



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, SEPTEMBER 23,
2024 CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

David Castles (District 1)	VACANT (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
Charles Edmonds (District 5)	Michael Unell (District 6)
Stephanie Dike (District 7)	James Walker (District 8)
Tony DiNicola (District 9)	Al Alu (District 10)
Stephanie Thompson (District 11)	

II. REVIEW OF PREVIOUS MONTH'S MINUTES

- a. Discussion or questions pertaining to the August 26, 2024 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, SEPTEMBER 23, 2024
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

David Castles (District 1)	VACANT (District 2)
Paul Clark-Chairman (District 3)	Brian Black-Vice Chairman (District 4)
Charles Edmonds (District 5)	Michael Unell (District 6)
Stephanie Dike (District 7)	James Walker (District 8)
Tony DiNicola (District 9)	Al Alu (District 10)
Stephanie Thompson (District 11)	

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM AUGUST 26, 2024

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-24-105 (CD 9)** 2105 May St (Accessory Structure Only) aka lot, tract or parcel of land lying and being situated in the County of Tarrant, State of Texas, and being Lot Twenty-two (22) in Block Nineteen (19) of EMORY COLLEGE SUBDIVISION of W. P. Patillo Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 106, page 48, of the Deed Records of Tarrant County, Texas.
Owner: Erasmo Guerra and wife Sara Guerra. Lienholder: City of Fort Worth et al, c/o Linebarger Goggan Blair & Sampson, LLP.
- b. **HS-24-143 (CD 11)** 3774 Gordon Ave (Accessory Structure Only) aka Lot 7, Block 22, HOMELAND ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 388, page 13, of the Deed Records of Tarrant County, Texas.
Owner: Dante C. Medina and Esquiela Medina. Lienholder: City of Fort Worth et al, c/o Linebarger Goggan Blair & Sampson, LLP.
- c. **HS-24-145 (CD 8)** 220 Old Hwy 1187 (Primary Structure) aka BEGINNING AT AN IRON PIN IN THE SOUTH LINE OF THE FARM TO MARKET ROAD NO. 1187, 2010.5 FEET SOUTH 89 ¼ DEGREES WEST AND 50 FEET SOUTH OF THE MOST SOUTHERLY NE CORNER OF THE SAID JOSEPH MARTIN SURVEY, ABSTRACT #1017; THENCE SOUTH 729.5 FEET AN IRON PIN; THENCE NORTH 89 ¼ DEGREES EAST 298.3 FEET AN IRON PIN; THENCE NORTH 729.5 FEET AN IRON PIN IN THE SOUTH LINE OF SAID FARM TO MARKET ROAD; NO. 1187; THENCE SOUTH 89 ¼ DEGREES WEST WITH SAID SOUTH LINE 298.3 FEET TO THE PLACE OF BEGINNING, CONTAINING FIVE ACRES OF LAND, MORE OR LESS.
Owner: Alterrian Capital, LLC. Lienholder: None.
- d. **HS-24-147 (CD 11)** 4025 Ave N (Accessory Structure Only) aka Lot 7, and the East 5 feet of Lot 6, Block 1, PUEBLO TERRACE an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1013, Page 109, Deed Records, Tarrant County, Texas.
Owner: Bobby Howard and Linda Howard. Lienholder: None.
- e. **HS-24-148 (CD 7)** 9724 Watercress Dr (Primary Structure) aka LOT SEVENTEEN (17), BLOCK TWENTY-ONE (21), LAKE WORTH LEASE SURVEY, TARRANT COUNTY, TEXAS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT ON FILE IN THE PARK DEPARTMENT OF THE CITY OF FORT WORTH; AS PER ONCE CERTAIN LEASE AGREEMENT BY AND BETWEEN THE CITY OF FORT WORTH AS LESSORS AND FRANKIE M. PHIPPS AS LESSEE DATED FEBRUARY 1, 1982.
Owner: LAVONNE WHITE AND CHERI E. WALKER AND JUDY L. HARTT. Lienholder: None.

X. CONTINUED NEW CASES RESIDENTIAL

- a. **HS-24-129 (CD 8)** 3118 Ave M (Primary & Accessory Structures) aka Lot 4, Block 121, POLYTECHNIC HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded 07-30-94, in Volume 11673, Page 1289, Deed Records, Tarrant County, Texas (also known as 3118 Avenue M, Fort Worth, Texas, 76105). PIDN: 32750-121-4, "Property".
Owner: Wenceslado C. Garcia. Lienholder: Mark Satterwhite.
- b. **HS-24-135 (CD 11)** 2916 Travis Ave (Primary & Accessory Structures) aka Lot Number Twenty (20), Block Number Twenty-Three (23), South Hemphill Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 106, Page 132, of the Deed Records of Tarrant County, Texas.
Owner: David Leroy Hulsey. Lienholder: City of Fort Worth et al, c/o Linebarger Goggan Blair & Sampson, LLP.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-24-146 (CD 3)** 8736 Guadalupe Rd (Nuisance Abatement) aka Being Lot 18, in Block 26, of Western Hills Addition, Section IV, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-13, Page 75, Map/Plat Records, Tarrant County, Texas.
Owner: AUDRA WITTENBERG. Lienholder: None.
- b. **ACP-24-147 (CD 11)** 4200 S Hughes Ave (Nuisance Abatement) aka Lot 1, Block 6, GOLDEN GATE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the Plat filed in Book 388-2, Page 122, Deed Records, Tarrant County, Texas.
Owner: OMA CASH. Lienholder: ClickLease LLC; Jamie Lyvette Warren c/o Office of the Attorney General, Child Support Office.
- c. **ACP-24-148 (CD 11)** 808 Karnes St (Nuisance Abatement) aka Situated in the City of Fort Worth, Tarrant County, Texas, and being all that certain lot, tract or parcel of land out of the A. McLEMORE SURVEY in Tarrant County, Texas, and being a part of the Greiner Subdivision of a part of said survey as shown by plat thereof recorded in Volume 1829, Page 51, Deed Records, Tarrant County, Texas, and being a part of the land conveyed by Eleanor Gorman, et al to F. J. Greiner, et ux by deed recorded in Volume 1818, Page 123, Deed Records, Tarrant County, Texas and described by metes and bounds.
Owner: DU BA NGUYEN and SE THI AU. Lienholder: None.
- d. **ACP-24-149 (CD 11)** 4527 Vinson Street (Nuisance Abatement) aka LOT 7, BLOCK 18, OF W.R. HOWARD SUBDIVISION OF BLOCK 18, MURRAY HILL SAVE AND EXCEPT THE NORTH 92 FEET AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 806, PAGE 311.
Owner: Juana Serna. Lienholder: None.
- e. **ACP-24-150 (CD 8)** 3338 Childress Street (Nuisance Abatement) aka The East 50' of Lot 5, Block 24, MASONIC HOME ADDITION, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 309, Page 37, Plat Records, Tarrant County, Texas.
Owner: Johnny R. Garcia and Lucy Garcia. Lienholder: None.
- f. **ACP-24-151 (CD 5)** 7132 Craig Street (Nuisance Abatement) aka BEING TWO TRACTS OF LAND OUT OF THE G. S. CARMACK SUBDIVISION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.
Owner: Joyce Morgan Sims. Lienholder: City of Fort Worth et al, c/o Linebarger Goggan Blair & Sampson, LLP.
- g. **ACP-24-153 (CD 3)** 3517 Reagan Drive (Nuisance Abatement) aka Lot 4, and the north 2 feet of Lot 5, Block 7, HIGHLAND HOMES ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1943, Page 1, Deed Records, Tarrant County, Texas, that portion of Lot 5

being further described by metes and bounds.
Owner: Mary Kay Haney. Lienholder: None.

- h. **ACP-24-154 (CD 2)** 2704 Holland Street (Nuisance Abatement) aka Being the West ½ of Lot 6, Block 46, of M. G. Ellis Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the Map or Plat thereof recorded in/under Volume 63, Page 18, and Volume 308-D, Page 19 of the Plat Records of Tarrant County, Texas; Commonly known as 2704 Holland Street.
Owner: KP Properties. Lienholder: FGMS Holdings LLC; Capital One, National Association.
- i. **ACP-24-155 (CD 5)** 2604 Dillard St (Nuisance Abatement) aka The South 50 feet of the East 105 feet of Lot 8, HOLLIS SUBDIVISION of 10 acres of land in the GEORGE J. ASSABRANNER SURVEY, in the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Vol. 755, Page 111, of the Deed Records of Tarrant County, Texas.
Owner: JUANITA TAVE. Lienholder: Internal Revenue Service; Office of the Attorney General; Linebarger Goggan Blair & Sampson LLP.
- j. **ACP-24-156 (CD 7)** 6211 Shadydell Drive (Nuisance Abatement) aka Lot 21, Block 7-R, JENKINS HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-80, Page 6, Plat Records, Tarrant County, Texas.
Owner: JOSEPH P. STALLCUP. Lienholder: City of Fort Worth c/o Linebarger Goggan Blair & Sampson LLP.

XII. AMENDMENT CASES RESIDENTIAL

- a. **HS-24-118 (CD 11)** 416 Chicago Avenue (Primary Structure) aka TRACT 1: LOT 6, BLOCK 7, OF BEACON HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 129, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. TRACT 2: LOT 22, BLOCK 7, OF TURNER'S SUBDIVISION OF BEACON HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388, PAGE 49, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.
Owner: Son Thanh Nguyen. Lienholder: Marilyn L. Miele.
- b. **HS-24-90 (CD 11)** 624 Clairemont Avenue (Primary & Accessory Structures) aka Lot 21, Block 3, CLAIREMONT PLACE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 922, page 457, Deed Records of Tarrant County, Texas.
Owner: James B. Sumner and Rene V. Sumner. Lienholder: None.

XIII. AMENDMENT CASE ADMINSTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **ACP-24-131 (CD 2)** 1122 N Calhoun St (Nuisance Abatement) aka 1122 North Calhoun St. Fort Worth, TX 76164-9202 Lot 10 BLOCK 47 NORTH FORT WORTH.
Owner: Earnest Lee McCarty. Lienholder: None.

XIV. EXECUTIVE SESSION


The Building Standards Commission may 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.

XV. 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 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 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 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 Tuesday, September 10, 2024 at 3:25 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