

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, February 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. Kaiser*



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, FEBRUARY 27, 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)	Bernd Scheffler (District 9)
James Russell (District 5)	

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

- a. Discussion or questions pertaining to the January 23, 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, FEBRUARY 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. SWEAR IN JEFF POSTELL TO THE BUILDING STANDARDS COMMISSION**

**IV. CONSIDERATION OF THE BUILDING STANDARDS COMMISSION MINUTES FROM JANUARY 23, 2017**

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

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

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

**VIII. CASES TO BE WITHDRAWN FROM TODAY'S AGENDA**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-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. Lienholder: ABC Bonding Company.
- b. **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.
- c. **HS-17-64 (CD 8)** 920 East Powell Avenue (Primary 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 L. Robinson Fluker. Lienholder(s): None.
- d. **HS-17-65 (CD 2)** 2409 NW 27<sup>th</sup> Street aka Lot 5, Block 36, ROSEN HEIGHTS ADDITION, SECOND FILING, 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: Dagoberto Valencia. Lienholder(s): FinanceAmerica Corporation, Department of Justice-United States Attorney's Office for the Eastern District of Texas, and Homes of Parker Commons.
- e. **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.
- f. **HS-17-69 (CD 7)** 4539 Pershing Avenue (Primary Structure and Accessory Structure) aka Being Lots 19 and 20, Block 98, CHAMBERLAIN ARLINGTON HEIGHTS, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Eric Nathman. Lienholder(s): None.
- g. **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: EMC Mortgage Corporation.
- h. **HS-17-71 (CD 5)** 4115 Hardeman Street (Primary Structure) aka Being a tract of land out of the C.T. Hillard Survey and being a part of Lot "A", Tract 10, Partition of Burton Estates in the City of Fort Worth, Tarrant County, Texas. Owner: Fannie H. Wilson. Lienholder: Ameriquist Mortgage Company.
- i. **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.
- j. **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.
- k. **HS-17-74 (CD 5)** 4605 Avenue J (Primary Structure) aka Lot No. Eleven (11) Block No. Three (3) Southeast Lawn Addition to the City of Fort Worth, Texas, as shown by a plat of said Addition duly recorded in the Deed

Records of Tarrant County, Texas. Owner: Walter Eugene Henson. Lienholder(s): None.

- i. **HS-17-76 (CD 5)** 2120 Danner Avenue (Primary Structure) aka LOT 6, BLOCK 4. OUT OF W.R. HOWARD 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 NO. 205120264 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. (83.333% UNDIVIDED INTEREST FOR ACCOUNT NO. 41481097 AND 16.667% UNDIVIDED INTEREST FOR ACCOUNT NO. 01363972). Owner: Lorena Morayma Gradados Rivas. Lienholder: New York Bankers.
- m. **HS-17-78 (CD 5)** 2109 Dillard Street (Primary Structure) aka 0.242658 acres, more or less, Block 2, Lot 17, Walter Willi #4 Addition, 2109 Dillard Street, Fort Worth, Texas 76105, located in the D. Dulaney Survey, Abstract No. 411, Tarrant County, Texas, being the same lands described in a Warranty Deed (with Vendor's Lien) dated January 10, 1957, from Walter Willi and wife, Fannie Willi, Grantor to George E. Jackson and wife, Tena Lee Jackson, Grantees, recorded in Volume 3070, Page 399, Deed Records, Tarrant County, Texas. Owner: George Edward Jackson. Lienholder(s): None.
- n. **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: Leah M. Risse. Lienholder(s): None.

#### **XI. NEW CASES-COMMERCIAL**

- a. **HS-17-37 (CD 2)** 1209 Jacksboro Hwy. (2 Buildings) aka Being a 8.990 acre tract of land situated in the R. Crowley Survey, Abstract Number 313 and the J. Baugh Survey, Abstract Number 115, Tarrant County, Texas in the city of Fort Worth, being a portion of Block 4, of Bailey Gardens, an addition to the City of Fort Worth, according to the plat recorded in Volume 919, Page 569, Deed Records of Tarrant County, Texas. Owner(s): Sandra Klidas and Toni K. Klidas. Lienholder(s): None.
- b. **HS-17-75 (CD 9)** 2638 Lipscomb Street (Primary Structure) aka LOT 10, BLOCK 5, BEN O. SMITH REVISION OF RM. PAGE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204, PAGE 22, PLAT RECORDS, TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE SOUTH FOUR FEET (4') DESCRIBED IN THE CERTAIN WARRANTY DEED DATED 12/9/1921, FROM G.O. WYATT AND WIFE, ANNIE WYATT, TO THE CITY OF FORT WORTH, A MUNICIPAL CORPORATION, AS RECORDED IN VOLUME 693, PAGE 244, OPR, TARRANT COUNTY, TEXAS. Owner: Ralph Watterson. Lienholder(s): None.

