



**BUILDING AND STANDARDS COMMISSION  
MINUTES**

**REGULAR MEETING  
Wednesday, June 26, 2013**

The Building and Standards Commission convened in a regular meeting on Wednesday, June 26, 2013 at City Hall, in the Boards and Commission Room, 301 West 2<sup>nd</sup> Street, Austin, Texas.

Madam Chair, Ethelynn Beebe called the Commission Meeting to order at 6:42 p.m.

**Commission Members in Attendance:**

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

**Staff in Attendance:**

**Chris Moore, Scribe; Sonja Prevo, BSC Coordinator; Carl Smart, Director; Todd Wilcox, Assistant Division Manager; Robert Alvarado, Assistant Division Manager; Jerry Reynolds, Assistant Division Manager; Mike Carter, Code Compliance Inspector; Maria Kirk, Code Compliance Inspector; Alanna Reed, Community Outreach; Elaine Garrett, Assistance Division Manager; Camila Montoya, Administrative Support; Matthew Noriega, Code Compliance Inspector; Tammy Lewis, Code Compliance Inspector; Luis Gonzalez, Code Compliance Inspector; Kathleen Buchanan, Assistant City Attorney.**

**1. CITIZEN COMMUNICATION: GENERAL**

- a. Lisa Hinely** – Chair of the North Lamar Neighborhood Team spoke on her concerns of the Long Term Rental pilot.
- b. Stuart Harry Hersh** – Requested opportunity to present different alternatives to the rental registration program and to insure parties get their due process when changing a use of a building before case is heard before the Building and Standards Commission.
- c. Rachel Fischer** –Representing the Apartment Association, disagrees with the rental registration requesting fully vetted conversation to include alternate approaches.
- d. Emily Chenevert** – Director of Government Affairs of the Austin Board of Realtors spoke on opposition of the rental registration program with hope to look at alternate solutions and look at language to address these alternatives.

**2. APPROVAL OF MINUTES**

- a. The minutes for the regular hearing of May 26, 2013 were approved on Commission Member Hill's motion, Commission Member Cloutman second on a 6-0-0 vote.**

**3. NEW BUSINESS**

- a. Director Smart presented the staff briefing regarding Council RESOLUTION NO. 20130606-049 and RESOLUTION NO. 20130606-050.**

#### 4. PUBLIC HEARINGS

a. 2012-069447

1701 Toomey Road

Shambala Corporation

1701 Toomey Road is a Commercial Building. Travis Central Appraisal District shows that Shambala Corporation is the title owner. This case was represented by Nancy Scott, John Schwarzschild and Randy Rosen. A Building and Standards Commission order concerning the property was issued on or about September 26, 2012. The City of Austin Code Compliance Department found that this property remains in violation of the International Property Maintenance Code adopted by reference in Sections 25-12-211 through 25-12-213 of the Austin City Code. The Commission reconvened on this case to consider the property representatives specific plan of action for achieving compliance.

A motion was made by Commission Member Cloutman to make no change the order, Commission Member Hill second motion. The motion was approved with the following friendly amendment on motion by Commission Member Hill, seconded by Commission Cloutman on a 6-0-0 vote. The friendly amendment from Commission Member Hill was to bring the case back before the Commission in six months for possible action if compliance was not achieved. This was accepted by the maker of the motion and Commission Member Cloutman, who seconded the motion.

b. 2013-060398

6110 Larch Terrace

Jane Butler

6110 Larch Terrace is a Residential Single Family Structure and Accessory Structures. Travis Central Appraisal District shows that Jane Butler 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 through 25-12-213 of the Austin City Code. The Staff recommended the Commission adopt the recommended order and that a demolition permit be secured and that the Residential Single Family Structure and Accessory Structures located on the property are to 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 and Accessory Structures be removed and that the owner or owner's representative request inspection(s) to verify compliance. If compliance is not achieved within 30 days, the Code Official may proceed with the demolition. After the 30 days, all portions of the Residential Single Family Structure and Accessory Structures, including items in the structures 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 accept staff's recommended order was made by Commission Member Hill, Commission Member Brown second on a 5-0-1 vote. Commission Member Cloutman recused himself from this item due to a conflict of interest and left the dais.

c. 2013-060628

1801 Lavaca Street, Apt., 2J

Wilhelmina Daniels

This case is indefinitely postponed by mutual agreement of the Code Compliance Department and the Property Owner.

d. 2013-061688

11800 Bell Avenue

Andrew K. Baker

11800 Bell Avenue is a Residential Single Family Structure. Travis Central Appraisal District shows that Andrew K. Baker is the title owner. This case was represented by Andrew and Mark Baker. 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 through 25-12-213 of the Austin City Code. Staff recommended the Commission adopt the recommended order that any necessary permits be secured. That the Residential Single Family Structure located on the property be repaired with final inspections passed within 30 days to the date this Order is mailed to the owner. That all repairs or modifications shall meet or exceed the requirements of the International Property Maintenance Code and 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 Cloutman, Commission Member Brown second on a 5-0-1 voted. Commission Member Alloway recused himself from this item due to a conflict of interest and left the dais.

e. 2013-061816

4807 Hillspring Circle, Unit B

Lindenmuth Real Estate  
Partners VI. Ltd.

4807 Hillspring Circle, Unit B, is a Residential Duplex. Travis Central Appraisal District shows that Lindenmuth Real Estate Partners VI Ltd. is the title owner. This case was represented by Jarrett and Justin Lindenmuth. 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 through 25-12-213 of the Austin City Code. Staff recommended the Commission adopt the recommended order that any necessary permits be secured. That the Residential Duplex, Unit B, located on the property be repaired with final inspections passed within 30 days to the date this Order is mailed to the owner. That all repairs or modifications shall meet or exceed the requirements of the International Property Maintenance Code and 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.

A motion to accept staff's recommended order was made by Commission Member Brown, Commission Member Alloway second on a 6-0-0 voted.

**Madam Chair Beebe adjourned the commission hearing at 9:50 p.m. without objection.**