BUILDING AND STANDARDS COMMISSION **REGULAR MEETING**
AMENDED MINUTES **WEDNESDAY, September 23, 2026**

The Building and Standards Commission convened in a Regular meeting on September 23, 2026, at the City of Austin Permitting and Development Center (PDC), 1610 Wilhelmina Delco Drive, Room 1405, in Austin, Texas.

Vice Chair Jeffrey Musgrove called the Building and Standards Commission Meeting to order at 6:35 p.m.

Commissioners in Attendance: Vice Chair Jeffrey Musgrove; and Commissioners: Harrison Brown, Lisa Garza, Grant Gilker, Myra Martinez, Manesh Nair, Raisch Tomlanovich and Ex Officio Commissioner Fire Marshal designee, Fire Captain Richard Porst

Commissioners in Attendance Remotely:

PUBLIC COMMUNICATION: GENERAL

Julie Alexander appeared before the commission to speak on case CV 2025-035840 regarding 212 Dunlap Street.

APPROVAL OF MINUTES

1. Approve the minutes of the Building and Standards Commission Regular Meeting on August 26, 2026.

   The minutes from the meeting of September 23, 2026 were approved on Commissioner Garza's motion, Commissioner Nair's second, with no objections. Chair Francis and Commissioner Ibarra were absent.

PUBLIC HEARINGS

2. Conduct a public hearing and consider case number **CL 2026-083918**; Property address: **2932 Jubilee Trail.**

   Commissioner Garza's moved to close the public hearing, Commissioner Tomlanovich's second, with no objections. Commissioner Brown moved to adopt City staff's proposed findings of fact, conclusions of law and modify City staff's recommended order for repair of the residential structure within 45 days, with a civil penalty of $250 per week beginning on the 46th day from the date the order is mailed and continuing until compliance is achieved, Commissioner Garza's second. Commissioner Nair proposed a friendly

amendment to change the compliance timeframe from 45 to 30 days, Commissioner Tomlanovich's second. Commissioner Brown accepted the friendly amendment. The friendly amendment failed on a 4-3 vote. Vice Chair Musgrove, Commissioner Brown, Commissioner Nair and Commissioner Tomlanovich voted aye. Commissioner Garza, Commissioner Gilker and Commissioner Martinez voted nay. Chair Francis and Commissioner Ibarra were absent. The Commission voted 7-0 in favor of the original motion. Chair Francis and Commissioner Ibarra were absent.

3. Conduct a public hearing and consider case number **CL 2026-093900**; Property address: **829 Park Plaza, aka Park Plaza Apartments**

Commissioner Tomlanovich moved to close the public hearing, Commissioner Nair's second, with no objections. Commissioner Tomlanovich moved to adopt City staff's proposed findings of fact, conclusions of law and City staff's recommended order to provide a written engineering report to the Commission's Coordinator prepared by an engineer licensed by the Texas Board of Professional Engineers, that, through an on-site inspection, evaluates the current and long-term structural integrity of the stairways, decks, porches and balconies and landings at the commercial multi-family structure, and to repair of the commercial multi-family structure within 45 days, with a civil penalty of $1000 per week beginning on the 46th day from the date the order is mailed and continuing until compliance is achieved, with the modification to staff's recommended order to require that the staircase structure be shored-up with emergency bracing and secured within 48 hours from the date the order is mailed, Commissioner Brown's second. Commissioner Nair proposed a friendly amendment to include a fine of $250 per week to begin on the 3rd day after the order is mailed. Commissioner Tomlanovich rejected the friendly amendment. Commissioner Nair proposed a friendly amendment to include a fine of $250 per day to begin on the 3rd day after the order is mailed. Commissioner Tomlanovich accepted the friendly amendment. The friendly amendment passed on a 7-0 vote. Chair Francis and Commissioner Ibarra were absent. The Commission voted 7-0 in favor of the motion as amended. Chair Francis and Commissioner Ibarra were absent.

4. Conduct a public hearing and consider case number **CL 2026-085815;** Property address: **4906 Grover Avenue.**

Commissioner Garza moved to close the public hearing, Commissioner Nair's second, with no objections. Commissioner Garza moved to adopt City staff's proposed findings of fact, conclusions of law and City staff's recommended order for repair of the commercial multi-family structure within 45 days, with a civil penalty of $1,000 per week beginning on the 46th day from the date the order is mailed and continuing until compliance is achieved, Commissioner Tomlanovich's second. The Commission voted 7-0 in favor of the motion. Chair Francis and Commissioner Ibarra were absent.

