



**AGENDA  
BUILDING STANDARDS COMMISSION  
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, MAY 20, 2019  
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. Call to Order**

Joshua Lindsay (Position 1)	VACANT (Position 2)	Paul Clark (Position 3)
Brian Black (Position 4)	Donald Mayes (Position 5)	Michael Unell (Position 6)
Michael Ward (Position 7)	Jeffery Postell (Position 8)	Jared Sloane (Position 9)

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

- a. Discussion or questions pertaining to the April 22, 2019 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: Rules of Procedure Section X. Disqualification of Commission Members**

**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, MAY 20, 2019  
COUNCIL CHAMBER, CITY HALL  
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

**I. CALL TO ORDER**

Joshua Lindsay (Position 1)	VACANT (Position 2)	Paul Clark (Position 3)
Brian Black (Position 4)	Donald Mayes (Position 5)	Michael Unell (Position 6)
Michael Ward (Position 7)	Jeffery Postell (Position 8)	Jared Sloane (Position 9)

**II. PLEDGE OF ALLEGIANCE**

**III. CONSIDERATION OF THE BUILDING STANDARDS COMMISSION MINUTES FROM APRIL 22, 2019**

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

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

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

**VII. CASES TO WITHDRAW 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-19-113 (CD 9)** 405 East Morningside Drive (Accessory Structure Only) aka Lot 26 and the West 1.1 feet of Lot 25, Rogers-Stuart Addition to the City of Fort Worth, Tarrant County, Texas according to the Plat thereof recorded in Volume 902, Page 403, of the Plat Records of Tarrant County, Texas. Owner: Willa Morehouse aka

Willa D. Morehouse aka Willa Delane Morehouse. Lienholder: CIT Group/Consumer Finance, Inc.

- b. **HS-19-114 (CD 2)** 3020 Rosen Avenue (Primary Structure and Accessory Structure) aka LOT 12, BLOCK 28, OF WORTH HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 309, PAGE 60, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Jose L. Robledo. Lienholder(s): U.S. National Bank Association and Capital One Bank.
- c. **HS-19-115 (CD 5)** 2032 Brookes Street (Primary Structure and Accessory Structure) aka LOT 9, BLOCK 6, AVALON HEIGHTS ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAVE AND ACCEPT THE NORTH 5 FEET THEREOF. Owner: Maria Esmeralda Ambriz-Vega Ledesma aka Maria Ledesma aka Maria Ambriz aka Esmeralda Ledesma aka Maria Vega. Lienholder(s): None.
- d. **HS-19-116 (CD 2)** 1851 Belmont Avenue (Accessory Structure Only) aka BEING: South 50 feet of Lot 1, Block 127, NORTH FORT WORTH TOWNSITE COMPANY'S ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-106, Page 91, Plat Records, Tarrant County, Texas. Owner(s): Daniel Valle Arriaga and Monica Ayala Arriaga. Lienholder: Chase Home Finance, LLC.
- e. **HS-19-117 (CD 8)** 2816 Purington Avenue (Primary Structure) aka Being Lot 6, Block 50, of SYCAMORE HEIGHTS ADDITION an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 309, Page 11, of the Map Records of Tarrant County, Texas. Owner: Arturo Jimenez aka Arturo L. Jimenez aka Arturo Lored Jimenez. Lienholder(s): None.
- f. **HS-19-118 (CD 8)** 1424 East Myrtle Street (Primary Structure) aka LOT 1, BLOCK 34, OUT OF THE LAKEVIEW 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 VOLUME 2971, PAGE 621 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Zolia Z. Oron aka FS Real Estate Management. Lienholder(s): None.
- g. **HS-19-119 (CD 7)** 5209 Redbud Lane (Primary Structure) aka BEING LOT 7-J-2, IN BLOCK 7, RIVERCREST ADDITION, SECOND FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-27, PAGE 56, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Rebecca Gaskins Blythe aka Rebecca Gaskins Murray aka Rebecca E. Gaskins aka Rebecca Eileen Gaskins. Lienholder(s): None.
- h. **HS-19-120 (CD 8)** 1921 Belzise Terrace (Accessory Structure Only) aka Lot 11-11, Block 13, of the Resubdivision of GRAHAM PARK ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat filed in Book 309, Page 23, Deed Records of Tarrant County, Texas, being the same property as Lot 11, Block 13, GRAHAM PARK ADDITION, according to original plat filed in Book 204-A, Page 148, Deed Records of Tarrant County, Texas. Owner(s): Pearlie Mae Melton Estate and Possible Heirs. Lienholder(s): None.
- i. **HS-19-121 (CD 4)** 908 Sylvania Park Drive (Primary Structure and Accessory Structure) aka LOT 11, CORBELL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT FILED IN BOOK 1923, PAGE 159, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: AQ Properties, LLC. Lienholder(s): M.R. Cavenee Ltd. with Conrad Properties, LLC.
- j. **HS-19-123 (CD 5)** 3828 Radford Road (Primary Structure and Accessory Structure) aka Lot, tract or parcel of Land situated in Tarrant County, Texas, to wit: Lot Eight (8) in Block Three (3) Sandy Acres Addition to the City of Fort Worth, Tarrant County, Texas. Owner(s): Willie Mae Green, and the Herman Green Estate and Possible Heirs. Lienholder(s): Department of the Treasury-Internal Revenue Service and Vativ Recovery Solutions, LLC. as agent for Palisades Collection/Asta Funding.
- k. **HS-19-124 (CD 2)** 1906 Homan Avenue (Accessory Structure Only) aka Being Lot 5 and a portion of Lot 4, Block 128 ½, NORTH FORT WORTH ADDITION according to plat recorded in Vol. 106, Pg. 91, Deed Records, Tarrant County, Texas. Owner: Candace R. Rios aka Candace Roxanne Rios aka Candace Pena aka Candace R. Pena. Lienholder(s): None.

