



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, MAY 22, 2017
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order

Melissa Konur (District 1)
Ronald Shearer (District 2)
Gerald Curtis (District 3)
LuAnn Hoppe (District 4)
James Russell (District 5)

Kenneth Williams (District 6)
Michael Ward (District 7)
Jeff Postell (District 8)
Bernd Scheffler (District 9)

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the April 24, 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

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, MAY 22, 2017
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

Melissa Konur (District 1)
Ronald Shearer (District 2)
Gerald Curtis (District 3)
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Kenneth Williams (District 6)
Michael Ward (District 7)
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II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF THE BUILDING STANDARDS COMMISSION MINUTES FROM APRIL 24, 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 CASES TO BE WITHDRAWN FROM TODAY'S AGENDA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-17-71 (CD 5)** 4115 Hardeman Street (Primary Structure) aka Being a tract of land out of the C.T. Hillard Survey and being part of Lot "A", Tract 10, Partition of Burton Estates in the City of Fort Worth, Tarrant County, Texas. Owner(s): Fannie H. Wilson Estate and Possible Heirs. Lienholder: Ameriquet Mortgage Company.
- b. **HS-17-96 (CD 7)** 204 Athenia Drive (Primary Structure and 2 Accessory Structures) aka Lots 12 and 13, of Mandlak, a Subdivision of a portion of Block 5 of Rivercrest Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 1854, Page 225, Plat Records, Tarrant County, Texas. Owner: West Rivers Partners, LP. Lienholder: Southwest Bank.
- c. **HS-17-132 (CD 9)** 1108 Galveston Avenue (Primary Structure) aka Moodie & Evans #1 Subdivision, Block 3, Lot 5, City of Fort Worth, Texas. Owner: June E. Jones. Lienholder(s): None.
- d. **HS-17-136 (CD 8)** 714 Atlanta Street (Primary Structure) aka Hyde Park Addition, Block 9, Lot 238, Fort Worth, Texas. Owner: Susan Johnson aka Suzianner Johnson aka Susan Johnson. Lienholder(s): None.
- e. **HS-17-137 (CD 8)** 5330 Bandy Avenue (Primary Structure) aka LOT 8, BLOCK 12, VIEWPARK ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-Z, PAGE 75, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Alejandro Sanchez. Lienholder(s): None.
- f. **HS-17-138 (CD 9)** 3716 Lawnwood Street (Primary Structure and 2 Accessory Structures) aka Being the West 40 feet of Lot 5 and the East 25 feet of Lot 4, in Block 68, of THIRD FILING, RIVERSIDE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Map thereof recorded in Volume 204-A, Page 114, of the Map Records of Tarrant County, Texas. Owner: Juana Perez Valles. Lienholder(s): None.
- g. **HS-17-143 (CD 9)** 3517 South Henderson Street (Primary Structure) aka Silver Lake Addition, Block 39, Lot E, Fort Worth, Texas. Owner: Alondra Karmina Ganzalez. Lienholder(s): None.
- h. **HS-17-144 (CD 8)** 1000 Elmwood Avenue (Primary Structure and Accessory Structure) aka Lot #1 in Block #41, Southland Subdivision of Hyde Park Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Margaret A. Allen. Lienholder(s): None.
- i. **HS-17-147 (CD 3)** 5429 Houghton Avenue (Accessory Structure Only) aka Chamberlain Arlington Heights, Lots 15 & 16, Block 46, Fort Worth, Texas. Owner(s): Roberto Alvizo and Irma Chavez. Lienholder: Torii Honeycutt.

X. NEW CASES-COMMERICAL

- a. **HS-17-106 (CD 8)** 2673 East Vickery Blvd. (Primary Structure) aka Situated in Tarrant County, Texas, in the City of Fort Worth, and being a part of Lot 5, SALLY A. CONNER ADDITION to the City of Fort Worth, Tarrant County, Texas (**TAD shows legal description as CONNER, S.A. ADDITION Block: Lot 5A**). Owner(s): Rob Gieson and Neuropathy Pain Clinic of Fort Worth, LLC. Lienholder(s): None.
- b. **HS-17-148 (CD 8)** 2675 East Vickery Blvd. (Primary Structure) aka Situated in Tarrant County, Texas, in the City of Fort Worth, and being a part of Lot 5, SALLY A. CONNER ADDITION to the City of Fort Worth, Tarrant County, Texas (**TAD shows legal description as CONNER, S.A. ADDITION Block: Lot 5B**). Owner(s): Rob Gieson and Neuropathy Pain Clinic of Fort Worth, LLC. Lienholder(s): None.

