



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JULY 24, 2017
CITY COUNCIL CONFERENCE ROOM 290, 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)	Bernie Scheffler (District 9)
James Russell (District 5)	

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the June 26, 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. Request for future agenda items

- a. Any requests by Commissioners

V. Adjournment

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I. CALL TO ORDER

Melissa Konur (District 1)	Kenneth Williams (District 6)
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II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF THE BUILDING STANDARDS COMMISSION MINUTES FROM JUNE 26, 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 CASES TO BE WITHDRAWN FROM TODAY'S AGENDA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-17-150 (CD 9)** 414 North Nichols Street (Primary Structure) aka James Ryan Subdivision, Block A, Lot 4, Fort Worth, Texas. Owner(s): Isabel Contreras, and Bulmaro Contreras Estate and Possible Heirs. Lienholder(s): None.
- b. **HS-17-167 (CD 5)** 3009 Hatcher Street (Primary Structure and Accessory Structure) aka Lot 20, Block 9, of Eastwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-R, Page 73, Plat Record, Tarrant County, Texas. Owner: Daron Mitchell. Lienholder(s): FGMS Holdings, LLC and C & J Financial, LLC.
- c. **HS-17-168 (CD 9)** 241 Blandin Street (Accessory Structure Only) aka NIES & ROUSE ADDITION, Block: 10, Lot: 12, Fort Worth, Texas. Owner: Barbara Ward Akers aka Barbara A. Akers. Lienholder(s): None.
- d. **HS-17-169 (CD 9)** 4205 5th Avenue (Accessory Structure Only) aka Lot 23, Block 9, Walker's Addition, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204, Page 50, Deed Records, Tarrant County, Texas. Owner: Ralph L. Gonzalez. Lienholder(s): None.
- e. **HS-17-171 (CD 5)** 3612 Ada Avenue (Accessory Structure Only) aka Lot 8, Block 8, W.J. Raef Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat filed in Book 310, Page 52, Deed Records, Tarrant County, Texas. Owner: Raymond Davis Pickney aka Raymond D. Pinckney. Lienholder(s): None.
- f. **HS-17-172 (CD 5)** 3109 Avenue K (Accessory Structure Only) aka The East 47' of Lot 11, Block 83, POLYTECHNIC HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat of same recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas. Owner(s): Mary Beatrice McClendon Myles Estate and Possible Heirs. Lienholder(s): None.
- g. **HS-17-184 (CD 8)** 704 Sargent Street (Primary Structure) aka South 1/2 of Lot 18, Block 5 of Fishburn Little Farms Addition, an Addition to the City of Fort Worth, Tarrant County, Texas according to Plat recorded in Volume 1170, Page 359, Deed Records, Tarrant County, Texas. Owner(s): Eugene Oehler, and Williams C. Holmes Estate and Possible Heirs aka William Holmes Jr. aka Bill Holmes. Lienholder: Department of the Treasury-Internal Revenue Service.
- h. **HS-17-185 (CD 5)** 4240 Ramey Avenue (Primary Structure and Accessory Structure) aka RYAN & PRUITT BLK 8 LOT 1, Fort Worth, Texas. Owner(s): Clarence McKelvey Estate and Possible Heirs. Lienholder(s): None.

X. NEW CASES-COMMERCIAL

- a. **HS-17-155 (CD 9)** 1937 South Main Street (10 Structures) aka LOT A1, OUT OF THE KIMBELL MILL ADDITION, 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 #D207449766 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: 1930 Main Trust c/o Trustee-John Gislason. Lienholder: Catch the Wind Enterprise Attn: David Kennemer.
- b. **HS-17-186 (CD 9)** 1943 South Main Street (Primary Structure) aka A 8.623 acre tract in the City of Fort Worth, Tarrant County, Texas, being a portion of the Kimball Mill Site Addition, according to the plat recorded in Volume 1037, page 519, Deed Records, Tarrant County, Texas, together with all of Blocks A, F, and G, South Main Addition, according to the plat recorded in Volume 106, Page 141 of of said Deed Records, together with a portion of the Streets and Alleys within and abutting said Addition. Owner: 1930 Main Trust c/o Trustee-John Gislason. Lienholder: Catch the Wind Enterprises Attn: David Kennemer.