**X. NEW CASE COMMERCIAL**

- a. **HS-19-106 (CD 5)** 5120 East Rosedale Street (4 Buildings) aka Lot 2, WALLENBURG PLACE, being a subdivision of a part of Block 1, of the Willi Heirs Partition in the D. Dulaney Surety in the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 1818, Page 525, Deed Records, Tarrant County, Texas. Owner: Ulysses Sneed aka Ulyses Sneed. Lienholder: Department of the Treasury-Internal Revenue Service.

**XI. CONTINUED NEW CASE COMMERCIAL**

- a. **HS-19-89 (CD 7)** 1349 Bomber Road (Boat Dock) aka Approximately 3.380 acres of land from the Garcia, Montez and Duran Survey, Abstract Number 626 and the D.E. Norton Survey, Abstract Number 1174, Tarrant County, Texas. Owner: E.C. Development Corporation. Lienholder: BOKF, NA dba Bank of Texas.

**XII. NEW CASE HISTORIC RESIDENTIAL**

- a. **HS-19-126 (CD 8)** 817 East Morningside Drive (Accessory Structure Only) aka The East 45 feet of Lot 18, and the West 5 feet of Lot 17, Block 28, RYAN'S SOUTHEAST ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 7, Deed Records of Tarrant County, Texas. Owner(s): Lois Clarice Peterson Estate and Possible Heirs. Lienholder(s): None.

