

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place 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, 2012 at 3:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth, Texas



**AGENDA
PRE- BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, FEBRUARY 27, 2012
PRE-COUNCIL CHAMBERS, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS 76102**

- I. **Call to Order**
- II. **Review of previous month's minutes**
 - a. **Discussion or questions pertaining to the January 23, 2012 meeting**
 - b. **Changes submitted by commissioners**
- III. **Briefing of Texas Supreme Court Ruling in Dallas v. Stewart**
- IV. **Briefing on Housing Assistance Programs**
- V. **Questions concerning cases on current agenda of the Building Standards Commission**
 - a. **Any questions by Commissioners to clarify issues with cases**
- VI. **Request for future agenda items**
 - a. **Any request by Commissioners**
- VII. **Adjournment**

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 10:00 A.M., FEBRUARY 27, 2012
CITY COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS 76102**

- I. **CALL TO ORDER**

William Miller (District 1)	Kenneth Williams (District 6)
Carlos Flores (District 2)	Mike Ward (District 7)
Gerald "Gerry" Curtis (District 3)	Susan De Los Santos (District 8)
J. Cecil Driskell (District 4)	Joe R. Martinez (District 9)
Rubby Smith (District 5)	
- II. **PLEDGE OF ALLEGIANCE**
- III. **CONSIDERATION OF THE BUILDING STANDARDS COMMISSION MINUTES OF THE JANUARY 23, 2012 MEETING.**

IV. PRESENTATION OF EVIDENTIARY PACKET FOR CASES ON CURRENT AGENDA

V. CASES TO BE WITHDRAWN FROM TODAY'S AGENDA

VI. CIVIL PENALTIES CONTINUED

- A. **HS-11-157** 4327 East Lancaster Avenue (Accessory Structures Only) aka Bob Moore Subdivision, Blk 1 Lot 1. Land Owner(s): T. Arthurlene Jackson. Lienholder(s)/Mortgagee(s): None.

VII. CIVIL PENALTIES

- A. **HS-11-150** 2903 Lee Avenue aka Lot 2, in Block 72, M.G. ELLIS ADDITION. Owner(s): Irma B. Teague aka Irma Banegas Teague. Lienholder(s)/Mortgagee(s): Ignacio and Martha Cerda.
- B. **HS-11-166** 3750 Sydney Street aka Lot 18, Block 5, BURTON ACRES. Owner(s): Horace Wilkins III. Lienholder(s)/Mortgagee(s): SMC Mortgage Corp.
- C. **HS-12-02** 612 Cliff Street (Accessory Structure) aka Lot 20A, in block 46, of M.G. Ellis Addition. Owner(s): Gonzalo Beltran. Lienholder(s)/Mortgagee(s): None.
- D. **HS-12-25** 329 North Retta Street and Rear Structure (Repairs) aka LOT 19 AND THE NORTH 1/2 OF 18, BLOCK 2 OF THE BLANDFORD ADDITION. Owner(s): Anthony Wayne Watkins Jr. aka Anthony Wayne Watkins II. Lienholder(s)/Mortgagee(s): None.
- E. **HS-12-28** 2705 Canberra Court (Primary Structure) aka LOT 11, BLOCK 5, SOUTHPORT ADDITION, THIRD FILING. Owner(s): Luke Franzen and Amy Franzen aka Amy Peterson aka Amy Kermmoade. Lienholder(s)/Mortgagee(s): Argent Mortgage Co. LLC.

VIII. ABATED CASES

- A. **HS-08-186** 1405 Fairmount Avenue and Rear Structures – Primary structure repaired by Owner; Accessory structure demolished by Owner
- B. **HS-11-50** 2812 Primrose Avenue and Rear Structure – Structures repaired by Owner.
- C. **ACP-11-63** 2716 Forest Avenue – Property cleaned by City Contractor.

IX. WORK IN PROGRESS

(The Work In Progress category is for information purposes only. No new testimony will be heard.)

