



BUILDING AND STANDARDS COMMISSION

REGULAR MEETING MINUTES
Wednesday, March 24, 2010

The Building and Standards Commission convened in a regular meeting on Wednesday, March 24, 2010 at 301 West 2nd Street.

Chair David Brown called the Commission Meeting to order at 6:34 p.m.

Commission Members in Attendance:

David Brown, Chair; Ethelynn Beebe, Vice Chair; Daniel Gonzalez, and Ricardo Trevino.

Staff in Attendance:

Sonja Prevo, Commission Coordinator; Viola Ruiz, Scribe/Commission Staff Liaison; Steve Ramirez, Assistant Division Manager – Legal Operations; Jonathan Josephson, Supervisor; Jerry Reynolds, Supervisor; Dennis Vaughn, Investigator.

1. CITIZEN COMMUNICATION:GENERAL
 - a. None
2. OLD BUSINESS
 - a. 1725 Bunche Road – Update given to Commission on status of property. All permits have been finalized, work is complete and property is in compliance. House is for sale.
3. NEW BUSINESS
 - a. 1001 East 50th Street – Update will be given to Commission at next hearing.
4. APPROVAL OF MINUTES
 - a. A motion for the approval of February 24, 2010 hearing minutes was made by Commissioner Beebe, Commissioner Trevino seconded. Motion to approve the minutes was passed on a 4-0-0 vote.

5. PUBLIC HEARINGS

Commission Coordinator Sonja Prevo presented the following cases:

- | | | |
|-------------------|----------------------------------|--------------------------------|
| a. CL 2010-018418 | 1901 East 8 th Street | Ora Lee Clark
<i>Appeal</i> |
|-------------------|----------------------------------|--------------------------------|

1901 East 8th Street is a Residential Single Family Structure. Travis County Appraisal District shows that Ora Lee Clark is the owner. This case was not represented. City of Austin/Code Compliance Department found this property to be dangerous with substandard conditions and therefore a public nuisance. Staff recommends that the Commission Order that the Findings of Fact and Conclusions of Law for this property be adopted; that the Commission Order the Residential Single Family Structure located on the property be repaired with final inspections passed within 60 days of the date this Order is mailed to the owner; that the Commission Order all repairs or modifications shall meet or exceed the requirements of the Uniform Housing Code and all applicable codes; that the owner or owner's representative shall request inspection(s) to verify compliance; and that after the 60 days, a penalty of \$10.00 per day per violation be assessed until work is completed with final inspections passed.

A motion was made to deny the appeal by Commissioner Beebe, and accept Staff's recommended Order. Commissioner Gonzalez seconded. Motion passed on a 4-0-0 vote.

b. CL 2009-060609 2312 Westoak Drive John E. & Donna Hugg
WITHDRAWN

c. CL 2010-019811 2002 Peoples Street Mable Williams

2002 Peoples Street is a Residential Single Family Structure. Travis Central Appraisal District shows that Mable Williams is the title owner. This case was not represented. City of Austin/Code Compliance Department found that this property is dangerous with substandard conditions therefore a public nuisance. Staff recommends that the Commission Order the Residential Single Family Structure Order and all portions of the Residential Single Family Structure be removed and that the owner or owner's representative shall request inspection(s) to verify compliance. If compliance is not achieved within the 30 days, the Building Official may proceed with the demolition. After the 30 days, all portions of the Residential Single Family Structure, including items in the structure and on the property, will be considered debris and disposed of as such; that the Commission Order the Findings of Fact and Conclusions of Law for this property be adopted; that the Commission Order a demolition permit be secured; and, that the Commission Order the Residential Single Family Structure located on the property be vacated and demolished and the lot left in a clean and raked condition within 30 days of the date this Order is mailed to the owner.

Sonja Prevo, BSC Coordinator asked for an amendment to the recommended Order to exclude the last line of the Findings of Fact that read as follows, "A lien for all expenses incurred by the City of Austin will be filed with Travis County Deed Records"; to read as follows "Payment for expenses incurred by the City of Austin will be secured by means other than a lien due to homestead protection".

Commissioner Gonzalez moved to accept staff's recommendation Order to include the amendment of the last sentence in the Findings of Fact. Commissioner Beebe seconded.
Motion passed on a 4-0-0 vote.

d. CL 2006-025050 1119 Ebert Avenue Guy H. Campbell
WITHDRAWN

e. CL 2009-009145 1704 East 12th Street Craig I A Educational Ctr.
C/O Alton Hardeman

1704 East 12th Street is a Residential Single Family Structure. Travis Central Appraisal District shows that Craig I A Educational Center c/o Alton Hardeman is the owner of this property. This case was not represented. City of Austin/Code Compliance Department found this structure dangerous with substandard conditions and is therefore a public nuisance. Staff recommends that the Commission rescind the filed repair order issued at the April 23, 2009 hearing and will allow the accrued penalties for this repair order through the date it is rescinded to stand. A lien for the amount of accrued penalties will be filed with the Travis County Deed records. Staff asks that the Commission Order the Residential Single Family Structure located on this property be demolished and the lot left in a cleaned and raked condition within 30 days of the date this Order is mailed to the owner; that all portions of the Residential Single Family Structure be removed and that the owner or owner's representative shall request inspection(s) to verify compliance. If compliance is not achieved within 30 days, the Building Official may proceed with the demolition. After the 30 days, all portions of the Residential Single Family Structure including items in the structure and on the property, will be considered debris and disposed of as such. A lien for all expenses incurred by the City of Austin will be filed with the Travis County Deed records.

Commissioner Trevino moved to accept staff's recommended Order, Commissioner Gonzalez seconded.
Motion passed on a 4-0-0 vote.

f. CL 2010-010610 2106 Pennsylvania Ave. Olivia Mayfield (Estate)

2106 Pennsylvania Ave. is a Residential Duplex. Travis County Appraisal District shows that the Olivia Mayfield (Estate) is the owner. This case was represented by Paul Rios (occupant) and Bill Peckham, Attorney, and Rudolph Williams, President; Blackshear Neighborhood Association. City of Austin/Code Compliance Department found this structure

dangerous with substandard conditions and is therefore a public nuisance. Staff recommends that the Commission Order the owner of the Residential Duplex located on the property provide access for an interior inspection of Unit "A" and "B" as well as the accessory structure(s) within 2 days of the date this order is mailed to the owner; that the Commission Order the Findings of Fact and Conclusions of Law to be adopted; that the Commission Order necessary permits be secured; that the Commission Order the owner of the Residential Duplex located on the property have Unit "B" and the accessory structure(s) vacated and secured within 3 days of the date this Order is mailed to the owner; that the owner or owner's representative shall request inspection(s) to verify compliance.

A motion was made to accept staff's recommended Order by Commissioner Beebe, Commissioner Trevino seconded. Motion passed on a 4-0-0 vote.

A motion to adjourn the meeting was made by Commissioner Gonzalez, Commissioner Beebe seconded. Chair David Brown adjourned the Commission Meeting at 8:06p.m. without objection.