



**BUILDING AND STANDARDS COMMISSION  
MINUTES**

**REGULAR MEETING  
Wednesday, March 23, 2011**

The Building and Standards Commission convened in a regular meeting on Wednesday, March 23, 2011 at 301 West 2<sup>nd</sup> Street, Austin, Texas.

Chair David Brown called the Commission Meeting to order at 6:32 p.m.

**Commission Members in Attendance:**

David Brown, Chair; Ethelynn Beebe, Vice Chair; Tim Hill, Stacy Kaplowitz, and Daniel Gonzalez

**Staff in Attendance:**

Sonja Prevo, Commission Coordinator; Christopher Moore, Scribe; Steve Ramirez, Assistant Division Manager; Kathleen Buchanan, Assistant City Attorney; Megan Crump, Staff Attorney; Ron Potts, Assistant Division Manager; Terry Hurd, Supervisor; Jerry Reynolds, Supervisor; John McTier, Investigator; Anthony Major, Investigator; Chris Maldonado, Investigator; Marcus Elliott, Investigator, and Jay Baker, Engineer with Planning & Development Review.

**1. CITIZEN COMMUNICATION: GENERAL**

- a. None

**2. APPROVAL OF MINUTES**

- a. The minutes from the meeting of 2/23/11 were approved on Commission Member Tim Hill's motion, Commission Member Daniel Gonzalez second on a 5-0-0 vote.

**4. NEW BUSINESS**

- a. Discussion on findings on appeal language took place and the Commission directed staff to bring sample language at next scheduled meeting for a discussion/vote of approval.
- b. Result of discussion and action on the revised bylaws, a motion to amend Article 8. Committees/Working Groups Committees section A to read "The Building and Standards Commission will have no committees, except as provided by sub-section B.", was made by Commission Member Beebe, Commission Member Tim Hill second on a 5-0-0 vote.

**5. PUBLIC HEARINGS**

Commission Coordinator Sonja Prevo presented the following cases:

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|----|----------------|------------------------|--|
| a. | CL 2011-002264 | 2311 Teri Road, Unit B | Mark Jackman & Carol<br>Thompson<br>Appeal |
|----|----------------|------------------------|--|

2311 Teri Road, Unit B is a Residential Duplex. Travis County Appraisal District shows that Mark Jackman & Carol Thompson are the title owners. This is an abeyance case from January 26, 2011. This case was represented by Al Thompson, with the Management Company of property. City of Austin Code Compliance Department found that this property was open and accessible. Staff recommends that the Findings of Fact and Conclusions of Law for this property be adopted and that the Commission deny the appeal and access the full cost of the emergency closure to the owner(s).

A motion to deny the appeal was made by Commission Member Daniel Gonzalez, Commission Member Tim Hill second on a 5-0-0 vote.

- b. CL 2011-017636 2504 Lakehurst Drive Helen R. Siders

2504 Lakehurst Drive is a Residential Single Family Structure. Travis County Appraisal District shows that Helen R. Siders is the title owner. This case was not represented. The City of Austin Code Compliance found that this property is in violation of the Uniform Housing Code, adopted by reference in sections 25-12-211 and 25-12-213 of the Austin City Code and is therefore has substandard conditions. The Staff recommended that the Commission order any necessary permits be secured, that Residential Single Family Structure be repaired with final inspections passed within seven days the date the Order is mailed to the owner. That all repairs or modifications shall meet or exceed the requirements of the Uniform Housing Code and all applicable codes, That the owner or owner's representative shall request inspection(s) to verify compliance; and that after the seven days, a penalty of \$70.00 per week be assessed until work is completed with final inspections passed.

A motion to accept staff's recommended order was made by Commission Member Daniel Gonzalez, Commission Member Tim Hill second on a 5-0-0 vote.

- c. CL 2011-017842 4605 North Interstate Highway 35 SVRD NB John & Joy Gerace III

4605 North Interstate Highway 35 SVRD NB is a Commercial Building. Travis County Appraisal District shows that John & Joy Gerace III are the title owners. This case was not represented. The City of Austin Code Compliance Department found that this property is in violation of the Uniform Code for the Abatement of Dangerous Buildings adopted by reference in sections 25-12-231 and 25-12-233 of the Austin City Code and is therefore a public nuisance and dangerous. The staff recommended that the Commission adopt the amended recommended order from 90 days to 30 days and the penalty amount from \$500.00 per week to \$1,000.00 per week and to state that any necessary permits be secured, that the Commercial Building be repaired with final inspections passed within 30 days of the date this 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 the 30 days, a penalty of \$1,000.00 per week be assessed until work is completed with final inspections passed.

A motion to accept staffs amended Order was made by Commission Member Daniel Gonzalez, Commission Member Tim Hill second on a 5-0-0 vote.

- d. CL 2011-017880 7606 Silvercrest Circle William S. Shaw

7606 Silvercrest Circle is a deck. Travis County Appraisal District shows that William S. Shaw is the title owner. This case was represented by William S. Shaw. The City of Austin Code Compliance Department found that this property is in violation of the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings adopted by reference in Sections 25-12-211 and 25-12-213, and 25-12-231 and 25-12-233 of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions. The staff recommended to the Commission that a demolition permit be secured, that the rear deck at structure located on the property be demolished within 30 days of the date this Order is mailed to the owner. That all portions of the rear deck at structure be removed 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 rear deck at structure, including items on the structure will be considered debris and disposed 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 amend staff's recommended Order for demolition was made by Commission Member Ethelynn Beebe to have the deck secured to prevent access within seven days of the date this Order is mailed to the owner and to have the property owner submit an Engineer's Report to confirm the temporary stability and safety of the deck within 30 days of the date this Order is mailed to the owner, Commission Member Tim Hill second motion on a 5-0-0 vote.

- e. CL 2011-017623 1021 East St. Johns Avenue James Donald Shoaf et al % Joyce M. Rector

1021 East St. Johns Avenue is an unoccupied Residential Single Family Structure. Travis Central Appraisal District records show James Donald Shoaf et al % Joyce M. Rector as the owners of this property. This case was not represented. The City of Austin Code Compliance Department found that the property is in violation of the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings adopted by reference in sections 25-12-211 and 25-12-213, and 25-12-231 and 25-12-233 of the Austin City Code and is therefore a public nuisance and

dangerous with substandard conditions. The staff recommended to the Commission that a demolition permit be secured, that the residential single family structure located on the property be demolished within 30 days of the date this Order is mailed to the owner. That all portions of residential single family structure be removed 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 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 Ethelynn Beebe, Commission Member Stacy Kaplowitz second on a 5-0-0 vote.

**6. ADJOURNMENT**

Chair David Brown adjourned the Commission Meeting at 8:35pm without objection.