



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, OCTOBER 28, 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 September 23, 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, OCTOBER 28, 2024
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER

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| 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 SEPTEMBER 23, 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-25-01 (CD 8)** 1470 E Morphy St (Primary Structure) aka Being Lot SIX (6), in Block SIXTEEN (16) of LAKE VIEW ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Deed Records, Tarrant County, Texas.
Owner: Mattie Menefee. Lienholder: City of Fort Worth et al, c/o Linebarger Goggan Blair & Sampson, LLP.
- b. **HS-25-03 (CD 8)** 4117 Dowdell St (Primary Structure) aka Lot, Twenty (20) in Block C of Castleman Addition, an Addition to the City of Ft. Worth, Tarrant County Texas, according to the plat recorded in 388J, page 341, Deed records, Tarrant County Texas.
Owner: Sandra Kennedy Wright. Lienholder: None.
- c. **HS-25-07 (CD 11)** 2916 Travis Ave (Primary & Accessory Structure) aka 2916 Travis Ave Fort Worth Texas 76110, legally described as Lot 20, Block 23, SOUTH HEMPHILL HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 106, Page 132, Deed Records of Tarrant County, Texas.
Owner: JANCB Holding, LLC. Lienholder: City of Fort Worth, et al, c/o Linebarger Goggan Blair & Sampson, LLP.

X. MULTI FAMILY COMMERCIAL

- a. **HS-25-06 (CD 5)** 807 Heights Dr BLDG 612 (Primary Structure) aka BEING a tract of land out of the H. Robinson Survey, Abstract No. 1315, R.C.B. Williams Survey, Abstract No. 1669 and L.E. Conner Survey, Abstract No. 285, City of Fort Worth, Tarrant County, Texas and being all of Block 1R and portion of Block ZR of Woodhaven Heights, being a revision of Block 1 and 5 of Woodhaven Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-125, Page 93 Map Records, Tarrant County, Texas and being more particularly described by metes and bounds.
Owner: TIDES AT WOODHAVEN OWNER, LLC. Lienholder: ReadyCap Commercial LLC; Jorge A Galicia, Indv and d/b/a King's Carpet Cleaning; Next Level Restorations; Commercial Chemical Products Inc dba Poolsure Plaintiff.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-25-01 (CD 11)** 3232 College Ave aka Being Lot 16, in Block 43 of South Hemphill Height, an Addition to the City of Fort Worth, Tarrant County, Texas according to the Map thereof recorded in Volume 106, Page 132 of the Map Records of Tarrant County, Texas
Owner: AD Sparlin. Lienholder: Capital One, N.A.; Mortgage Electronic Registration Systems, Inc; Homecoming Financial, LLC (F/K/A Homecoming Financial Network, Inc.); Don Ledbetter; Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-OS16 at c/o Ocwen Loan Servicing, LLC; Ocwen Loan Servicing, LLC; Residential Funding Mortgage Securities II, Inc. Home Equity Loan Pass-Through Certificates, Series 2007-HSA2, U.S. Bank National Association, as Trustee, Successor in Interest to

Bank of America, N.A., as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee c/o Specialized Loan Servicing LLC; FirstKey Mortgage, LLC.

- b. **ACP-25-02 (CD 8)** 1104 E Jessamine St aka Lot 13, Block 33, SOUTHLAND, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 310, Page 11, of the Map and/or Plat Records of Tarrant County, Texas.
Owner: Scoke Homes, LLC. Lienholder: None.
- c. **ACP-25-03 (CD 11)** 3741 S Main St aka Lot 11, Block 23, WORTH HEIGHTS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat filed in Deed Records of Tarrant County, Texas, Book 204-A, Page 150.
Owner: Paul Fuentes. Lienholder: None.
- d. **ACP-25-04 (CD 9)** 6005 Rayburn Dr aka Lot 2, Block 109, South Hills Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat recorded in Volume 388-51, Page 93, Plat Records, Tarrant County, Texas.
Owner: Tammy T. Bunch and Larry A. Bunch. Lienholder: JPMorgan Chase Bank, N.A.; Allan B. Polunsky; Nationstar Mortgage LLC.
- e. **ACP-25-05 (CD 11)** 6013 E Lancaster Ave aka BLOCK 9 LOT 12 – 13 LESS S16 ½' WEST HANDLEY ADDITION AKA 6013 E LANCASTER AVE, TEXAS 76112.
Owner: Hollis Coffman. Lienholder: None.
- f. **ACP-25-06 (CD 9)** 3455 Forest Park Blvd aka South Summit Heights Addition Block 6 Lot 15 3455 Forest Park Blvd. Fort Worth, TX 76110.
Owner: Eldor C. Luedtke Jr. Lienholder: None.
- g. **ACP-25-07 (CD 2)** 2207 Lincoln Ave aka Lot 4, Block 157, North Fort Worth, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 149, Plat Records of Tarrant County, Texas.
Owner: BRENDA GAIL BURAL and JIMMY CLINT BURAL. Lienholder: None.
- h. **ACP-25-08 (CD 7)** 10252 Westward Dr aka Lot 28, Block 44, PHASE III, SECTION 2, WESTPOINT ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 388-191, Page 42, Deed Records, Tarrant County, Texas.
Owner: Bruce Wayne Williams. Lienholder: None.
- i. **ACP-25-09 (CD 2)** 4917 Hillside Dr aka Tract 30, BEVERLY HILLS ESTATES, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-B, page 216, Deed Records of Tarrant County, Texas.
Owner: M. J. Hannah and Dinah W. Hannah. Lienholder: BOKF NA dba Bank of Texas.
- j. **ACP-25-10 (CD 8)** 930 E Oleander St aka BLOCK 1, LOTS 22A thru 24A of the GRAVES & McDANIELS # 1 SUBDIVISION of TARRANT COUNTY, TEXAS, an addition to the City of Fort Worth.
Owner: JOSEPH ANTHONY KIDA. Lienholder: None.

XII. AMENDMENT HISTORIC RESIDENTIAL CASE

- a. **HS-24-121 (CD 2)** 2117 NW 24th St (Primary & 3 Accessory Structures) aka Lots 1 through 5, ROSEN HEIGHTS, SECOND FILING, an Addition 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: Christopher Anthony Foley, Trustee of the Lydia Erin Honea Gutierrez Testamentary Trust.
Lienholder: None.

XIII. AMENDMENT ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL CASES

- a. **ACP-24-130 (CD 4)** 4205 Silverberry Ave aka BEING LOT 4, IN BLOCK 30, IN 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: DAVID MARK JOHNSTON AND WIFE JOYCE ANN JOHNSTON. Lienholder: None.
- b. **ACP-24-136 (CD 3)** 4940 Curzon Ave aka LOT 21 AND LOT 22, BLOCK 160, CHAMBERLIN ARLINGTON HEIGHTS, FIRST FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 21; OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS
Owner: Jose C. Duran. Lienholder: None.

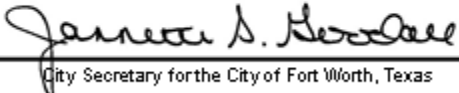
XIV. EXECUTIVE SESSION

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.

ASISTENCIA 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.

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| <p>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 <u>Tuesday, October 08, 2024 at 3:25 p.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p> |  City Secretary for the City of Fort Worth, Texas |
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