



## MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION  
REGULAR MEETING  
MONDAY, JUNE 23, 2014 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 23rd day of June, 2014, 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  
James Cain  
Richard Ravey  
Judy Winn  
Rev. G.H. Jones

**Staff Members and Others:**

Greg Cox, Chief Building Official  
Marin Zimmermann, Planning Administrator  
Jonathan Koury, Assistant City Attorney  
Fred Taylor, Deputy Fire Marshall  
Jerry Fagan, Building Inspector  
Charmaine McKinzie, Dev. Service Staff Assistant

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 6:05pm.

**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 APRIL 28, 2014.**

**Commissioner Drozd moved to approve the regular meeting minutes from April 28, 2014. Commissioner Ravey seconded the motion.**

Chairperson Massey asked if there was any discussion.

There was none.

**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 # 1988 – 2000 Kazmeier Plaza  
Owner: Rowe Properties & Investment Company  
Greenfield Plaza, Block 2, Lot 8 & Associated BPP**

Mr. Martin Zimmermann, Planning Administrator, presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Greg Cox, Chief Building Official, stated that the property was closed on last Thursday or Friday. Mr. Cox stated that the property manager, Christine Muhlbach, was there to answer any questions.

Ms. Muhlbach, of 2000 Kazmeier Plaza, Bryan, Texas, advised the Commission that they should have the engineer's report very shortly, and that they are getting their contractors together.

Responding to a question from the Commission, Ms. Muhlbach stated that Nick Collins is the new owner.

Responding to a question from the Commission, Ms. Muhlbach stated they would have no problem with getting the property up to code within the 120 days staff is recommending.

Responding to a question from the Commission, Ms. Muhlbach stated that some of the units are occupied.

Mr. Cox stated that he is very pleased with new owner, his responsiveness to issues, and he is taking everything seriously.

Chairperson Massey closed the public hearing.

**Commissioner Drozd moved to accept staff's recommendations that these buildings are unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to repair the buildings within 120 days in accordance with the presented repair schedule, and that the owner, lienholder, or mortgagee shall appear before the Commission at every other scheduled meeting to demonstrate compliance with the repair schedule. Commission Ravey seconded the motion.**

Chairperson Massey asked if there was any discussion.

There was none.

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

- c. Case # 2023 – 1208 New York Street  
Owner: Juarez Maria Guadalupe  
McCulloch Addn PH 3, Block 9, Lot 5**

Mr. Martin Zimmermann, Planning Administrator, presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Ms. Maria Juarez, of 1206 New York Street, Bryan, Texas, stated that she would like to remove the siding first to see what damage there is before a decision is made. Ms. Juarez stated that this structure is for her mother, and she had spoken to Berry Engineering, and they said it can be returned to a safe habitual condition. Ms. Juarez also stated she had turned in the itemized repair report to repair the structure from JC Home Solutions.

Responding to a question from the Commission, Ms. Juarez stated yes there was people working on the house and had to stop due to her husband's death.

Responding to a question from the Commission, Ms. Juarez stated that this mobile home is a 1992-year model.

Responding to a question from the Commission, Ms. Juarez stated they are looking at the expense of demoing verses a new home, or repair of this structure.

Responding to a question from the Commission, Mr. Cox stated he agrees the siding needs to come off, but that they will likely find more problems with the structure.

Chairperson Massey closed the public hearing.

**Commissioner Winn 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 in 30 days, and to demolish the building, and remove all debris within 30 days. Commissioner Drozd seconded the motion.**

Chairperson Massey asked if there was any discussion.

There was none.

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

**f. Case # 2028 – 1507 W. 17<sup>th</sup> Street**  
**Owner: McCoy Donald R**  
Figures, Lot 9

Mr. Martin Zimmermann, Planning Administrator, presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Donald R McCoy of 1507 W 17<sup>th</sup> Street, Bryan, Texas, distributed pictures to the Commission (on file in the Development Services Department) and advised that he feels that all structures can be repaired.

Responding to a question from the Commission, Mr. McCoy stated that structure A is storage, structure C is a residence, and structure B is a residence.

Responding to a question from the Commission, Mr. Cox stated that staff believes structures A and B are not feasible to repair.

Responding to a question from the Commission, Mr. Cox stated that if Mr. McCoy takes the addition down on structure A, there may be an opportunity to use it for storage only.

Responding to a question from the Commission, Mr. McCoy stated that the structures A and B look bad, but they are sound.

Responding to a question from the Commission, Mr. Cox stated structure C is a sound building. It will need some electrical and plumbing work, but is feasible to repair.

Responding to a question from the Commission, Mr. McCoy stated that he is planning on moving into structure C.

Chairperson Massey closed the public hearing.

**Commissioner Drozd moved to accept staff's recommendation that these buildings are unsafe and that the Commission issue an order to the owner lienholder or mortgagee to vacate structure B within 30 days, and demolish the building (structure B) and the accessory structure (structure A) within 30 days, and to repair the building at the corner of Muckleroy and W. 17<sup>th</sup> Street (structure C) within 90 days in accordance with the presented repair schedule, and that the owner, lienholder, or mortgagee shall appear before the Commission at every other scheduled meeting to demonstrate compliance with the repair schedule. Commissioner Ravey seconded the motion.**

Chairperson Massey asked if there was any discussion.

There was none.

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

- b. Case # 2022 – 607 E. Martin Luther King Jr Street  
Owner: J G Murr Holding Company LLC  
City of Bryan Townsite, Block 68, Lot 10**
- d. Case # 2024– 704 N. Reed Avenue  
Owner: Ransome Christopher & Wanda  
Bryan's 2<sup>nd</sup>, Block 8, Lot 17**
- e. Teserra Mobile Home/RV Park – 2208 Finfeather Road  
Owner: Teserra Venture LP  
Ferrara's, Block 1, Lot 2, Acres 8.7474**
  - 1. Case # 2025 – 2208 Finfeather Road No. 113  
Owner: Floriberto Sanchez**
- g. Case # 2029 – 1206 Beck Street  
Owner: Narro Rachel Duran  
McGee-Buckhaultz, Block 4, Lot 8**

**Commissioner Drozd moved to accept staff's recommendations for agenda items 6.b., 6d, 6e., and 6.g. Commissioner Free seconded the motion.**

Chairperson Massey asked if there was any discussion.

There was none

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

**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, July 28, 2014 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann reminded the commissioner of the next scheduled meeting

**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 7:15 pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **28th day of July, 2014.**

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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