

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**January 28, 2013**



**Case #1826 – 2312 Southside Drive**



**LEGAL DESCRIPTION:** Lot 26 & part of 25 in Block 13 of the Margaret Wallace Subdivision

**STRUCTURE(S):**

- single-family residence
- multi-family residence
- mixed use
- commercial
- accessory structure(s)

**PROPERTY OWNER(S):** Arturo & Ofelia Garcia

**LIENHOLDER(S)/  
MORTGAGEE(S):** none

**IMPROVEMENT VALUE(S)  
(AS APPRAISED BY THE  
BRAZOS COUNTY  
APPRAISAL DISTRICT):** \$9,980 (2012 tax year)

**BACKGROUND:**

This property was found to be dilapidated during an inspection in November 2011. It has been vacant and without active utilities since March 2009. Further inspection found that the interior has been purposely destroyed, most probably by vandals. The property was sold in early February 2012 after the property owner had already received notification about the scheduled Building Standards Commission meeting on February 27, 2012.

During its regular meeting on June 25, 2012, the Building and Standards Commission found the building on this property to be unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224. Commissioners ordered the building to be repaired within 360 days in accordance with this specific time schedule:

<u>Deadline</u>	<u>Task</u>
90 days	Keep home secured. Finish exterior work and framing repairs to exterior walls. Call for inspections and obtain approval for shell completion
180 days	Licensed contractors obtain electrical permit, plumbing permit, and mechanical permit
360 days	Complete City inspection process on all permits, all electrical, mechanical, plumbing inspection completed and approved, building final and Certificate of Occupancy Approved (includes all repairs to interior finishes and installation of code approved heating system). House needs a gas test prior to reconnecting gas meter if gas service and appliances are used.

The Commission further ordered that the property owner re-appear before the Commission at the January 2013 regularly scheduled meeting to demonstrate compliance with the time schedule for repairs.

As of January 15, 2013, the City's Chief Building Official believes that, while the structure is not yet ready for occupancy as the building's interior is still in the rough-in stage, the City's safety concerns about the structure have been alleviated by the substantial improvements that have been made to the structures exterior, including framing repairs. The property owner is making progress on improvements to the structure as funds allow.

**The City believes that no new order by the Commission is necessary at this time. 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.**

**ATTACHMENTS:**

- (1.) pictures

**PICTURES:**

JANUARY 15, 2013:



JANUARY 18, 2012:



JUNE 11, 2012:



