



**BUILDING AND STANDARDS COMMISSION
MINUTES**

**REGULAR MEETING
Tuesday, December 6, 2011**

The Building and Standards Commission convened in a regular meeting on Tuesday, December 6, 2011 at One Texas Center, 3rd Floor Conference Room, 505 Barton Springs Road, Austin, Texas.

Chair Ethelynn Beebe called the Commission Meeting to order at 6:30 p.m.

Commission Members in Attendance:

Dr. Ethelynn Beebe, Chair; David Brown, Vice Chair; Daniel Gonzalez, Charles Cloutman.

Staff in Attendance:

Sonja Prevo, Commission Coordinator; Chris Moore, Commission Coordinator/Scribe; Steve Ramirez, Assistant Division Manager; Matthew Christianson, Assistant Division Manager; Terry Hurd, Supervisor; Julie Long, APD; Edgar Hinojosa, Investigator; Moses Rodriguez, Investigator; Mike Carter, Investigator; Louis Gonzales, Investigator; Audrey Arnold, Investigator; Dan Cardenas, Assistant Director; Jerry Reynolds, Supervisor; Keith Leach; Division Manager; Cherlynn Wadley; Facilities Coordinator; Alana Reed, Community Outreach; Kathleen Buchanan, Assistant City Attorney.

1. APPROVAL OF MINUTES

The minutes from the regular meeting of October 26, 2011 were approved on Commission Member Beebe's motion, Commission Member Cloutman second on a 4-0-0 vote.

2. OLD BUSINESS

- a. Presentation on Community Services Update was given by Matthew Christianson, Alana Reed, and Dan Cardenas.
- b. Update on requirements for demolition of accessory structures was given by Kathleen Buchanan

2. NEW BUSINESS

- a. Recognition of long standing Commission Members was given by Steve Ramirez
- b. Approval of corrected Building and Standards Commission meeting schedule for 2012 was approved on Commission Member Gonzalez motion, Commission Member Brown second on a 4-0-0 vote.
- c. Agreed Order presentation was presented by Kathleen Buchanan

4. PUBLIC HEARINGS

Commission Coordinator Sonja Prevo presented the following cases:

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| a. 2011-102702 | 6304 Arnold Drive | STACM LLC |
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6304 Arnold Drive is a Residential Single Family Structure. Travis County Appraisal District shows that STACM LLC is the title owner. This case was represented by Tony Bertucci, General

Partner of the LLC. 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, 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 Structure 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 Structure 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 Gonzalez to have the property fenced within 10 days and repairs completed within 60 days of the date the order is mailed to the owner and that after the 60 days a penalty of \$250.00 per week be assessed until work in complete with final inspections passed, Commission Member Brown second motion on a 4-0-0 vote.

b. 2011-104605

5308 Avenue G

Gary L. Stryk % Gary Stryk

5308 Avenue G is a Residential Single Family Structure. Travis County Appraisal District shows that Gary L. Stryk % Gary Stryk is the title owner. This case was represented by Gary Stryk. 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, 25-12-231 and 25-12-233 of the Austin City Code. The staff recommended that the Commission adopt the recommended order that any necessary permits be secured. That the Residential Structure located on the property be repaired with final inspections passed within 30 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. That the owner or owner's representative shall request inspection(s) to verify compliance; and that after 30 days, a penalty of \$500.00 per week shall be assessed until work is completed with final inspections passed.

A motion to amend staff's amended recommended Order was made by Commission Member Gonzalez to change 30 days to 75 days and to change the penalty amount from \$500.00 per week to \$250.00 per week, Commission Member Cloutman second motion on a 4-0-0 vote.

c. 2011-048835

3804 (aka 3800) South Congress Avenue

3800 South Congress LP

3804 (aka 3800) South Congress Avenue is a Commercial Structure. Travis County Appraisal District shows that 3800 South Congress LP 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, 25-12-231 and 25-12-233 of the Austin City Code. The staff recommended that the Commission adopt the agreed order that any necessary permits be secured. That all Commercial Structure(s) located on the property be vacated and secured immediately and shall remain vacant, secured and exterior cleaned of trash, debris and high weeds until full compliance with this Agreed Order has been achieved as verified by the Code Official. That Section A of the Commercial Structure located on the property, as identified in Figure 1 (attached), be demolished within 90 days of the date this Agreed Order is mailed to the owner. That Section B of the Commercial Structure located on the property, as identified in Figure 1 (attached), be demolished within 120 days of the date this Agreed Order is mailed to the

owner. That the owner or owner's representative shall request inspection(s) to verify compliance; if compliance is not achieved within specified timeframes, the Building Official may proceed with the demolition of the aforementioned sections of the structure. After the specified timeframes, all portions of Section A and Section B, including items in the structure(s) and on the property, shall be considered debris and subject to be disposed of as such; without further notice to the owner or other legally interested parties, if any. A lien for all associated expenses incurred by the City of Austin will be filed against this property with the Travis County Deed Records. The foundation of Section C of the Commercial Structure located on the property, as identified in Figure 1 (attached), shall be reinforced within 90 days of the date this Agreed Order is mailed to the owner. This measure is intended to reinforce the foundation of Section C until this portion of the structure is demolished or additional work is performed to bring the entire structure into compliance. After the 90 days, a penalty of \$1,000.00 per week shall be assessed until compliance is achieved. The City is in receipt of the reinforcement measures specified by the engineer. And after 90 days, the owner or owner's representative shall submit a monthly progress report to City staff until full compliance with this Agreed Order has been achieved.

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

5. CITIZEN COMMUNICATION: GENERAL

a. None

6. STAFF BRIEFINGS

a. 2011-026817 – 1800 Holly Street, Primary Structure was given by Sonja Prevo.

Chair Ethelynn Beebe adjourned the Commission Meeting at 8:20 p.m. without objection.