



**BUILDING AND STANDARDS COMMISSION
MINUTES**

**REGULAR MEETING
Wednesday, October 24, 2012**

The Building and Standards Commission convened in a regular meeting on Wednesday, October 24, 2012 at City Hall, in the Boards and Commission Room, 301 West 2nd Street, Austin, Texas.

Chair, Ethelynn Beebe called the Commission Meeting to order at 6:32 p.m.

Commission Members in Attendance:

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

Staff in Attendance:

Chris Moore, BSC Coordinator/Scribe; Steve Ramirez, Assistant Division Manager; Ron Potts, Assistant Division Manager; Keith Leach, Assistant Director; Lauren Taggart, Investigator; Moses Rodriquez, Investigator; Dan Cardenas, Assistant Director; Marcus Elliott, Acting Supervisor for the Waste Hauler Program; Patricia Link, Assistant City Attorney; and Leon Barba, Building Official for the City of Austin with Planning and Development Review.

1. CITIZEN COMMUNICATION: GENERAL

- a. None

2. PUBLIC HEARINGS: BRIEFING, DISCUSSION, & POSSIBLE ACTION

a. Wood Ridge Apartments, 1900 Burton Drive, Buildings 1-15

- i. Required monthly report was not presented but a letter was submitted on behalf of the property owner. Ginger Bernstein, Regional Property Supervisor for Asset management Company appeared and testified on behalf of the property. Chip (George) Summerville, attorney representing the potential buyer, appeared and testified on behalf of the potential buyer for this property.
- ii. City Staff presented an update(s).
- iii. Commission discussed possible actions and questioned the property representatives but did not take action on the existing orders.

<u>CL-BSC Case</u>	<u>Address</u>	<u>Owner</u>
2012-052362	1900 Burton Drive, Building 1	W Ridge Apts., LLC.
2012-052496	1900 Burton Drive, Building 2	W Ridge Apts., LLC.
2012-052500	1900 Burton Drive, Building 3	W Ridge Apts., LLC.
2012-052503	1900 Burton Drive, Building 4	W Ridge Apts., LLC.
2012-052506	1900 Burton Drive, Building 5	W Ridge Apts., LLC.
2012-052509	1900 Burton Drive, Building 6	W Ridge Apts., LLC.
2012-052510	1900 Burton Drive, Building 7	W Ridge Apts., LLC.
2012-052511	1900 Burton Drive, Building 8	W Ridge Apts., LLC.
2012-052513	1900 Burton Drive, Building 9	W Ridge Apts., LLC.
2012-052514	1900 Burton Drive, Building 10	W Ridge Apts., LLC.

2012-052515	1900 Burton Drive, Building 11	W Ridge Apts., LLC
2012-052517	1900 Burton Drive, Building 12	W Ridge Apts., LLC.
2012-052518	1900 Burton Drive, Building 13	W Ridge Apts., LLC.
2012-052519	1900 Burton Drive, Building 14	W Ridge Apts., LLC.
2012-052521	1900 Burton Drive, Building 15	W Ridge Apts., LLC.

b. NEW CASES

1. 2012-102426 901 Armadillo Road Philip G. Savoy

901 Armadillo Road is a Residential Single Family Structure. Travis Central Appraisal District records shows that Philip G. Savoy is the title owner. This case was represented by Philip G. Savoy. 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 and 25-12-213 of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions. The staff recommended that the Commission adopt the findings of fact and conclusions of law and recommended an order to include that any necessary permits be secured. That you order the owner or owner's representative to repair the primary structure within 30 days of the date the Order is mailed to the owner. That the 2nd story addition is completed; including obtaining a certificate of occupancy from the building official within 30 days of the date the Order is mailed to the owner. In lieu of completing the 2nd story addition, demolition shall also be deemed as an alternative remedy to achieve compliance. The demolition shall be completed within 30 days of the date the Order is mailed to the owner and shall occur under authorization of an appropriate permit(s). All portions of the 2nd story addition shall be removed from the property, including all trash, debris and materials associated with the demolition of this portion of the structure. All repairs, modification and construction work at the primary structure and 2nd story addition shall meet or exceed the requirements of all applicable codes. The owner or owner's representative shall request inspection(s) to verify compliance. Full compliance with the Order shall be completed within 30 days. After 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 and findings of fact was made by Commission Member Cloutman, with the amendment to change the 30 days to 90 days, Commission Member Gonzalez second motion on a 6-0-0 vote.

2. 2012-102117 3213 Harris Park Avenue Brian C. Murfin

3213 Harris Park Avenue is a Residential Single Family Structure. Travis Central Appraisal District records shows that Brian C. Murfin 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 International Property Maintenance Code adopted by reference in Sections 25-12-211 and 25-12-213 of the Austin City Code and is therefore a public nuisance with substandard conditions. The staff recommended that the Commission amend the findings of fact to state 45 days instead of 30 days due to the required timeline submitted and adopt the conclusions of law and to consider the proposed agree order signed and notarized by the property owner, the recommended agreed order was read into the record as follows:

It is ORDERED that necessary permits be secured.

It is ORDERED that the Residential Single Family Structure located on the property shall be repaired with final inspections passed within 45 days of the date this Order is mailed to the owner. All repairs or modifications shall meet or exceed the requirements of the International Property Maintenance Code and all applicable codes. The owner or owner's representative shall request inspection(s) to verify

compliance. After the 45 days, a penalty of \$10.00 per day per violation shall be assessed until work is completed with final inspections passed.

A motion to accept staff's recommended agreed Order was made by Commission Member Cloutman, Commission Member second motion on a 6-0-0 vote.

3. APPROVAL OF MINUTES

The minutes from the regular hearing of September 26, 2012 was approved on Commission Member Brown's motion, Commission Member Alloway seconded on a 6-0-0 vote.

4. NEW BUSINESS: BRIEFING, DISCUSSION & POSSIBLE ACTION

- a. Election of officers for Building and Standards Commission was held.
- b. The Building and Standards Commission meeting schedule was approved for 2013.
- c. Discussion was held on Commission Member's contact information and ordinance No. 20120823-004
- d. Update was given on approved Code Compliance budget for fiscal year 2013 and expected staff and program impacts

6. FUTURE AGENDA ITEMS

Chair Ethelynn Beebe adjourned the commission hearing at 9:14 p.m. without objection.