



**BUILDING AND STANDARDS COMMISSION
MINUTES**

**REGULAR MEETING
Wednesday, January 25, 2012**

The Building and Standards Commission convened in a regular meeting on Wednesday, January 25, 2012 at 301 West 2nd Street, Austin, Texas.

Chair Ethelynn Beebe called the Commission Meeting to order at 6:35 p.m.

Commission Members in Attendance:

Dr. Ethelynn Beebe, Chair; David Brown, Vice Chair; Tim Hill, Daniel Gonzalez, Charles Cloutman, Steven Alloway

Staff in Attendance:

Christopher Moore, Commission Coordinator; Sonja Prevo, Commission Coordinator; Steve Ramirez, Assistant Division Manager; Kathleen Buchanan, Assistant City Attorney; Robin Harris, Assistant City Attorney; Carl Smart, Director; Jerry Reynolds, Supervisor; Robert Alvarado, Supervisor; Michael Carter, Investigator; Marcus Elliott, Investigator; Leah Morgan, Investigator; Matthew Noriega, Investigator; and Alana Reed, Community Outreach Coordinator.

1. CITIZEN COMMUNICATION: GENERAL

a. None

2. APPROVAL OF MINUTES

The minutes from the meeting of December 6, 2011 were approved on Commission Member Daniel Gonzalez's motion. Commission Member David Brown second on a 5-0-0 vote.

3. NEW BUSINESS

- a. Commission Board met for an executive session regarding the recusal procedure.
- b. Presentation of long standing Commission Member was given by Steve Ramirez.

4. PUBLIC HEARINGS

Commission Coordinator Christopher Moore presented the following cases:

a. CL 2011-010881

6108 Orleans Drive

Stephen D. Zerschausky, Jr.

6108 is an unoccupied residential single family structure. Travis Central Appraisal District shows that Stephen D. Zerschausky, Jr. is the property owner. This case was represented by the property 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 et seq. of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions.

Staff recommended the following to the Commission: the Commission adopt the Findings of Fact and Conclusions of Law for this property; order a demolition permit to be secured; the residential single family structure on the property to be demolished and removed with the lot left in a clean and raked condition within thirty (30) days of the date the Order is mailed to the owner; the owner or owner's representative shall request inspection(s) to verify compliance; if compliance is not achieved within thirty (30) days, you order that the Building Official may proceed with the removal and demolition; and after thirty (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 such.

A motion to accept staff's recommendation was made by Commission Member Tim Hill. Commission Member Daniel Gonzalez seconded. There was a 6-0-0 vote.

b. CL 2011-106519

3504 Alpine Circle, Unit 220

PP Investments, LLC

3504 Alpine Circle, 220 is an unoccupied commercial apartment structure. Travis Central Appraisal District shows that PP Investments, LLC are the property owners. This case was represented by the property manager, John Liew.

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 et seq. of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions.

Staff recommended the following to the Commission: the Commission adopt the Findings of Fact and Conclusions of Law for this property; order any necessary permits be secured; that you order the commercial apartment repaired within thirty (30) days of the date the Order is mailed to the owner and all repairs or modifications shall meet or exceed the requirements of all applicable codes; that you require the owner or owner's representative shall request inspection(s) to verify compliance; and if after thirty (30) days, a penalty of \$500 per week shall be assessed until work is completed with final inspections passed.

A motion to accept staff's recommendation was made by Commission Member Daniel Gonzalez. Commission Member Tim Hill seconded. There was a 6-0-0 vote.

c. CL 2011-106506

5203 Tahoe Trail

Thinh (Andy) Tong

5203 Tahoe Trail is a six unit commercial multi-family housing building. Travis Central Appraisal District shows that Thinh (Andy) Tong is the property owner. This case was represented by the property owner.

The City of Austin Code Compliance Department found that this property is in violation of the International Property Maintenance Code adopted by reference in sections 25-12-211 et seq. of the Austin City Code.

Staff recommended the following to the Commission: the Commission adopt the Findings of Fact and Conclusions of Law for this property; order any necessary permits be secured; that you order the six unit commercial multi-family housing building repaired within thirty (30) days of the date the Order is mailed to the owner and all repairs or modifications shall meet or exceed the requirements of all applicable codes before any tenants can occupy the building; that you require the owner or owner's representative shall request inspection(s) to verify compliance; and if after thirty (30) days, a penalty of \$1000 per week shall be assessed until work is completed with final inspections passed.

A motion to accept staff's recommendation was made by Commission Member Tim Hill. Commission Member David Brown seconded. There was a 6-0-0 vote.

d. CL 2011-080039

1802 East MLK Blvd., Unit A

Bertha & Alberto Soto

1802 East MLK, Blvd., Unit A is an unoccupied residential single family structure. Travis Central Appraisal District records shows Bertha & Alberto Soto are the owners of this property. This case was represented by Bertha Soto and Trinidad Mendoza (daughter).

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 et seq. of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions.

Staff recommended the following to the Commission: the Commission adopt the Findings of Fact and Conclusions of Law for this property; order any necessary permits be secured; that an order for the residential single family structure located on the property be repaired with final inspections passed within thirty (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(s) shall request inspection(s) to verify compliance; and that after thirty (30) days, a penalty of \$10.00 per day per violation shall be assessed until work is completed with final inspections passed.

A motion to amend staff's recommended Order was adopted, as follows: the Commission adopt the Findings of Fact

and Conclusions of Law for this property; order any necessary permits be secured; that an order for the residential single family structure located on the property be repaired with final inspections passed within ninety (90) 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(s) shall request inspection(s) to verify compliance; and that after ninety (90) days, a penalty of \$10.00 per day per violation shall be assessed until work is completed with final inspections passed.

The motion was made by Commission Member David Brown. Commission Member Tim Hill seconded. There was a 5-0-0 vote.

Commission Member Cloutman recused himself.

e. CL 2012-000078

2620 East 4th Street

Irene Serrano

2620 East 4th Street is an unoccupied residential single family additional structure. Travis Central Appraisal District records show Irene Serrano is the owner of this property. This case was represented by the property owner.

The City of Austin Code Compliance found that this property is in violation of the International Property Maintenance Code, adopted by reference in Section 25-12-211 et seq. of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions.

Staff recommended the following to the Commission: the Commission adopt the Findings of Fact and Conclusions of Law for this property; order any necessary permits be secured; the residential single family additional structure be repaired with final inspections passed within thirty (30) days of the date the Order is mailed to the owner and all repairs or modifications shall meet or exceed all applicable codes and the requirements of the International Property Maintenance Code before any tenants can occupy the structure; the owner or owner's representative shall request inspection(s) to verify compliance; and that after the thirty (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 recommended Order was adopted, as follows: the Commission adopts the Findings of Fact and Conclusions of Law for this property; order any necessary permits be secured; the residential single family additional structure be vacated within ten (10) days; all repairs with final inspections be passed within thirty (30) days of the date the Order is mailed to the owner and all repairs or modifications shall meet or exceed the requirements of the International Property Maintenance Code before any tenants can occupy the structure; the owner or owner's representative shall request inspection(s) to verify compliance; and that after the thirty (30) days, a penalty of \$500.00 per week shall be assessed until work is completed with final inspections passed.

The motion was made by Commission Member Daniel Gonzalez. Commission Member David Brown seconded. There was a 5-0-0 vote.

6. ADJOURNMENT

Chairperson Beebe adjourned the Commission Meeting at 9:25 pm without objection.