



**BUILDING AND STANDARDS COMMISSION  
MINUTES  
PANEL 1**

REGULAR MEETING  
Date: May 25, 2016

The Building and Standards Commission convened for a regular meeting on Wednesday, May 25, 2016 at City Hall, Boards and Commission Room, Room 1101, 301 West 2<sup>nd</sup> Street, Austin, Texas.

**Commission Members in Attendance:**

Charles Cloutman, Chair; Jessica Mangrum, Vice Chair; Ashley Holmes; Julio Carillo; John Green; John McIntyre; Melissa Orren; Brian Talley, and Andrea Freiburger.

**Staff in Attendance:**

Chris Moore, Building & Standards Commission Coordinator; Marcus Elliott, Division Manager; Todd Wilcox, Division Manager; Merlinda Coleman, Program Specialist; Edgar Hinojosa, Assistant Division Manager Doug Jansky, Administrative Hearing Coordinator; Matthew Noriega, Assistant Division Manager; Hilda Martinez, Investigator; Elisa Torres, Investigator; Jasson Davenport, Investigator; Steve Oswalt, Investigator; Christina Mendez, Department Executive Assistant; and Patricia Link, Assistant City Attorney.

**CALL TO ORDER**

Chair Charles Cloutman called the Commission Meeting to order at 6:36 p.m.

**1. CITIZEN COMMUNICATION: GENERAL**

No one signed up to speak under citizen communication.

**2. PUBLIC HEARINGS**

Commission Coordinator Christopher Moore presented the following cases:

**A. New Cases**

<u>Case Number</u>	<u>Street Address</u>	<u>Owner(s)</u>
<b>1. CL 2016-056078</b>	<b>7913 Lee Hill Drive</b>	<b>Glenn Thompson</b>

The property located at 7913 Lee Hill Drive is a vacant, single-family residential structure. The case was represented the property owner. Staff's recommended order was for repair within 45 days and, if compliance is not achieved within that time frame, a fine of \$250 per week would begin to accrue until compliance is met and all inspections are passed.

Chair Charles Cloutman admitted Staff's Exhibit 1 and 2.

Vice-Chair Jessica Mangrum made a motion to accept Staff's Findings of Fact and Conclusions of Law as set out by the proposed order with change to extend time for repair to 60 days. The motion was seconded by Commission Member Ashley Holmes. The motion carried unanimously on an 8-0-0 vote.

**B. Returning Cases**

<u>Case Number</u>	<u>Street Address</u>	<u>Owner(s)</u>
<b>1. CL 2012-032421</b>	<b>6506 Greensboro Drive</b>	<b>Charles Garrette, Jr.</b>

The property located at 6506 Greensboro Drive is a single-family residential structure. The case was pulled from the agenda.

<b>2. CL 2015-015433</b>	<b>1148 Webberville Road</b>	<b>Kata Homes, Inc.</b>
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The property located at 1148 Webberville Road was represented by owner, Kurt Thiemer. This is a returning case. An

Order for demolition was issued on July 22, 2015 to the previous owners. Penalties had accrued per the Order, and the new owner, Mr. Thiemer requested that the Commission forgive the penalties.

Chair Charles Cloutman admitted Exhibits 1 and 2A through 2K.

Commission Member John McIntyre made a motion to forgive penalties accrued per the order issued July 22, 2015, seconded by Commission Member Andrea Freiburger. The motion carried on an 8-1 vote. Commission Member Wordy Thompson had the dissenting vote.

### **C. Appeals**

#### **1. CL2016-055967**

#### **503 Beaver Street**

#### **Jim McCarn**

The property located at 503 Beaver Street is an appeal. The property was represented by the property owner, Jim McCarn along with his attorney. In his appeal, the Appellant Mr. McCarn asked the Commission to waive the Board and Secure fees. Staff's recommendation is to deny the appeal.

A motion was made by Commission Member Wordy Thompson, seconded by Commission Member Ashley Holmes. The vote carried 8-0-0 to deny the appeal and, the owner will have to pay the cost of the Emergency Board and Secure.

### **C. UPDATE CASES:**

<b>a</b> <u>Case Number</u>	<u>Street Address</u>	<u>Owner(s)</u>
<b>2015-098835</b>	<b>1124 Rutland Drive, Bldg. 1</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098845</b>	<b>1124 Rutland Drive, Bldg. 2</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098847</b>	<b>1124 Rutland Drive, Bldg. 3</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098850</b>	<b>1124 Rutland Drive, Bldg. 4</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098853</b>	<b>1124 Rutland Drive, Bldg. 5</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098854</b>	<b>1124 Rutland Drive, Bldg. 6</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098857</b>	<b>1124 Rutland Drive, Bldg. 7</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098861</b>	<b>1124 Rutland Drive, Bldg. 8</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098864</b>	<b>1124 Rutland Drive, Bldg. 9</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098869</b>	<b>1124 Rutland Drive, Bldg. 10</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098870</b>	<b>1124 Rutland Drive, Bldg. 11</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098871</b>	<b>1124 Rutland Drive, Bldg. 12</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098874</b>	<b>1124 Rutland Drive, Bldg. 13</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098877</b>	<b>1124 Rutland Drive, Bldg. 14</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098880</b>	<b>1124 Rutland Drive, Bldg. 15</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098881</b>	<b>1124 Rutland Drive, Bldg. 16</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098885</b>	<b>1124 Rutland Drive, Bldg. 17</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098886</b>	<b>1124 Rutland Drive, Bldg. 18</b>	<b>NAHC Cross Creek Apartments, LLC</b>
<b>2015-098837</b>	<b>1124 Rutland Drive, Main Office</b>	<b>NAHC Cross Creek Apartments, LLC</b>

The monthly update for the property located at 1124 Rutland Drive was provided by Assistant Division Manager Matthew Noriega, Code Officer Hilda Martinez and Attorney for the owners, Mitchell Zoll.

## **2. DISCUSSION**

### **A. Proposed Changes to the City's International Property Maintenance Code**

2012 IPMC was adopted by the City in 2013. We want to adopt the 2015 IPMC.

**B. Status of repairs at the Bel Air Condominiums, located at 4810 S. Congress Avenue**

Updates included: 1) temporary shoring continues; 2) miscommunication with permitting department.

**C. Report on the Repeat Offenders Program**

Update on the Repeat Offender Program (ROP) included: 1) Currently 60 buildings; 6000 units; 78 properties; 3 Staff; 2) Code does not keep up with properties that come off list. 3) Chair Charles Cloutman wants those properties that require action to be put back on list.

**D. Building and Standards Commission elections were held.**

Charles Cloutman was re-elected as Chair. Jessica Mangrum was re-elected by Vice-Chair.

**3. FUTURE AGENDA ITEMS**

**A. Financial Forecast Presentation**

**B. Annual Internal Report**

**C. CL 2012-032421; 6506 Greensboro Drive to be placed on agenda in June.**

**4. ADJOURNMENT**

Chairperson Charles Cloutman adjourned the Commission Meeting at 9:06 pm on Andrea Freiburger's motion. Vice-Chair Jessica Mangrum's seconded without any objection on an 8-0-0 vote.