



MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, AUGUST 24, 2015 – 5:30 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 24th day of August, 2015, the Building and Standards Commission of the City of Bryan, Texas convened in Council Chambers of the Bryan Municipal Building at 5:30pm.

BSC Members Present:

Daryl Massey
Richard Ravey
Rev. G.H. Jones
Cheryl Free

Staff Members Present:

Greg Cox, Chief Building Official
Cody Cravatt, Development Manager
Martin Zimmermann, Planning Manager
Jonathan Koury, Assistant City Attorney
Melinda Hayes, Police Officer
Chris Reyes, Police Officer
William Taylor, Deputy Fire Marshal
Nicholas Koski, Development Technician
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 5:45 p.m.

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 JULY 27, 2015.

Commissioner Jones moved to approve the regular meeting minutes from July 27, 2015. Commissioner Free 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 CHAIRPERSON.

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# 2049 – 1010 W. 17th Street

Owner: Keaton Tess
Sunset PH2, Block 3, Lot 6

Mr. Zimmermann advised the Commission that the structure is 90% complete, and staff feels no further action is necessary from the Commission.

No action was taken.

b. Case # 2053 – 217 Lynn Drive

Owner: Selvage Ronald D & Kimberly A
Munnerlyn Village, Block C, