



**BUILDING AND STANDARDS COMMISSION
MINUTES**

**REGULAR MEETING
Wednesday, April 27, 2011**

The Building and Standards Commission convened in a regular meeting on Wednesday, April 27, 2011 at 301 West 2nd Street, Austin, Texas.

Chair David Brown called the Commission Meeting to order at 6:36 p.m.

Commission Members in Attendance:

David Brown, Chair; Ethelynn Beebe, Vice Chair; Tim Hill, Stacy Kaplowitz, and Daniel Gonzalez

Staff in Attendance:

Christopher Moore, Commission Coordinator; Sonja Prevo, Scribe; Willie Rhodes, Director; Dan Cardenas, Assistant Director; Steve Ramirez, Assistant Division Manager; Kathleen Buchanan, Assistant City Attorney; Megan Crump, Staff Attorney; Ron Potts, Assistant Division Manager; Paul Tomasovic, Assistant Division Manager; Jonathan Josephson, Supervisor; Moses Rodriguez, Investigator; Troy Collins, Investigator; Luther Perez, Investigator; Dennis Vaughn, Investigator; Melissa Martinez, Assistant Division Director; Larry Biegert, Austin Police Department; and Julie Long, Austin Police Department.

1. CITIZEN COMMUNICATION: GENERAL

a. None

2. APPROVAL OF MINUTES

a. The minutes from the meeting of 3/23/11 were approved on Commission Member Tim Hill's motion, Commission Member Daniel Gonzalez second on a 5-0-0 vote.

4. NEW BUSINESS

a. Discussion on findings on appeal language is still ongoing.

b. Approval of bylaws – Motion was made by Commission Member Beebe, to approve bylaws. Commission Member Hill seconded the motion on a 5-0-0 vote.

5. PUBLIC HEARINGS

Commission Analyst Christopher Moore presented the following cases:

a.	CL 2011-027108	1907 Cliff Street	Mary Sanches
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1907 Cliff Street is a Residential Single Family Structure. Travis County Appraisal District shows that Mary Sanches is the title owner. This case was not represented. This case was presented by Investigator Moses Rodriguez for Investigator Doug Baggett. The City of Austin Code Compliance found that this property is in violation of the Uniform Housing Code, adopted by reference in sections 25-12-211 and 25-12-213 of the Austin City Code and therefore a public nuisance and dangerous with substandard conditions. The Staff recommended that the Commission order any necessary permits be secured, that the structure shall remain vacant until compliance has been achieved, and that the structure located on the property be repaired with final inspections passed within 30 days the date the Order is mailed to the owner. That 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 30 days, a penalty of \$250.00 per week be assessed until work is completed with final inspections passed. That under this revised Order, no penalty from the previous Order from February 25, 2009 hearing will be due.

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A motion to accept staff's recommended Order and to amend it to include an order to have an interior inspection performed within seven days of the date the Order is mailed to the owner was made by Commission Member Ethelynn Beebe and with an additional amendment to substitute the applicable IPMC reference for the Uniform Housing Code and the Uniform Code for the abatement of dangerous buildings referenced. Commission Member Tim Hill seconded the motion on a 5-0-0 vote.

- b. **CL 2011-027005** **5207 Star Light Terrace** **Sarah and Sylvia Guerra**

5207 Star Light Terrace is a Residential Single Family Structure. Travis County Appraisal District shows that Sarah and Sylvia Guerra are the title owners. This case was not represented. Norma Galindo, the mother of the property owners provided testimony as an interested party. This case was presented by Investigator Troy Collins. The City of Austin Code Compliance found that this property is in violation of the Uniform Housing Code, adopted by reference in sections 25-12-211 and 25-12-213 of the Austin City Code and therefore is a public nuisance and dangerous. The staff recommended to the Commission that a demolition permit be secured, that the structure(s) located on the property be demolished and the lot left in a clean and raked condition within 30 days of the date this Order is mailed to the owner. That you order all portions of the structure(s) to be removed and that you require the owner or owner's representative to 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 structure(s), including items in the structure and on the property will be considered debris and disposed as such. A lien for all expenses incurred by the City of Austin will be filed with the Travis County Deed Records.

A motion to accept staff's amended recommended Order was made by Commission Member Daniel Gonzalez with the amendment to substitute the applicable IPMC reference for the Uniform Housing Code and the Uniform Code for the abatement of dangerous buildings referenced. Commission Member Tim Hill seconded the motion on a 5-0-0 vote.

- c. **CL 2011-026862** **924 East 51st Street, Unit 118** **924 East 51st LP**

924 East 51st Street, Unit 118 is a Commercial Multi-Family Structure. Travis County Appraisal District shows that 924 East 51st LP is the title owner. This case was not represented. The City of Austin Code Compliance Department found that this property is in violation of the Uniform Code for the Abatement of Dangerous Buildings adopted by reference in sections 25-12-231 and 25-12-233 of the Austin City Code and has substandard conditions. The staff recommended that the Commission adopt the recommended order to order any necessary permits be secured. That the structure, located on the property be repaired with final inspections passed within 30 days of the date this Order is mailed to the owner. That 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 30 days, a penalty of \$1,000.00 per week be assessed until work is completed with final inspections passed.

A motion to accept staffs recommended Order was made by Commission Member Daniel Gonzalez with the amendment to substitute the applicable IPMC reference for the Uniform Housing Code and the Uniform Code for the abatement of dangerous buildings referenced. Commission Member Stacy Kaplowitz seconded on a 5-0-0 vote.