- A. **HS-11-20** 2937 Timberline Drive aka A tract of land in the M. Watson Survey, Abstract 1657, being the same tract of land conveyed to Angela V. Woods in Volume 12989 Page 112 of the Tarrant County Deed Records aka per Tarrant Appraisal District Records as Watson, Morton Survey A 1657, Tr. 7D. Owner(s): Angela V. Woods. Lienholder(s)/Mortgagee(s): None.
- B. **HS-11-53** 3120 Alcannon Street aka WEST EIGHTY (80') FEET OF LOT 6, BLOCK 4, VICKERY ACRES. Owner(s): Miguel Gonsales Hernandez aka Miguel Gonsales Hernandez. Lienholder(s)/Mortgagee(s): None.
- C. **ACP-11-85** 1010 Haltom Road aka Abstract #1523, LG Tinsley Survey, being the same tract described by metes and bounds in deed to Albert L. Mullins recorded in Volume 5157 Page 496 on November 23, 1971 aka Lewis G. Tinsley Survey, Abstract 1523, Tract 59A01 per Tarrant Appraisal District records. Owner(s): Rodney Rowlett. Lienholder(s)/Mortgagee(s): Location Properties Ltd.

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- D. **HS-11-168** 5721 Geddes Avenue aka Lots 11 & 12, Block 187, CHAMBERLAIN ARLINGTON HEIGHTS, FIRST FILING. Owner(s): W.D. Wyrick Estate and Willie J. Wyrick Estate, c/o William Jean Wyrick, Patricia Williams, Melinda White, Diana Hudson, Barbara Hall aka Barbara Nolley and Herman Hall. Lienholder(s)/Mortgagee(s): W.F. Fuller and Co., Howard Chadwick dba Chad Construction.
- E. **HS-11-179** 1513 Clinton Avenue aka Lot 18, Block 99, NORTH FORT WORTH ADDITION. Owner(s): Jose V. Ruiz and Angela Ruiz Estates, c/o Maria Ruiz; Frank Ruiz et al, c/o Maria Ruiz; Francesco Ruiz aka Frank Ruiz; Jesse Ruiz; Juan Ruiz aka Johnny Ruiz. Lienholder(s)/Mortgagee(s): City of Fort Worth Housing Authority c/o Housing and Economic Development.
- F. **HS-11-182** 5950 Boca Raton Boulevard aka 5960 Boca Raton Boulevard aka LOT 1, BLOCK 1, WOODSTOCK ADDITION. Owner(s): T-Star Properties, LLC, attn: Zoe Carvajal, Registered Agent and Eric Ruvalcaba and Hipolito Pedroza, Members. Lienholder(s)/Mortgagee(s): Regency AMC, LLC.
- G. **HS-11-187** 1001 East Baltimore Avenue aka Lot 36, Block 39, of Hyde Park Addition. Owner(s): Rainbow Mission Church, c/o Raymond Wheatfall, Jr., Reverend Raymond Wheatfall Estate, c/o Annie Dorothy Wheatfall, Jimmy Lawrence Wheatfall, Jo Ann Wheatfall Pumphrey, Linda P. Wheatfall Cornelius, Bobbie J. Wheatfall Brooks, Brenda J. Wheatfall Trepagnier, Raymond Wheatfall, Jr, Gary L. Wheatfall, David M. Wheatfall, May Helen Wheatfall Bailey, Jacqueline Wheatfall Martin, James Wheatfall, Beverly Fay Wheatfall Gardner and Christopher Wheatfall. Lienholder(s)/Mortgagee(s): None.
- H. **HS-12-01** 406 NW 28th Street aka East 46-2/3rd feet of Lots No. Thirty One (31) and Thirty Two (32), Block Fifty-Seven (57), M. G. ELLIS ADDITION. Owner(s): Eula Hoskins Estate and Charlene Reynolds Estate, c/o Terence and Conan Reynolds. Lienholder(s)/Mortgagee(s): None.
- I. **HS-12-04** 1822 Jacksboro Highway aka Westerly 90.5 feet of Lot 17 and a portion of the Westerly 90.5 feet of Lot 16, Block 226 of NORTH FORT WORTH aka Lots 16A1 and 17A, Block 226, North Fort Worth per Tarrant Appraisal District records. Owner(s): Armand Hernandez and David Hernandez. Lienholder(s)/Mortgagee(s): Johnny Paul Smith and Juliet Rene Smith, Texas Tax Solution, LLC.
- J. **HS-12-05** 1824 Jacksboro Highway and Rear Structure aka Westerly 90.5 feet of Lot 15 and a portion of the Westerly 90.5 feet of Lot 16, Block 226 of NORTH FORT WORTH aka Lots 15A and 16A, Block 226, North Fort Worth per Tarrant Appraisal District records. Owner(s): Armand Hernandez and David Hernandez. Lienholder(s)/Mortgagee(s): Johnny Paul Smith and Juliet Rene Smith, Texas Tax Solution, LLC.
- K. **HS-12-20** 200 NE 23rd Street aka THE WEST SIXTY-SIX FEET (W. 66') OF LOTS NINE (9) AND TEN (10), BLOCK 173, M. G. ELLIS ADDITION. Owner(s): Alicia C. Esparza. Lienholder(s)/Mortgagee(s): None.
- L. **HS-12-26** 3009 Louise Street aka Lots 3 and the North 1/2 2, Block 2, D.S. Ross Addition. Owner(s): Sharon C. Baker. Lienholder(s)/Mortgagee(s): None.
- M. **HS-12-29** 1321 East Davis Avenue aka Lot 21, Block 11, of HIGHLAND PARK ADDITION. Owner(s): Mary A. McCutcheon Estate and Kelvin Lee McCutcheon, Mary A. McCutcheon Estate and Kelvin Lee McCutcheon, c/o Sherbert Joe McCutcheon. Lienholder(s)/Mortgagee(s): None.
- N. **HS-12-31** 1404-1408 Weiler Boulevard aka Eastern Hills Addition, Block X, Lots 4 to 8