**XIII. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL**

- a. **ACP-19-127 (CD 5)** 5801 Wilkes Drive aka LOT 10, BLOCK 9, WILKES ESTATES AN ADDITION TO THE ACCORDING TO MAP OR PLAT THEREOF RECORDED IN FORT WORTH, TARRANT COUNTY, TEXAS, OF THE VOLUME 388-L, PAGE 58, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: J. Reyes Moreno. Lienholder(s): None.
- b. **ACP-19-128 (CD 4)** 1462 Cienegas Circle aka Lot 18. Block 12, MEADOWBROOK HILLS, Sixth Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-26, Page 51, Plat Records, Tarrant County, Texas. Owner: Janet Gail Parsons Templin. Lienholder(s): None.
- c. **ACP-19-129 (CD 4)** 7401 Creekfall Drive aka BEING LOT 19 IN BLOCK 1 OF PHASE 1, 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 Nguyen aka Hoang T. Nguyen aka Hoang Tha Nguyen. Lienholder(s): None.
- d. **ACP-19-130 (CD 5)** 4216 Hardeman Street aka LOT 6 OF CAYTON'S SUBDIVISION IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, TOGETHER WITH THE IMPROVEMENTS SITUATED THEREON, AS RECORDED IN VOLUME 388-4, PAGE 297 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Michael Wayne Tutt. Lienholder(s): None.
- e. **ACP-19-131 (CD 4)** 4113 Spindletree Lane aka LOT 21, BLOCK 31, OF SUMMERFIELDS, PHASE II, SECTION III, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 388-128,, PAGE 15, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS. Owner: Jeffrey L.Y. Aurand aka Jeff L. Aurand aka Jeffrey Aurand. Lienholder(s): CitMortgage, Inc., Secretary of Housing and Urban Development, Mortgage Electronic Registration Services, and First Preference Mortgage Corp.
- f. **ACP-19-132 (CD 9)** 3714 May Street aka LOTS 15 AND 16, BLOCK 20, WORTH HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 204-A, PAGE 150, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner(s): Natalie Y. Perales aka Natalia Yvonne Perales Ozuna, Emma L. Perales aka Emma Lydia Perales, Angel J.C. Perales aka Angel Juan Carlos Perales, Lourdes M. Perales aka Lourdes Michelle Perales, Eliza M. Perales aka Eliza Miranda Perales aka Eliza Miranda Marie Perales, and Joseph A. Perales aka Joseph Aaron Perales Jr. Lienholder: Capital One Bank.

**XIV. AMENDMENT CASES RESIDENTIAL**

- a. **HS-19-34 (CD 8)** 2915 La Salle Street (Primary Structure and Accessory Structure) aka Being a lot, tract and parcel of land being a part of the B.E. Waller Survey in Tarrant County, Texas (TAD legal description:

WALLER, BENJAMIN E. SURVEY Abstract 1659 Tract 6C), Fort Worth, Texas. Owner(s): Helen Cox aka Helen F. Cox aka Helen Ferrell Cox, and The Frank E. Cox Estate and Possible Heirs. Lienholder(s): None.

- b. **HS-19-74 (CD 8)** 1021 East Richmond Avenue (Primary Structure) aka Lot 31, Block 40, SOUTHLAND SUBDIVISION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 11, Plat Records, Tarrant County. Owner: Ana Soberano aka Ana Celeste Soberano aka Ana Siberano aka Ana Soverano. Lienholder(s): None.

**XV. AMENDMENT CASE CIVIL PENALTY RESIDENTIAL**

- a. **HS-18-114 (CD 5)** 2205 Thrall Court (Primary Structure) aka Lots 4, 5, and 6, in Block 8B, of Avalon Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-O, Page 387, Plat Records, Tarrant County, Texas. Owner: Antonio Ramirez. Lienholder(s): None.

**XVI. CIVIL PENALTY CASE HISTORIC RESIDENTIAL**

- a. **HS-18-125 (CD 8)** 1071 East Humbolt Street (Primary Structure) aka LOT 7, BLOCK 2, ZABRISKI ADDITION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS. Owner: Sharlamar Lenaye Jackson. 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**

ASSISTANCE AT THE PUBLIC MEETINGS: This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASSISTENCIA A REUNIONES PUBLICAS: Este sitio de reunión 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 **Monday, May 06, 2019 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