5)** 709 House Street (Primary Structure) aka LOT (3) OF F.J. WATSON SUBDIVISION ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 181E, PAGE 483, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner(s): Sylvia Avila aka Sylvia Romero and Jose Juan Romero. Lienholder(s). None.
- o. **HS-17-93 (CD 8)** 2806 Wilkinson Avenue (Primary Structure) aka Lot 3, in Block 41, of SYCAMORE HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in the Deed Records of Tarrant County, Texas. Owner: Gayla Beth Melton. Lienholder. Midland Funding, LLC.
- p. **HS-17-95 (CD 3)** 5633 Curzon Avenue (Accessory Structure Only) aka Lot 17 & 18, Block 171 of CHAMBERLIN ARLINGTON HEIGHTS, an Addition to the City FORT WORTH, TARRANT County, Texas, according to the Plat thereof recorded in Volume 63, Page 40, Plat Records, TARRANT County, Texas. Owner: Rhonda R. Adams. Lienholder. HSBC Bank USA National Association as Trustee for Master Reperforming Loan Trust.
- q. **HS-17-103 (CD 5)** 4324 East Berry Street (Primary Structure) aka Lot 16, Block 13 of EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-T, Page 37 of the Plat Records of Tarrant County, Texas. Owner(s): Clifford Freaney and Genika Freaney. Lienholder(s). None.
- r. **HS-17-104 (CD 5)** 1812 Dillard Street (Primary Structure) aka LOT FOUR (4), in BLOCK TWO (2), Walter Willi FIRST Addition to the City of Fort Worth in Tarrant County, Texas as per plat of record in the Plat Records of Tarrant County, Texas. Owner(s): Harold L. Criss and Faye C. Foster. Lienholder(s). None.
- s. **HS-17-111 (CD 3)** 6509 Haig Point Court (Primary Structure) aka Lot 2, Block 11, MIRA VISTA ADDITION PHASE 2-A, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1046, Plat Records, Tarrant County, Texas. Owner(s): James D. Finley and Charlotte Finley. Lienholder(s). None.

#### **X. CONTINUANCE CASE-RESIDENTIAL**

- a. **HS-17-70 (CD 5)** 6316 Ramey Avenue (Primary Structure) aka Lot 16, Block 21, of Carver Heights, Fort Worth, Tarrant County, Texas. Owner: Marquita Allen. Lienholder: SPS Mortgage Services.

#### **XI. HISTORIC CASE-RESIDENTIAL**

- a. **HS-17-97 (CD 8)** 928 East Mulkey Street (Accessory Structure Only) aka Lot 8, block15 – Ryan Southeast addition to the city of Fort Worth, Texas, also known as 928 Mulkey Street, Fort Worth, Texas. Owner(s): Roy C. Abron and Gail L. Abron. Lienholder: Internal Revenue Service-Department of the Treasury.

#### **XII. ADMINISTRATIVE CIVIL PENALTY CASES-RESIDENTIAL**

- a. **ACP-17-105 (CD 3)** 5521 Fletcher Avenue aka Lots 11 and 12, Block 60, Chamberlin Arlington Heights, Second Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat and Dedication recorded in Volume 63, Page 40 of the Map/Plat Records of Tarrant County, Texas. Owner: Rolling P Investments, LLC. Lienholder(s): None.

- b. **ACP-17-107 (CD 4)** 1008 East Clarence Street aka Lot SIX (6) in Block THREE (3), JONES COURT ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-C, Page 111, Deed Records, Tarrant County, Texas. Owner(s): Imogene Hallar Jones Estate and Possible Heirs. Lienholder(s): None.
- c. **ACP-17-108 (CD 9)** 816 East Butler Street aka LOT 9, BLOCK 6, BRENTMOOR ADDITION to the CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 839, PAGE 435, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Josie E. Hathcock. Lienholder(s): None.
- d. **ACP-17-110 (CD 8)** 901 East Rosedale Street aka The West 110 feet of Lot four (4). Block one (1), WHITE'S SUBDIVISION of Block Six (6), EVANS SOUTH ADDITION, a part of the East one-half of the Franklin-Richards Survey to the City of Fort Worth, Tarrant County, Texas. Owner: Opal Lee. Lienholder(s): None.

### **XIII. AMENDMENT CASES-RESIDENTIAL**

- a. **HS-16-122 (CD 5)** 4221 South Hughes Avenue (Primary Structure and Accessory Structure) aka LOT 6, BLOCK 5, OF GOLDEN GATE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-2, PAGE 122, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Cedrick Darty. Lienholder(s): None.
- b. **HS-17-03 (CD 3)** 5509 Wellesley Avenue (Primary Structure and Accessory Structure) aka Lots 5 & 6, Block 52 of the Chamberlin Arlington Heights, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, more particularly described in that certain plat map recorded in Volume 63, Page 40, Deed Records, Tarrant County, Texas. Owner: Willie Otis Foley. Lienholder(s): None.
- c. **HS-17-09 (CD 5 )** 4040 Forbes Street (Primary Structure) aka Lot 13, Block 7-R, of a revision of Block 6 and 7 SAN ROE ADDITION in Tarrant County, Texas, according to Plat recorded in Vol. 388-X, Pg 138, Deed Records, Tarrant County, Texas. Owner: Marylyn Owens Jennings. Lienholder(s): None.

### **XIV. AMENDMENT CASES-ADMINISTRATIVE CIVIL PENALTY-RESIDENTIAL**

- a. **ACP-17-21 (CD 5)** 3920 Hilldale Road aka BEING LOT 9, BLOCK 5, OUT OF THE HOME ACRES ADDITION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY DEED OF RECORD IN DOCUMENT #D188576208 OF TARRANT COUNTY, TEXAS. Owner: RNA Financial, LLC.,c/o Registered Agent: Richard Abrams. Lienholder(s): None.

### **XV. CIVIL PENALTY CASE-RESIDENTIAL**

- a. **HS-16-79 (CD 2)** 1204 NW 15<sup>th</sup> Street (Primary Structure and Accessory Structure), aka The East ½ of Lot 2 and all of Lot 3, in Block 110, of Belmont Terrace, Fort Worth, Tarrant County, Texas. Owner: John Villanueva. Lienholder: Emerald Dolphin Enterprises, Inc.

### **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 Chamber 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 at 817-392-6567, FAX 817-392-2249 or call the Executive Secretary (817) 392-6391 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) 392-6567 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.