

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**January 27, 2014**



**Case #1906 & #1906A – 3130 East 29<sup>th</sup> Street and 3132 East 29<sup>th</sup> Street  
(The Grove Apartments)**



**LEGAL DESCRIPTION:** Lots 1-3 in Block 1 of The Grove Subdivision – Phase 1

**STRUCTURE(S):**

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

**PROPERTY OWNER(S):** Wilshire Skyline Texas LLC

**LIENHOLDER(S)/**

**MORTGAGEE(S):** none

**IMPROVEMENT VALUE(S)**

**(AS APPRAISED BY THE  
BRAZOS COUNTY**

**APPRAISAL DISTRICT):** 3130 EAST 29<sup>TH</sup> STREET: \$1,318,878 (2013 tax year)  
3132 EAST 29<sup>TH</sup> STREET: \$2,785,672 (2013 tax year)

**BACKGROUND:**

During its August 26, 2013 meeting, the Commission ordered buildings in this 17-building apartment complex to be repaired within 180 days. The Commission also ordered the owner, lienholder or mortgagee to appear before the Commission at the January 27, 2014 regularly scheduled meeting to demonstrate compliance with the approved repair schedule.

Since these this apartment complex first appeared on the Commission’s agenda on February 2013, 85 units have been inspected by City staff, about 4 of those 85 units have not yet passed inspections. There are total of about 180 units in the apartment complex. Staff has approved all exterior repairs that were first identified on this property almost a year ago.

The City’s Chief Building Official believes that in the last year, significant progress has been made with regard to making this apartment complex a safe place to live from a building safety point of view. Staff believes that the apartment management has been responsive to the Commission’s orders and worked with staff to address the identified issues within reasonable time frames. While the project is not currently in compliance with the Commission’s most recent repair order from August 26, 2013, staff believes that, in the interest of time and resources, cooperation with the apartment management to bring all apartment units up to the required building standards can occur outside of the Building and Standard’s Commission process.

**Staff therefore recommends that the Commission take no further action regarding these properties at this time.** City staff will not release electricity to apartment units that have not met the City’s adopted building standards for occupancy.

**ATTACHMENTS:**

- (1.) pictures from February 2013
- (2.) pictures from January 2014

**PICTURES: February 2013**









**PICTURES: January 15, 2014**