- d. **CL 2011-026799** **700 Jewell Street** **Tom Pryor**

700 Jewell Street is a Commercial Building. Travis County Appraisal District shows that Tom Pryor is the title owner. This case was not represented. The City of Austin Code Compliance Department found that this property is in violation of the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings adopted by reference in Sections 25-12-211 and 25-12-213, and 25-12-231 and 25-12-233 of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions. The staff recommended to the Commission that a demolition permit be secured and that structure(s) located on the property to be demolished with final inspections passed within 30 days to the date this Order is mailed. That you order all portions of the structure(s) removed and the lot left in a cleaned and raked condition and the owner or owner's representative 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 structure(s) including items in the structure(s) and on the property will be considered debris and disposed on as such. A lien for all expenses incurred by the City of Austin will be filed with the Travis County Deed Records.

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A motion to accept staff's recommended Order was made by Commission Member Ethelynn Beebe with the amendment to substitute the applicable IPMC reference for the Uniform Housing Code and the Uniform Code for the abatement of dangerous buildings referenced. Commission Member Stacy Kaplowitz seconded on a 5-0-0 vote.

- e. **CL 2011-029380** **501 Pedernales Street, Bldg. 1** **Jesus Turullos**
- 501 Pedernales Street, Bldg. 1 is a commercial building. Travis Central Appraisal District records show Jesus Turullos as the owner of this property. This case was represented by Mr. Turullos and his representative Mr. Phil Moncada. The City of Austin Code Compliance Department found that the property is in violation of the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings adopted by reference in sections 25-12-211 and 25-12-213, and 25-12-231 and 25-12-233 of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions. The staff recommended to the Commission that a repair permit be secured, that the commercial building structure located on the property be repaired within 30 days of the date this Order is mailed to the owner. That all repairs or modifications shall meet or exceed the requirements of all applicable codes and that the owner or owner's representative shall request inspection(s) to verify compliance. After the 30 days, a penalty of \$1,000.00 per week shall be assessed until work is completed with final inspections passed.
- A motion was made by Commission Member Tim Hill to accept staff's recommended Order amending 30 days to 60 days. Additionally, an amendment to substitute the applicable IPMC reference for the Uniform Housing Code and the Uniform Code for the abatement of dangerous buildings referenced, seconded by Commission Member Ethelynn Beebe on a 5-0-0 vote. A friendly amendment was made by Commission Member Daniel Gonzalez for the property owner to provide staff with an update every two weeks, second by Tim Hill on a 4-0-0 vote.
- f. **CL 2011-029383** **501 Pedernales Street, Bldg. 2** **Jesus Turullos**
- 501 Pedernales Street, Bldg. 2 is a commercial building. Travis Central Appraisal District records show Jesus Turullos as the owner of this property. This case was represented by Mr. Turullos and his representative Mr. Phil Moncada. The City of Austin Code Compliance Department found that the property is in violation of the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings adopted by reference in sections 25-12-211 and 25-12-213, and 25-12-231 and 25-12-233 of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions. The staff recommended to the Commission that a repair permit be secured, that the commercial building structure located on the property be repaired within 30 days of the date this Order is mailed to the owner. That all repairs or modifications shall meet or exceed the requirements of all applicable codes and that the owner or owner's representative shall request inspection(s) to verify compliance. After the 30 days, a penalty of \$1,000.00 per week shall be assessed until work is completed with final inspections passed.
- A motion to place 501 Pedernales Street, Bldg. 2 in abeyance until next scheduled meeting and order that the building remain secure and vacant, Commission Member Ethelynn Beebe seconded on a 4-0-0 vote.
- g. **CL 2011-029368** **501 Pedernales Street, Bldg. 3** **Jesus Turullos**
- 501 Pedernales Street, Bldg. 3 is a commercial building. Travis Central Appraisal District records show Jesus Turullos as the owner of this property. This case was represented by Mr. Turullos and his representative Mr. Phil Moncada. The City of Austin Code Compliance Department found that the property is in violation of the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings adopted by reference in sections 25-12-211 and 25-12-213, and 25-12-231 and 25-12-233 of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions. The staff recommended to the Commission that a repair permit be secured, that the commercial building structure located on the property be repaired within 30 days of the date this Order is mailed to the owner. That all repairs or modifications shall meet or exceed the requirements of all applicable codes and that the owner or owner's representative shall request inspection(s) to verify compliance. After the 30 days, a penalty of \$1,000.00 per week shall be assessed until work is completed with final inspections passed.
- A motion to place 501 Pedernales Street, Bldg. 3 in abeyance until next scheduled meeting and order that the building remain secure and vacant, Commission Member Ethelynn Beebe seconded on a 4-0-0 vote.
- h. **CL 2011-029374** **501 Pedernales Street, Bldg. 4** **Jesus Turullos**

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501 Pedernales Street, Bldg. 4 is a commercial building. Travis Central Appraisal District records show Jesus Turullos as the owner of this property. This case was represented by Mr. Turullos and his representative Mr. Phil Moncada. The City of Austin Code Compliance Department found that the property is in violation of the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings adopted by reference in sections 25-12-211 and 25-12-213, and 25-12-231 and 25-12-233 of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions. The staff recommended to the Commission that a repair permit be secured, that the commercial building structure located on the property be repaired within 30 days of the date this Order is mailed to the owner. That all repairs or modifications shall meet or exceed the requirements of all applicable codes and that the owner or owner's representative shall request inspection(s) to verify compliance. After the 30 days, a penalty of \$1,000.00 per week shall be assessed until work is completed with final inspections passed.

A motion to place 501 Pedernales Street, Bldg. 4 in abeyance until next scheduled meeting and order that the building remain secure and vacant, Commission Member Ethelynn Beebe seconded on a 4-0-0 vote.

6. ADJOURNMENT

Chair David Brown adjourned the Commission Meeting at 8:39 pm without objection.