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and St W 78. Owner(s): 8900 Randol Mill Road, LLC, attn: Brandon Johnson, Registered Agent, Woodlake Apartment Homes, LLC, attn: Felipe P Enriquez, MD, Director. Lienholder(s)/Mortgagee(s): Flavor Finish LLC.

- O. **HS-12-32** 1412 Weiler Boulevard aka Eastern Hills Addition, Block X, Lot 2-R, Lot 3-R. Owner(s): Woodlake Apartment Homes, LLC, attn: Felipe P. Enriquez, MD, Director. Lienholder(s)/Mortgagee(s): Flavor Finish LLC.
- P. **HS-12-35** 5412 Pinson Street aka Lot E 1/2 4, Block 10 SUNRISE ADDITION. Owner(s) Shown in Tarrant Appraisal District: Enick Baltimore Est., attn: Gertrude B Blanton, deeded February 2, 1971. Owner(s) Shown in Tarrant County Records: Kimberley Renee Davis, deeded November 8, 2007. Lienholder(s)/Mortgagee(s): None.
- Q. **HS-12-37** 5537 Farnsworth Avenue and Rear Structure aka Lots 19 and 20, Block 119, CHAMBERLAIN ARLINGTON HEIGHTS 2nd FILING. Owner(s): Lurline Bradley Estate, c/o Jeffery Hale aka Jefferie Allan Hale, Ronald Bradley, James Bradley, Carolyn Hale and Kimberly Rabb. Lienholder(s)/Mortgagee(s): None.
- R. **HS-12-38** 1333 East Baltimore Avenue aka Lot 18, Block 51 of Highland Park. Owner(s): Armand Hernandez. Lienholder(s)/Mortgagee(s): None.

X. AMENDMENTS CONTINUED

- A. **HS-11-137** 817 East Arlington Avenue aka Lot 433, Block 16, Hyde Park Addition. Owner(s): Greenhurst Enterprises, LLC c/o Genaro Garza, Manager and Director and Gregario M. Morales, Manager and Director, c/o Sarita Torres Paredes. Lienholder(s)/Mortgagee(s): None.
- B. **HS-11-191** 201 West Vickery Boulevard and Rear Structure aka 1.460 acres of land in the J. H. CHILDRESS SURVEY, Abstract No. 250 and described by metes and bounds in deed from Magnolia Media group, Ltd to Larimar Development L.P. recorded on 8/28/1998 as document D198198540 aka Land 700 Addition, Lots 1, 2, 6, 7, 8 & W pt Lot 3 per Tarrant Appraisal District records. Owner(s): Larimar Development L.P., attn: Tom Reynolds aka Thomas Byrne Reynolds, Ray Booth aka Nelson Ray Boothe and Fran McCarthy aka Francis Edward McCarthy. Lienholder(s)/Mortgagee(s): Affiliated Bank FSB.

XI. AMENDMENT

- A. **HS-11-184** 3108 Crouch Avenue aka Edgewood Terrace Addition, Block 7, Lot 17. Owner(s): Chioma Chiawa. Lienholder(s)/Mortgagee(s): None.

XII. ADMINISTRATIVE CIVIL PENALTY

- A. **ACP-12-46** 2911 Westhill Road aka Lot 6, Block 4, Wesleyan Hills Addition. Owner(s): Billy R. Moore. Lienholder(s)/Mortgagee(s): None.

XIII. NEW CASES CONTINUED

- A. **HS-12-21** 210 NE 23rd Street and Rear Structure aka The East Seventy-Four Feet (E. 74") of Lots 9 and 10, Block 173, M. G. Ellis Addition. Owner(s): The Gabriel Esparza Supplemental Needs Trust, Norma Esparza, Trustee; The Martha Esparza Supplemental Needs Trust, Norma Esparza, Trustee. Lienholder(s)/Mortgagee(s): None.
- B. **HS-12-22** 3010 NW 28th Street aka Lot 19, Block 162 ROSEN HEIGHTS SECOND FILING. Owner(s): Maria Aguilar. Lienholder(s)/Mortgagee(s): Great Lands of Texas, attn:

Charles Anthony Smith aka Tony Smith.

- C. **HS-12-34** 2517 aka 2513 Marlin Street aka Lot 9F HOLLIS SUBDIVISION. Owner(s): Thad Taylor Jr aka Thaddeus Rodell Taylor Jr Estate, c/o Roger Eugene Taylor, Valecia Kay Taylor Wise, Versie Renee Taylor, Stanley Dean Taylor, Thaddeus Rodell Taylor. Lienholder(s)/Mortgagee(s): None.
- D. **HS-12-42** 1166 Mansfield Avenue aka Lot 4, Block, THIELMAN SUBDIVISION. Owner(s): Ruby L McElroy Estate, c/o Merelene Russel. Lienholder(s)/Mortgagee(s): None.

XIV. NEW CASES

- A. **HS-12-47** 4721 aka 4729 McCart Avenue and Rear Structure aka LOTS SEVEN (7) AND EIGHT (8) IN THE BLOCK 59 OF SEMINARY HILL ADDITION. Owner(s): Paul Guerrero aka Pablo Guerrero. Lienholder(s)/Mortgagee(s): None.
- B. **HS-12-48** 3017 Booker Street and Rear Structure aka Lots 25 and 26, LINCOLN PLACE. Owner(s): Sandra K. Simonson. Lienholder(s)/Mortgagee(s): M. Wynell Brewer.
- C. **HS-12-49** 6324 Ramey Avenue aka Lot 18, Block 21, Carve Heights (as shown on deed) aka Lot 18, Block 21, Carver Heights Addition. Owner(s): Debra Ann Minor. Lienholder(s)/Mortgagee(s): None.
- D. **HS-12-50** 5216 Fletcher Avenue aka BLK 55, LOT 29 & 30, CHAMBERLAIN ARLINGTON HTS 2ND. Owner(s): Bryan Prioleau. Lienholder(s)/Mortgagee(s): None.
- E. **HS-12-51** 4537 Alamosa Street aka LAS BRISAS SUBDIVISION; BLK 1, LOT 3. Owner(s): Ismael Berzoza. Lienholder(s)/Mortgagee(s): None.
- F. **HS-12-52** 1400 East Davis Avenue aka Lots 1, in Block 15, HIGHLAAND PARK ADDITION. Owner(s): Guadalupe Guzman and Blanca Nieves Rodriguez. Lienholder(s)/Mortgagee(s): None.
- G. **HS-12-53** 1309 East Harvey Avenue aka LOT 24, BLOCK 10, HIGHLAND PARK. Owner(s): Connie Marie Barrett. Lienholder(s)/Mortgagee(s): None.
- H. **HS-12-54** 4800 Wichita Street aka Lot 7-R, Block 12, TRUELAND ADDITION. Owner(s): Mansour Ghaith. Lienholder(s)/Mortgagee(s): Faith Cantu Abdallah; Kara Smith; Zaki Habboul.

XV. WORK SESSION – The Building Standards Commission will conduct a work session

- A. Procedural Questions
- B. Updates or questions regarding cases on previous agendas
- C. Future agenda items

XVI. 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.

XVII. ADJOURNMENT

Fort Worth City Hall and the City Council Chambers are wheelchair accessible. 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

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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 Building Standards Division at 817-392-7300, FAX 817-392-6340 or call Fort Worth Customer Service TDD (817) 871-8856 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.