



## MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION  
REGULAR MEETING  
MONDAY, JANUARY 28, 2013 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 28<sup>th</sup> day of January, 2013, the Building and Standards Commission of the City of Bryan, Texas convened in Council Chambers of the Bryan Municipal Building at 6:00pm.

**BSC Members Present:**

Daryl Massey  
Victor Drozd  
Cheryl Free  
Richard Ravey  
Charles Munday

**Staff Members and Others:**

Greg Cox, Chief Building Official  
Martin Zimmermann, Planning Administrator  
Jonathan Koury, Assistant City Attorney  
Fred Taylor, Deputy Fire Marshall  
Sharon Hauke, Code Enforcement Officer  
Dawn Kaatz, Code Enforcement Officer  
Charmaine McKinzie, Dev. Serv. Representative

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

**1. CALL TO ORDER.**

Chairperson Massey called the meeting to order at 6:00pm.

**2. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

No affidavits were filed.

**3. APPROVAL OF MINUTES FROM THE REGULAR MEETING ON NOVEMBER 26, 2012**

**Commissioner Drozd moved to approve the regular meeting minutes. Commissioner Ravey seconded the motion.**

**The motion passed with a unanimous vote.**

**4. OPENING STATEMENT FROM THE CHAIR.**

Chairperson Massey read the opening statement.

**5. SWEARING IN OF ALL PRESENT AND INTENDING TO TESTIFY.**

Chairperson Massey swore in everyone in the audience that was planning on speaking concerning any of the properties on this meeting agenda.

**6. REQUESTS TO DECLARE THE FOLLOWING BUILDINGS UNSAFE AND TO ORDER THE SAME TO BE VACATED, REPAIRED, SECURED OR DEMOLISHED – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (The order of hearings during this meeting is subject to change without notice, anyone wishing to speak at a hearing should be present at the start of the meeting. Commission makes final determination; appeals may be directed to district court).**

- a. **Case # 1826 – 2312 Southside Drive**  
**Owner: Arturo and Ofelia Garcia**  
Margaret Wallace Addition, Block 13, Lot 26 & part of 25

Mr. Zimmermann, Planning Administrator, presented the staff recommendation (on file in the Development Services Department). He advised that staff will continue to work with the property owner to see that the outstanding repairs are completed so that a Certificate of Occupancy can be issued. Should this approach not be successful, then staff may again schedule this property for consideration at a future Commission meeting.

No action was taken.

- b. **Case # 1829 – 606 West 17<sup>th</sup> Street**  
**Owner: Mary Gatlin**  
City of Bryan Townsite Subdivision, Block 203, Lot 1-2 and parts of Alley

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Ms. Eva Read-Warden of 823 S Rosemary, Bryan, Texas advised that the foundation had been repaired, that all the windows were boarded up and a 6-foot tall chain link construction fence was installed around the structure since the October 2012 meeting, as ordered by the Commission . Ms. Eva Read-Warded also advised that a fundraiser is planned for March to raise money for additional repairs.

Chairperson Massey closed the public hearing.

**Commissioner Drozd moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to keep the structure secured and repair the structure in 365 days in accordance with the timeline recommended by staff, and to appear before the Commission at the August 2013 regularly scheduled meeting to demonstrate compliance with the time schedule. Commissioner Free seconded the motion.**

Chairperson Massey asked if there were any discussion.

There was none.

**The motion passed with a unanimous vote.**

- c. **Case # 1848 – 1006 Burt Street**  
**Owner: Clarence Joseph Lambrecht**  
D E Wade Subdivision, Block 1, Lot 4

Mr. Zimmermann advised that the structure on this property had been demolished by the property owner and that there was no action for the Commission to take.

No action was taken.

- f. **Krenek's Mobile Home Park –1717 Groesbeck Street**  
Zeno Phillips League, Block 17, Lot 23, TR-91 (11.59 acres)

- 1. **Case # 1904 – 1717 Groesbeck Street #69**  
**Owner: Diaz Javier**

Mr. Zimmermann presented staff's recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Fernando Garcia of 1807 McArthur Avenue #A, Bryan, Texas stated he does not know why he received notice, since he has no interest in the property. Mr. Garcia also stated that he did live there at one time, but he does not own the mobile home.

Mr. Zimmermann advised that Mr. Garcia had been notified since his name was on the last utility record for this mobile home.

Chairperson Massey closed the public hearing.

**Commissioner Drozd moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to secure the structure within 7 days, and to demolish or remove the structure within 30 days. Commissioner Ravey seconded the motion.**

Chairman Massey asked if there were any discussion.

There was none.

**The motion passed with a unanimous vote.**

- g. **Cedar Tree Acres Mobile Home Park – 507 Palasota Drive**  
Zeno Phillips, Block 17, Lot 25.1, TR-88 (2.81 acres)

- 1. **Case # 1897 – 507 Palasota Drive #1**  
**Owner: Lenard Millsap**

2. **Case # 1898 – 507 Palasota Drive #4  
Owner: Jason C Millsap**
3. **Case # 1899 – 507 Palasota Drive #5  
Owner: Jason C Millsap**
4. **Case # 1900 – 507 Palasota Drive #6  
Owner: Badillo Francisco**
5. **Case # 1879 – 507 Palasota Drive #7  
Owner: Jason C Millsap**
6. **Case # 1880 – 507 Palasota Drive #16  
Owner: Jason C Millsap**
7. **Case # 1901 – 507 Palasota Drive #22  
Owner: Lenard Millsap**
8. **Case # 1882 – 507 Palasota Drive # 36  
Owner: Jason C Millsap**

Mr. Zimmermann presented staff's recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Lenard Millsap of 2004 Pinewood Drive, Bryan, Texas, came forward to speak concerning agenda items 6.g.1-3 and 5-8. Mr. Millsap advised that he believes all these houses can be repaired and only need minor repairs, except for agenda item 6.g.7 ( Lot #22) which he agreed needs to be demolished as it had burnt. Mr. Millsap went on to say that he will appeal the Commission's decision in District Court.

Mr. Francisco Badillo, of 507 Palasota #6, Bryan Texas, came forward to speak regarding agenda item 6.g.4. He advised that he will demolish or remove the mobile home but that he needed more time since his family is living there and they need to find a new place to live. Responding to questions from the Commissioners, Mr. Badillo stated that he would like 30 days to vacate and 90 to demolish or remove the structure.

Chairperson Massey closed the public Hearing

**Chairperson Massey moved to accept staff's recommendation regarding agenda items 6.g. 1-3 and 5-8 that these buildings are unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish or remove these buildings, including accessory buildings, as applicable, within 30 days.**

**Chairperson Massey also moved to accept staff's recommendation regarding agenda item 6.g. 4, that this building is unsafe and that the Commission issue and order to the owner, lienholder or mortgagee to vacate and secure the structure within 30 days and to demolish or remove the structure within 90 days.**

**Commissioner Free seconded the motion.**

Chairperson Massey asked if there were any discussion.

There was none.

**The motion passed with a unanimous vote.**

**h. Park Place Mobile Home Park – 2303 Bomber Drive**  
Lakeview North, Block 3, Lot 11

**1. Case 1881 – 2303 Bomber Drive #17**  
**Owner: Jason C Millsap**

Mr. Zimmermann presented staff's recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

No one came forward.

Chairman Massey closed the public hearing.

**Commissioner Ravey moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to secure the building within 7 days and to demolish or remove the building and accessory building within 30 days.**

**Commissioner Massey seconded the motion.**

Chairman Massey asked if there were any discussion.

There was none.

**The motion passed with a unanimous vote.**

**d. Case # 1854 – 804 Henderson Street**  
**Owner: Bryan H Barrows III**  
Stephen F Austin #10, Block 1, Lot 8

**e. Ponderosa Mobile Home Park – 903 Beck Street**  
Roberts Addition, Parts of Lot 13-14 & 19-20 & 24-25

**1. Case # 1902 – 903 Beck Street #1**  
**Owner: Green Rupert**

**2. Case # 1903 – 903 Beck Street #7**  
**Owner: Green Rupert**

**f. Krenek's Mobile Home Park –1717 Groesbeck Street**  
Zeno Phillips League, Block 17, Lot 23, TR-91 (11.59 acres)

**2. Case # 1905 – 1717 Groesbeck Street #86**

**Owner: Pina Guadelupe**

**Commissioner Drozd moved to accept the City's recommendations for agenda items 6.d., 6.e. 1-2., and 6.f 2. Commissioner Ravey seconded the motion.**

Chairman Massey asked if there was any discussion.

There was none.

**The motion passed unanimously.**

**7. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).**

**A. The next regular meeting is scheduled for 6p.m. on Monday, February 25, 2013 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann reminded of the next regular meeting date.

**8. FUTURE AGENDA ITEMS (A Commissioner may request that a subject for which notice has not been given be placed on an agenda for future meeting).**

No future agenda items were requested.

**9. ADJOURN.**

Without objection Chairman Massey adjourned the meeting at 6:30pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the 25<sup>th</sup> day of **February, 2013.**

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Daryl Massey, Chairperson  
Building and Standards Commission  
City of Bryan, Texas

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Greg Cox, Chief Building Official and  
Secretary to the Building and Standards  
Commission