



**BUILDING AND STANDARDS COMMISSION
MINUTES**

**REGULAR MEETING
Wednesday, August 24, 2011**

The Building and Standards Commission convened in a regular meeting on Wednesday, August 24, 2011 at 301 West 2nd Street, Austin, Texas.

Chair David Brown called the Commission Meeting to order at 6:33 p.m.

Commission Members in Attendance:

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

Staff in Attendance:

Sonja Prevo, Commission Coordinator; Chris Moore, Scribe; Steve Ramirez, Assistant Division Manager; Dennis Vaughn, Investigator; Anthony Major, Investigator; Matthew Noriega, Investigator; Robert Alvarado, Supervisor; Ron Potts, Assistant Division Manager; Carl Smart, Director; Cherlynn Wadley, Facilities Coordinator; Keith Murray, Accounting Manager; Megan Crump, Staff Attorney;

1. CITIZEN COMMUNICATION: GENERAL
a. None

2. APPROVAL OF MINUTES

The minutes from the regular meeting of July 27, 2011 were approved on Commission Member Tim Hill's motion, Commission Member Daniel Gonzalez second on a 5-0-0 vote.

3. OLD BUSINESS

- a. Update on 7606 Silvercrest Circle was given by Anthony Major
- b. Update on Revenue Collections Reports was given by Steve Ramirez and Keith Murray

4. EXECUTIVE SESSION

- a. Closed session began at 6:39 p.m. for discussion on legal issues related to the *City of Dallas v. Stewart* (Private consultation with legal counsel pursuant to Section 551.071 of the Government Code) and concluded closed session at 7:00 p.m.

5. PUBLIC HEARINGS

Commission Coordinator Sonja Prevo presented the following cases:

- a. 2011-069597 5601 Spring Meadow Road, Unit A Steven Tong

This case was pulled from the agenda due to compliance prior to scheduled hearing.

- b. 2011-070347 2401 Manor Road Noho Star L.L.C., D.B.A.
Eastside Commons
Apartments L.L.C. %

This case was pulled from the agenda due to compliance prior to scheduled hearing.

- c. 2011-069530 1806 Travis Heights Boulevard Bacilio Mares & Alice M. Mata

1806 Travis Heights Boulevard is a Residential Accessory Structure. Travis County Appraisal District shows that Bacilio Mares & Alice M. Mata are the title owners. 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 Chair adopt the agreed order that the Residential Accessory Structure located on the property to have any necessary permits be secured and the property be demolished and the lot left in a clean and raked condition within 30 days of the date the Order is mailed to the owners. That all portions of the Residential Accessory Structure be removed and that you require the owner or owner's representative to request inspections(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 Accessory 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.

The Chair accepted staff's Agreed Order.

- d. 2011-048835 3804 (aka 3800) South Congress Avenue 3800 South Congress LP

3804 (aka 3800) South Congress Avenue is a Commercial Building. Travis County Appraisal District shows that 3800 South Congress LP is the title owner. This case was represented by Don Reese, one of the owners of the partnership. 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 Commercial Building located in the property to have a demolition permit secured and to be demolished and the lot left in a clean and raked condition within 30 days of the date the Order is mailed to the owner. That all portions of the Commercial Building 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, all portions of the Commercial Building, 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.

A motion to amend staff's amended recommended Order to place this case in abeyance for 30 days was made by Commission Member Stacy Kaplowitz, Commission Member Tim Hill second motion on a 5-0-0 vote. And in this vote for the Property Owner to submit an Engineer's letter stating that steps has been taken to stabilize the structure with time stated for the stabilization and to make structure presentable to the neighborhood.

- e. 2011-026817 1800 Holly Street, Primary Structure Maria D. Johnson

1800 Holly Street, Primary Structure is a Residential Single Family Structure which has a homestead exemption. Travis County Appraisal District shows that Maria D. Johnson is the title owner. This case was represented by Diana Gomez, realtor with RE/MAX Austin Associates. 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 Single Family Primary Structure located in the property to have a demolition permit secured and to 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 Residential Single Family Structure to be demolished 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 Residential Single Family Structure, including items in the structure and on the property, will be considered debris and disposed of as such.

A motion to amend staff's recommended Order was made by Commission Member Stacy Kaplowitz to place this case in abeyance until the scheduled hearing for October 26, 2011, Commission Member Tim Hill second motion on a 4-0-0 vote.

Commission Member Daniel Gonzalez recused himself from this case due to his association with the Board of Realtors.

f. 2011-026945 1800 Holly Street, Accessory Structures Maria D. Johnson

1800 Holly Street, Accessory Structures is Residential Single Family Accessory Structures which has a homestead exemption. Travis County Appraisal District shows that Maria D. Johnson is the title owner. This case was represented by Diana Gomez, realtor with RE/MAX Austin Associates. 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 Single Family Accessory Structures located on the property to have a demolition permit secured and 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 Accessory Structures be demolished 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 Residential Single Family Accessory Structures, including items in the structure and on the property, will be considered debris and disposed of as such.

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

Commission Member Daniel Gonzalez recused himself from this case due to his association with the Board of realtors.

Chair David Brown adjourned the Commission Meeting at 8:41 p.m. without objection.