



BUILDING AND STANDARDS COMMISSION MINUTES

REGULAR MEETING
Date: August 29, 2019

The Building and Standards Commission (BSC) convened for a regular meeting on Thursday, August 29, 2019 at City Hall, Boards and Commission Room, Room 1101, 301 West 2nd Street, Austin, Texas.

Commission Members in Attendance:

Jessica Mangrum, Chair; Andrea Freiburger, Vice Chair; Commissioners: Natalya Sheddan, Wordy Thompson, Timothy Stostad, Sade Ogunbode, James Briceno, Edgar Farrera and Ex Officio Tom Vocke, Fire Marshall. Commissioners and John Green and Pablo Avila were absent.

CITIZEN COMMUNICATION:

Staff in Attendance:

Melanie Alley, Code Review Analyst/BSC Coordinator; Marlayna Wright, Investigator; Robert Moore, Division Manager; Farah Presley, Inspector; James Candelas, Program Specialist; Jose Roig, Assistant Director; Moses Rodriguez, Supervisor; Justin Brummer, Investigator; Michael Marquez, Investigator; Alicia Tovar, Investigator; Sandy Van Cleave, Inspector; Michelle Stark, Inspector, Khary Dumas, Inspector, Joseph Lucas, Inspector; Derek Mobley, Video Production Specialist and Brandon Carr, Assistant City Attorney.

CALL TO ORDER

Chair Jessica Mangrum called the Commission Meeting to order at 6:35 p.m.

APPROVAL OF MINUTES

1. Vice Chair Freiburger moved to approve the minutes from the July 24, 2019 meeting, seconded by Commissioner Briceno. The motion carried on an 8-0 vote. Vice Chair Freiburger and Commissioners Green and Avila were absent.

CITIZEN COMMUNICATION:

No one appeared to speak during Citizen's Communication.

PUBLIC HEARINGS

New Case(s):

<u>Case Number</u>	<u>Street Address</u>	<u>Owner(s)</u>
2. CL 2019-163305	1619 S. 1 st Street aka Jovita's	Chingon International LLC

The property was not represented at the hearing. Chair Mangrum admitted Staff Exhibits 1 and 2A-2Q. Commissioner Sheddan moved to close the public hearing and adopt staff's recommended order for demolition within 45 days from the date the order is mailed, and on the 46th day, if not in compliance, the Code Official is authorized to proceed with demolition and assess all expenses incurred against the property, seconded by Vice Chair Freiburger. The motion carried on an 8-0 vote. Commissioners Green and Avila were absent.

3. CL 2019-163313 801 Highland Avenue aka Blondie Pharr House Trevor Scott Dallas

Property owner, Trevor Scott Dallas, appeared before the Commission to represent the property. Chair Mangrum admitted Staff Exhibits 1 and 2A – 2I. Commissioner Sheddan made a motion to close the public hearing, seconded by Vice Chair Freiburger. Vice Chair Freiburger moved to continue the case until the September meeting, seconded by Commissioner

Sheddan. The motion carried on an 8-0 vote. The Commission also requested that the owner return with a plan of action for correcting the violations regarding this property. Commissioners Green and Avila were absent.

4. CL 2019-160600 **7704 Wynne Lane** **Robert E. De La Cruz**

No one appeared to represent the property on behalf of the owner at the hearing. Chair Mangrum admitted Staff Exhibits 1 and 2A – 2H into evidence. Vice Chair Freiburger moved to close the public hearing, adopt the findings of fact and conclusions of law and, adopt Staff's recommended order, seconded by Commissioner Farrera. Commissioner Sheddan made a friendly amendment to the motion, which was accepted by Vice Chair Freiburger and Commissioner Farrera, to amend the order for repair by extending the timeframe from 45 to 90 days. The motion passed on an 8-0 vote. Commissioners Green and Avila were absent.