5. Conduct a public hearing and consider case number **CL 2026-114582;** Property address: **6201 Sneed Cove.**

Commissioner Garza moved to close the public hearing, Commissioner Nair's second, with no objections. Commissioner Garza moved to adopt City staff's proposed findings of fact, conclusions of law and modify City staff's recommended order to: vacate all units in Building 9 of the commercial multifamily property, and ensure all units in Building 9

remain vacant until such time as all violations cited in the Notice of Violation are remedied; provide a written engineering report to the Commission's Coordinator prepared by an engineer licensed by the Texas Board of Professional Engineers that, through an on-site inspection, evaluates the current and long-term structural integrity of the stairways, decks, porches and balconies, the exterior walls, and the structural members of Building 9 that are referenced in the cited violations addressed in Notice of Violation; within seven (7) days from the date this order is issued, secure the structure with six-foot, chain-link fencing maintain it until the repairs required by this order are complete; obtain and finalize all necessary permits, correct all violations cited to the commercial multifamily structure and identified in the order, and request inspection from Austin Development Services to verify compliance, with the modification to the timeframe from 45 to 120 days, with a civil penalty of $1000 per week beginning on the 121st day from the date the order is mailed and continuing until compliance is achieved, Commissioner Tomlanovich's second. The Commission voted 7-0 in favor of the motion. Chair Francis and Commissioner Ibarra were absent.

6. Conduct a public hearing and consider case number **CL 2023-087183**; Property address: **4807 Duval Street.**

   Commissioner Garza moved to close the public hearing, Commissioner Nair's second, with no objections. Commissioner Tomlanovich moved to continue the case until the October 28, 2026 regular meeting, Commissioner Garza's second. The Commission voted 7-0 in favor of the motion. Chair Francis and Commissioner Ibarra were absent.

7. Conduct a public hearing and consider case number **CL 2025-148845**; Property address: **701 W North Loop Boulevard, aka 701 E North Loop, aka Shalimar Apartments.**

   Commissioner Garza moved to close the public hearing, Commissioner Tomlanovich's second, with no objections. Commissioner Tomlanovich's moved to adopt the amended order of the Building and Standards Commission of the City of Austin, Texas in relation to case number CL 2025-148845. Commissioner Tomlanovich withdrew his motion. Commissioner Tomlanovich moved to adopt the amended minutes for the May 27, 2026 meeting of the Building and Standards Commission, Commissioner Garza's second. The Commission voted 7-0 in favor of the motion. Chair Francis and Commissioner Ibarra were absent.

DISCUSSION ITEMS

8. Consider and make a recommendation regarding an ordinance to amend Article 9 (Property Maintenance Code) of City Code Chapter 25-12 (Technical Codes), by adding a local amendment to the 2024 International Property Maintenance Code to establish an emergency demolition service.

   Commissioner Brown moved to approve the recommendation to City Council, that City Council adopt the proposed emergency demolition service amendment to the 2024 International Property Maintenance Code with the following changes: that there will be a mandatory briefing to the Building and Standards Commission at the subsequent meeting following any use of this procedure, Commissioner Garza's second. The Commission

voted 6-1 in favor of the recommendation. Commissioner Martinez voted nay. Chair Francis and Commissioner Ibarra were absent.

FUTURE AGENDA ITEMS

There will be a staff briefing on 6700 Branchwood Drive, which was previously brought before the commission.

There will be a staff briefing on 212 Dunlap Street, which was previously brought before the commission.

4807 Duval will return to be heard at the October 28, 2026 regular meeting of the Building and Standards Commission.

Commissioner Garza moved to adjourn the meeting, Commissioner Tomlanovich's second, without objection. The meeting was adjourned at 9:09 p.m. Chair Francis and Commissioner Ibarra were absent.

The minutes as amended from the September 23, 2026 regular meeting were approved at the October 28, 2026 regular meeting on Vice Chair Musgrove's motion, Commissioner Garza's second, on an 8-0 vote. Chair Francis and Commissioner Ibarra were absent.