



MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, APRIL 28, 2014 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 28th day of April, 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
- Cheryl Free
- Richard Ravey
- Judy Winn
- Rev. G.H. Jones

Staff Members and Others:

- Greg Cox, Chief Building Official
- Cody Cravatt, Development Manager
- Jonathan Koury, Assistant City Attorney
- Fred Taylor, Deputy Fire Marshall
- Nicholas Koski, Environmental Compliance Officer
- 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 6:00pm.

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 MARCH 24, 2014.

Commissioner Drozd moved to approve the regular meeting minutes from March 24, 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).

- b. Case # 2010 – 301 San Jacinto Lane
Owner: Lopez Rose Marie
Henderson Revised, Block 6, Lot 7**

Mr. Cody Cravatt, Development Manager, presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Jerry Lopez of 303 San Jacinto, Bryan, Texas, stated that he had recently purchased the house, and that his plan was to demolish the structure, but he would like to ask the Commission for more time, due to financial reasons.

Responding to a question from the Commission, Mr. Lopez stated he would like 90 days.

Responding to a question from the Commission, Mr. Greg Cox, Chief Building Official, stated that the structure is secured.

Chairperson Massey closed the public hearing

Commissioner Drozd moved to accept staff's recommendations with revision to the timeline, that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish the building and remove the debris within 90 days. Commissioner Free seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

**f. Case # 2015 – 808 Taliaferro Street
Owner: Flores Jesse R & Bertha
Batts, Block 2, Lot 4-5 (80' of ea)**

Mr. Cravatt, Development Manager, presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Jesse Flores of 808 Taliaferro Street, Bryan, Texas, advised the Commission that the house is kept secured and that the grandkids are using it for storage right now, but he is planning on getting a repair permit on May 5, and proceeded to hand the Commission an estimate for repairs.

Responding to a question from the Commission, Mr. Cox stated that only a licensed mobile home contractor is authorized to make repairs to the structure. Mr. Cox also stated the City's concern that part of the house is in the City's right-of-way.

Responding to a question from the Commission, Mr. Cox stated there are two utility meters on this property.

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

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- h. Case # 2018 – 1202 Batts Street**
Owner: Mejia Jennifer K
Batts, Block 1, Lot 8

Mr. Cravatt, Development Manager, presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Dimas Suavez of 708 Crenshaw Bryan Texas, advised the Commission that he had just bought the property and would like to repair the structure. Mr. Suavez preceded to hand the Commission an estimate for repairs and pictures.

Responding to a question from the Commission, Mr. Suavez confirmed that there had been a fire at one time, but that he does not know when it happened. Mr. Suaves went on to say that he would re-wire the whole house if he needed to.

Responding to a question from the Commission, Mr. Cox stated he would need an engineer's report for the garage and garage apartment should the Commission order the structures repaired.

Responding to a question from the Commission, Mr. Cox stated that, in his opinion, it is not feasible to repair the structures on this property.

Responding to a question from the Commission, Mr. Suavez stated that the transaction to buy the house had not yet been completed.

Commissioner Judy Winn left the meeting at 7:00pm, a quorum of the Commission still being present.

Ms. Jennifer K Mejia of 1202 Batts Street, Bryan, Texas stated that Mr. Suaves is not the owner of the house. Ms. Mejia also advised that she had to move out because she lost her job and could not afford the house any longer.

Chairperson Massey closed the public hearing.

Commissioner Drozd moved to accept staff's recommendation that this building and accessory structure are unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish the building and accessory structure, and remove all the debris within 30 days. Commissioner Free seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- i. Case # 2019 – 1104 Hall Street**
Owner: Nutall Lawrence Etal
Sunset PH 2, Block 1, Lot 18

Mr. Cravatt, Development Manager, presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Ms. Dearest Carrall of 703 Dumas Street, Bryan Texas, stated that all utilities have been cut off and that she has no problem with demolishing the house.

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 demolish the building, and remove all the debris within 30 days. Commissioner Free seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- a. Case # 2008 – 1417 Tisdale Street**
Owner: Curry James A & Janette M
Castle Heights, Block 9, Lot 18
- c. Case # 2011 – 1416 Sandy Point Road**
Owner: Saenz Alfonso Ybarra
Henderson Revised, Block 2, Lot 5 & 6
- d. Case # 2012– 401 S. Bryan Avenue**
Owner: CC Creations
City of Bryan Townsite, Block 253, Lot All, Acres 0.34
- e. Case # 2013 – 1008 Center Street**
Owner: Urbano Rebecca
Reynolds, Block 2, Lot 8 (NW ½)
- g. Case # 2017 – 1912 W. State Highway 21**
Owner: Fazzino Anthony
Jones-Brock, Block A, Lot 1
- j. Case # 2020 – 800 W. 17th Street**
Owner: Urban Quest Properties Inc.

Sunset PH 2, Block 1, Lot 1

Commissioner Drozd moved to accept staff's recommendations for agenda items 6.a., 6c., 6d., 6e., 6g., and 6.j. 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. Update regarding property at 2000 Kazmeier Plaza.

Mr. Cox advised the Commission that the lienholder, a bank, is close to, but has not yet taken over the property. He added that there have been several brokers that called about the property.

Responding to a question from the Commission, Mr. Cox stated that the property is scheduled be re-considered by the Commission during its regular meeting in June.

b. The next regular meeting is scheduled for 6p.m. on Monday, June 23, 2014 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.

Mr. Cravatt 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 7:10 pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **23rd day of June, 2014.**

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

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