5. CL 2019-163321 **2611 Francisco Street** **Julian and Carmen Garcia**

The property was not represented at the hearing. Chair Mangrum admitted Staff Exhibits 1 and 2A – 2K. Commissioner Sheddman moved to adopt Staff's proposed order, seconded by Vice Chair Freiburger. The Commission voted 8-0 to adopt staff's recommendation to order demolition of the front primary and front accessory structures within 45 days. Commissioners Green and Avila were absent.

6. CL 2019-166776 1204 E. St. Johns Avenue Nathaniel Aniekwu

The owner Nathaniel Aniekwu and his son Patrick Aniekwu appeared at the hearing to represent the property located at 1204 E. St. Johns Avenue. Chair Mangrum admitted Staff Exhibits 1 and 2A-2W. On Commissioner Ogunbode's motion, seconded by Commissioner Stostad, the Commission voted 8-0 to continue the case until the September meeting and requested that the owner come prepared with a plan of action and documentation. Commissioners Green and Avila were absent.

Returning Case(s)

**7. CL 2019-088180 8573 Red Willow Drive Robert V. Armstrong and Joy Panian
Armstrong**

Property owner Joy Panian Armstrong and her daughter Katherine Armstrong Nelson appeared to represent the property. Staff Exhibit 3, and photos marked as Exhibits 4A-4F, were admitted into evidence.

Commissioner Ogunbode moved to close the public hearing, accept the findings of fact and conclusions of law for this property and to continue the case to the October meeting. The motion was seconded by Commissioner Stostad. The motion carried on an 8-0 vote. Commissioners Green and Avila were absent. The Commission also requested that the owner go ahead and move forward with securing the base of the chimney.

Update Case(s)

8.	CL 2019-144381 CL 2019-144850 CL 2019-144426 CL 2019-144429 CL 2019-144432 CL 2019-144397 CL 2019-144439 CL 2019-144445	1124 Rutland Drive aka Creeks Edge Apartments , Buildings 10, 13, 15, 17, and 18 – Exterior; and Building 12, Unit 101 (Interior) and Unit 102 (Exterior)	CSC North Austin Realty LLC
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Updates regarding the status of repairs were provided by Austin Code Officer Justin Brummer, Tyler Hallenbach, Director of Operations for CSC Management and Brian Hackworth of Gage Multifamily Services. Gabby Garcia, a representative from Building And Strengthening Tenant Action “BASTA” and several tenants also spoke regarding the progress being made and conditions at the property.

FUTURE AGENDA ITEMS

8. **801 Highland Avenue aka Blondie Pharr House/ CL 2019-163313** is to be placed on the September agenda as a returning case. The owner is also required to bring a plan and documentation regarding estimated cost of repairs.

9. **1204 E. St. Johns Avenue / CL 2019-166776** is to be placed on the September agenda as a returning case. This case was continued to allow the homeowner time to come up with a plan and present documentation to the Commission regarding repairs.
10. **8573 Red Willow Drive/ CL 2019-088180** is to be placed on the October agenda as a returning case. This case was continued to allow the homeowner additional time for clarification of ownership before issuing an order.
11. **2303 Bendridge Trail / CL 2019-088182** was initially heard in June and due to potential litigation as the result of a gas explosion at the adjoining property, this case was continued to September, to be heard as a returning case.
12. **CSC North Austin Realty LLC/ 1124 Rutland Drive aka Creeks Edge Apartments - Buildings. 10, 13, 15, 16, 17 and 18 – Exterior; and Building 12, Unit 101 (Interior) and Unit 102 (Exterior) / CL 2019-144381; CL 2019-144850; CL 2019-144426; CL 2019-144429; CL 2019-144432; CL 2019-144397; CL 2019-144439; and CL 2019-144445.** This property is to be placed on the September 30, 2019 agenda as a briefing item.
13. **The BSC regularly scheduled meeting for September has been moved from Wednesday, September 25, 2019 to Monday, September 30, 2019.** The meeting will be held in the City Hall, Boards and Commissions Room beginning at 6:30 p.m.

ADJOURNMENT

Chair Jessica Mangrum adjourned the meeting at 9:32 p.m.