XI. HISTORIC CASE-RESIDENTIAL

- a. **HS-17-133 (CD 8)** 1009 East Humbolt Street (Accessory Structure Only) aka Being Lot 9, Block 1, Forbes and Teas Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas. Owner: Harold Dean Owen Jr. aka H.D. Owen aka H.D. Owen III aka Harold D. Owen aka Dean H. Owen Jr. aka J.D. Owen Jr. aka Harrold D. Owen II aka H. Dean Owen Jr. Lienholder(s): Paul C. Blankenship, David Wesson, Pascal Gutierrez DBA Gutierrez Masonry, and Stock Building Supply of Texas, LLC.

XII. ADMINISTRATIVE CIVIL PENALTY CASES-RESIDENTIAL

- a. **ACP-17-119 (CD 6)** 4904 Westlake Drive aka FT W LOT 16 BLK 105 WESTCLIFF aka WESTCLIFF ADDITION, Block: 105, Lot: 16, Fort Worth, Tarrant County, Texas. Owner: Lela Jane Hoover Ashworth c/o Nata Ann Weaver. Lienholder(s): None.
- b. **ACP-17-123 (CD 5)** 5024 Collett Little Road aka STRICKLAND, DAVID SURVEY ABSTRACT 1376 TRACT 35B06A, Fort Worth, Tarrant County, Texas. Owner(s): Martha Jean Garner, and Heirs of R.J. Garner. Lienholder(s): None.
- c. **ACP-17-134 (CD 5)** 5400 Flamingo Road aka JT Couch Addition, Block 16, Lot 10, Fort Worth, Texas. Owner(s): Delila Sue Higdon Clanton Estate and Possible Heirs. Lienholder(s): Trinity Valley Teachers Credit Union.
- d. **ACP-17-139 (CD 2)** 924 South Freeway aka Lawn Terrace Addition, Block 1, Lot 7, N 33 1/3' Lot 7, Fort Worth, Texas. Owner(s): Clinton Thomas Estate and Possible Heirs. Lienholder: Office of the Attorney General – Child Support Unit.
- e. **ACP-17-140 (CD 2)** 4405 Ohio Garden Road aka Ellis Edwards Survey, Abstract 462, Tract 8e01a, 8E1A & 8E1B, Fort Worth, Texas. Owner(s): Tracy Lee Benton and Laura Marlin Benton. Lienholder(s): None.
- f. **ACP-17-141 (CD 5)** 8745 Brushy Creek Trail aka River Trails Addition, Block 11, Lot 39, Fort Worth, Texas. Owner(s): Stanley D. Garvin and Robin D. Garvin aka Robin Garvin Bonilla aka Robin Bonilla. Lienholder: Countrywide Home Loans, Inc.
- g. **ACP-17-142 (CD 8)** 1323 East Harvey Street aka Highland Park Addition, Block 10, Lot 20, Fort Worth, Texas. Owner: Stephanie Garza. Lienholder(s): None.
- h. **ACP-17-146 (CD 9)** 3963 Alamo Avenue aka LOT 17, BLOCK 35, FACTORY PLACE, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 204-A, PAGE 100 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: Brenda N. Smith aka Brenda Chazarreta. Lienholder(s): MidFirst Bank and Secretary of Housing and Urban Development.

XIII. AMENDMENT CASES-RESIDENTIAL

- a. **HS-16-221 (CD 5)** 4913 Flamingo Road (Accessory Structure Only) aka BEING LOT 4, IN BLOCK 5, OF J.T.COUCH ADDITION, AS 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.
- b. **HS-17-65 (CD 2)** 2409 NW 27th Street (Accessory Structure Only) 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 Corp., Department of Justice, United States Attorney's Office for the Eastern District of Texas, and Homes of Parker Commons.

XIV. AMENDMENT CASE-COMMERCIAL

- a. **HS-17-37 (CD 2)** 1209 Jacksboro Hwy. (2 Buildings) aka Being an 8.990 acre tract of land situated in the R. Crowley Survey, Abstract Number 313 and the J. Baugh Survey, Abstract 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 aka Sandra Geers Klidas aka Sandra Kay Marsman Klidas, Toni Klidas Kagiorgis aka Toni Miller, and Sandra Klidas aka Sandra Jean Klidas aka Sandra Ernestine Klidas. Lienholder(s): None.

XV. AMENDMENT CASE-HISTORIC

- b. **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.

XVI. AMENDMENT CASE-ADMINISTRATIVE CIVIL PENALTY-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.

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, May 08, 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