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

- a. **ACP-17-79 (CD 8)** 2301 Fairway Drive aka BEING LOT 10, BLOCK 2 OF GLEN CREST WEST, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-B, PAGE 228, MAP RECORDS, TARRANT COUNTY, TEXAS. Owner: Taylor L. Jackson Sr. Lienholder: Long Beach Mortgage Company.
- b. **ACP-17-81 (CD 9)** 1013 NE 16<sup>th</sup> Street aka The west forty six feet of Lot No. Eleven and all of Lot Tweleve, in Block Three, Riverside Gardens addition to the City of Fort Worth, Tarrant County, Texas. Owner(s): Freddie Lee Cooks Estate and Possible Heirs. Lienholder(s): None.
- c. **ACP-17-82 (CD 4)** 3816 Honeysuckle Avenue aka Being Lot 14, G.C. WRIGHT SUBDIVISION, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 1803, Page 172, Deed Records, Tarrant County, Texas. Owner: Vandergriff Living Trust, Attn: Gary Vandergriff. Lienholder(s): None.
- d. **ACP-17-83 (CD 9)** 1129 Minden Street aka Lot 1A, Block 5, out of the Weisenberger Sunny Hill Garden Addition, situated in the City of Fort Worth, Tarrant County, Texas. Owner(s): Eddie Trussell, Stephen Wayne Hartis, and Johnny Carroll Hartis. Lienholder(s): None.

**XIII. AMENDMENT CASES-RESIDENTIAL**

- a. **HS-17-14 (CD 5)** 1736 Andrew Avenue (Primary Structure and Accessory Structure) aka Lot 30, Block 2, of Hollywood Hills Revised Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas. Owner: Leroy Wilson. Lienholder(s): None.

**XIV. AMENDMENT CASES-HISTORIC-RESIDENTIAL**

- a. **HS-17-01 (CD 9)** 1600 College Avenue (Primary Structure) aka Lot 1, Block 1, LEACH'S SUBDIVISION of Block 2, LAND M, in the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204, Page 3, of the Deed Records of Tarrant County, Texas. Owner(s): Santiago D. Hernandez and Andrea Hernandez. Lienholder(s): None.
- b. **HS-17-02 (CD 9)** 1604 College Avenue (Primary Structure) aka LOT 2, BLOCK 1, LEACH'S SUBDIVISION in Tarrant County, Texas, according to plat recorded in Volume 204, Page 3, Deed Records, Tarrant County, Texas. Owner: Anthony Hernandez. Lienholder(s): None.

**XV. AMENDMENT CASES-ADMINISTRATIVE CIVIL PENALTY-RESIDENTIAL**

- a. **ACP-17-20 (CD 5)** 6713 Jewell Avenue aka Lot 8 in Block 13, GREEN HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 388-Y, Page 72, Deed Records, Tarrant County, Texas. Owner: Edna Sue Hulsey. Lienholder(s): None.
- b. **ACP-17-22 (CD 6)** 2828 South Meadow Drive aka Lot 11, Block 3, SOUTH MEADOW, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-136, Page 80, Plat Records, Tarrant County, Texas. Owner: Mark Allen Luckstead. Lienholder(s): None.

**XVI. CIVIL PENALTY CASE-RESIDENTIAL**

- a. **HS-16-199 (CD 9)** 3220 College Avenue (Primary Structure) aka LOT 19, BLOCK 43, SOUTH HEMPHILL HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO PLATE RECORDED IN VOLUME 106, PAGE 132, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Theresa Anne Graver. Lienholder(s): Department of Housing and Urban Development and Bank of America.

**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.