XI. ADMINISTRATIVE CIVIL PENALTY CASES-RESIDENTIAL

- a. **ACP-17-176 (CD 5)** 416 Tierney Road aka The South 18' of the East 29.4' of Lot 19, the East 29.4' of Lot 18, the North 30' of the East 29.4' of Lot 17, the South 18' of Lot 26, Lot 27, and the North 30' of Lot 28, Urban Oaks, an Addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat Recorded in Volume 1882, Page 208, Deed Records, Tarrant County, Texas. Owner: Doris Benjamin. Lienholder: Option One Mortgage Corporation.
- b. **ACP-17-177 (CD 5)** 420 Tierney Road aka Lot 29, and the South 30' of Lot 28, and the South 30' of the East 29.4' of Lot 17 and the East 29.4' of Lot 16, Urban Oaks, An Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1882, Page 213, Deed Records, Tarrant County, Texas. Owner(s): Doris Benjamin and Kenneth Benjamin. Lienholder(s): Texas Workforce Commission-Regulatory Enforcement Division, LVNV Funding, LLC, and Department of the Treasury-Internal Revenue Service.
- c. **ACP-17-178 (CD 7)** 10123 Hicks Field Road aka 1.00 acre, more or less, out of the Heirs of Benjamin Thomas Survey, Abstract 1497 aka Tract 1A04B, Tarrant County, Texas. Owner: William D. Wemken aka William Dean Wemken aka William Deon Wemken aka William Wemken. Lienholder(s): Jeanelle Anderson and Katenell LLC.
- d. **ACP-17-179 (CD 5)** 1612 Lindsey Street aka Lots 6 and 7, Block 3, East Rosedale Heights Addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat Recorded in Volume 1756, Page 46, Plat Records, Tarrant County, Texas. Owner(s): Billy Edward George and Naomi Ruth George. Lienholder: Citizens National Mortgage Corporation.
- e. **ACP-17-171 (CD 2)** 1410 West Felix Street aka Lot L-R, Block 26, HUBBARD HIGHLANDS, an Addition to the City of Fort Worth, Tarrant County, Texas, as per plat recorded in Voume 388-Q, page 63 of the Plat Records of Tarrant County, Texas. Owner: Joan Christian. Lienholder(s): None.
- f. **ACP-17-182 (CD 4)** 7401 Creekfall Drive aka Being Lot 19 in Block 1 of Phase I, Huntington Village, an Addition to the City of Fort Worth, Tarrant County, Texas, According to the Plat Thereof Recorded in Volume 388-187, Page 81 of the Plat Records of Tarrant County, Texas. Owner: Hoang T. Nguyen aka Hoang Nguyen. Lienholder(s): CitiMortgage Inc. and Mortgage Electronic Registrations Systems Inc.

XII. AMENDMENT CASES-RESIDENTIAL

- a. **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.
- b. **HS-17-92 (CD 5)** 709 House Street (Primary Structure) aka LOT (3) OF F.J. WATSON SUBDIVISION ADDITION, P.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.
- c. **HS-17-104 (CD 5)** 1812 Dillard Street (Primary Structure) aka Lot FOUR (4), Block TWO (2), WALTER WILLIE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Vol. 1013, pages 7 & 8, of the Deed Records of Tarrant County, Texas. Owner: Dorothy Menefee Lister. Lienholder(s): None.
- d. **HS-17-125 (CD 5)** 1321 South Hughes Avenue (Primary Structure) aka BLOCK 16, LOT 3A IN COLLEGE HEIGHTS ADDITION, CITY OF FORT WORTH, TARRANT COUNTY, STATE OF TEXAS. Owner: Charles C. Barnes. Lienholder(s): State Farm Mutual Automobile Insurance Company c/o McReynolds Law Firm and Office of the Attorney General-Child Support Office.

XIII. AMENDMENT CASES-COMMERCIAL

- a. **HS-17-103 (CD 8)** 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 Freney and Genika Freney. Lienholder(s): None.

XIV. AMENDMENT CASE-ADMINISTRATIVE CIVIL PENALTY-RESIDENTIAL

- a. **ACP-17-120 (CD 9)** 1212 Blodgett Avenue aka Lot 4, Block B, Vallejo Park Addition to Fort Worth, Texas according to the Plat and Dedication recorded in Volume 388-R, Page 64, Plat Records, Tarrant County, Texas. Owner: Isabel Cristina Martinez. Lienholder(s): Bank of American, N.A and CITIBANK (SOUTH DAKOTA) N.A.

XV. CONTINUED AMENDMENT CASE-RESIDENTIAL

- a. **HS-17-36 (CD 2)** 3913 Oscar Avenue (Primary Structure) aka Lot 24, Sabine Place, Section 3, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat filed in Book 388-Y, Page 92, Deed Records, Tarrant County, Texas. Owner: Jorge Rodriguez. Lienholder(s): None.

XVI. CIVIL PENALTY CASE-RESIDENTIAL

- a. **HS-16-172 (CD8)** 1945 Portland Street (Primary Structure) aka LT 26, BLK 10, GREENWAY PL, FT W, Fort Worth, Texas. Owner: Paul C. Parker. Lienholder(s): None.

XVII. EXECUTIVE SESSION

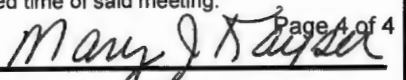
The Building Standards Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section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

XVIII. 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 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 **Monday, July 10, 2017 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