



**BUILDING AND STANDARDS COMMISSION
MINUTES**

**REGULAR MEETING
Wednesday, July 27, 2011**

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

Chair David Brown called the Commission Meeting to order at 6:35 p.m.

Commission Members in Attendance:

David Brown, Chair; Dr. Ethelynn Beebe, Vice Chair; Tim Hill; Daniel Gonzalez

Staff in Attendance:

Sonja Prevo, Commission Coordinator; Steve Ramirez, Assistant Division Manager/Scribe; Troy Collins, Investigator; Dennis Vaughn, Investigator; Luis Gonzales, Investigator; Robert Alvarado, Investigator; Jerry Reynolds, Supervisor; Mike Carter, Investigator; Carl Smart, Director; Keith Leach, Division Manager; Cherlynn Wadley, Facilities Coordinator; Keith Murray, Accounting Manager; Megan Crump, Staff Attorney; Matt Christianson, Assistant Division Manager; Alana Reed, Community Outreach; Julia Robbins, Business Systems Analyst;

1. APPROVAL OF MINUTES

The minutes from the regular meeting of May 25, 2011 were approved on Commission Member Tim Hill's motion, Commission Member Ethelynn Beebe second on a 4-0-0 vote.

2. NEW BUSINESS

- a. Presentation of Proposed FY 2011-2012 Code Compliance Budget was given by Carl Smart
- b. Introduction of CCD Community Outreach Staff was given by Matt Christianson

4. PUBLIC HEARINGS

Commission Coordinator Sonja Prevo presented the following cases:

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| a. 2011-029383 | 501 Pedernales Street, Building 2 | Jesus Turullols |
|----------------|-----------------------------------|-----------------|

501 Pedernales Street, Building 2 is a Commercial Building. Travis County Appraisal District shows that Jesus Turullols is the title owner. The City of Austin Code Compliance found that this property is in violation of the International Property Maintenance Code adopted by reference in Sections 25-12-211 and 25-12-231 and 25-12-233 of the Austin City Code. The staff recommended that the Commission adopt the agreed order that Building 2 located on the property to have any necessary permits be secured and be repaired with final inspections passed within 330 days of the date the Order is mailed to the owner. All repairs or modifications shall meet or exceed the requirements of all applicable codes. The owner or owner's representative shall request inspection(s) to verify compliance. After 330 days, a penalty of \$1,000.00 per week be assessed until work is completed with final inspections passed. That Building 2 is to remain unoccupied and secured for all purpose other than for the purpose of repair until final inspections are passed.

That after 90 days, the owner or owner's representative shall submit a monthly report detailing the status and progress toward achieving compliance with the Order.

The Chair accepted staff's Agreed Order.

b. 2011-029368 501 Pedernales Street, Building 3 Jesus Turullols

501 Pedernales Street, Building 3 is a Commercial Building. Travis County Appraisal District shows that Jesus Turullols is the title owner. The City of Austin Code Compliance found that this property is in violation of the International Property Maintenance Code adopted by reference in Sections 25-12-211 and 25-12-231 and 25-12-233 of the Austin City Code. The staff recommended that the Commission adopt the agreed order that Building 3 located on the property to have any necessary permits be secured and be repaired with final inspections passed within 180 days of the date the Order is mailed to the owner. All repairs or modifications shall meet or exceed the requirements of all applicable codes. The owner or owner's representative shall request inspection(s) to verify compliance. After 180 days, a penalty of \$1,000.00 per week be assessed until work is completed with final inspections passed. That Building 3 is to remain unoccupied and secured for all purpose other than for the purpose of repair until final inspections are passed. That after 90 days, the owner or owner's representative shall submit a monthly report detailing the status and progress toward achieving compliance with the Order.

The Chair accepted staff's Agreed Order.

c. 2011-029374 501 Pedernales Street, Building 4 Jesus Turullols

501 Pedernales Street, Building 4 is a Commercial Building. Travis County Appraisal District shows that Jesus Turullols is the title owner. The City of Austin Code Compliance found that this property is in violation of the International Property Maintenance Code adopted by reference in Sections 25-12-211 and 25-12-231 and 25-12-233 of the Austin City Code. The staff recommended that the Commission adopt the agreed order that Building 4 located on the property to have any necessary permits be secured and be repaired with final inspections passed within 210 days of the date the Order is mailed to the owner. All repairs or modifications shall meet or exceed the requirements of all applicable codes. The owner or owner's representative shall request inspection(s) to verify compliance. After 210 days, a penalty of \$1,000.00 per week be assessed until work is completed with final inspections passed. That Building 4 is to remain unoccupied and secured for all purpose other than for the purpose of repair until final inspections are passed. That after 90 days, the owner or owner's representative shall submit a monthly report detailing the status and progress toward achieving compliance with the Order.

The Chair accepted staff's Agreed Order.

d. 2011-048115 4605 Chartwell Drive Melvin O. Hinson Jr.

4605 Chartwell Drive is a Residential Duplex. Travis County Appraisal District shows that Melvin O. Hinson Jr. is the title owner. This case was represented by Melvin O. Hinson Jr. The City of Austin Code Compliance Department found that the property is in violation of the International Property Maintenance Code adopted by reference in Sections 25-12-211 and 25-12-231 and 25-12-233 of the Austin City Code. The staff recommended that the Commission adopt the recommended order to have the Residential Duplex located in the property to have any necessary permits be secured and 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 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 \$500.00 per week shall be assessed until work is completed with final inspections passed.

Staff made an amendment to have the penalty amount changed to \$250.00 per week due to the homestead exemption on the property.

A motion to accept staff's amended recommended Order was made by Commission Member Daniel Gonzales, Commission Member Tim Hill second motion on a 4-0-0 vote.

e. 2011-049334 4606 Chartwell Drive Melvin O. Hinson Jr.
4606 Chartwell Drive is a Residential Duplex. Travis County Appraisal District shows that Melvin O. Hinson Jr. is the title owner. This case was represented by Melvin O. Hinson Jr. The City of Austin Code Compliance Department found that the property is in violation of the International Property Maintenance Code adopted by reference in Sections 25-12-211 and 25-12-231 and 25-12-233 of the Austin City Code. The staff recommended that the Commission adopt the recommended order to have the Residential Duplex located in the property to have any necessary permits be secured and 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 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 shall be assessed until work is completed with final inspections passed.

A motion to accept staff's recommended Order was made by Commission Member Ethelynn Beebe, Commission Member Tim Hill second motion on a 4-0-0 vote.

f. 2011-060876 1801 Maple Avenue Ermine McBride and
Bernice A. Houston
and Charlene K. Thomas
Life Estates % Berri
McBride

1801 Maple Avenue is a vacant Residential Single Family Structure. Travis County Appraisal District shows that Ermine McBride and Bernice A. Houston and Charlene K. Thomas Life Estates % Berri McBride are the title owner(s). This case was not represented. The City of Austin Code Compliance Department found that the property is in violation of the International Property Maintenance Code adopted by reference in Sections 25-12-211 and 25-12-231 and 25-12-233 of the Austin City Code. The staff recommended that the Commission adopt the recommended order to have the vacant Residential Single Family Structure located on the property to have any necessary permits be secured. That the owner or owner's representative to take appropriate action(s) to abate the structure/premises of insects as identified in Section of the Findings of Fact. Furthermore, that proper precautions shall be taken to prevent re-infestation. That you order compliance to be achieved within 10 days of the date the 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. If compliance is not achieved within 10 days, the City may initiate appropriate action(s) to abate the structure/premises of insect as well as to take other necessary actions to prevent re-infestation. A lien for all expenses incurred by the City of Austin will be filed with Travis County Deed Records.

A motion to accept staff's recommended Order was made by Commission Member Daniel Gonzalez, Commission Member Ethelynn Beebe second motion on a 4-0-0 vote.

5. CITIZEN COMMUNICATION: GENERAL

- a. None**

6. STAFF BRIEFINGS

The presentation was made by Steve Ramirez, Assistant Division Manager with the City of Austin on the Infestation violation of the International Property Maintenance Code.

Chair David Brown adjourned the Commission Meeting at 7:49 p.m. without objection.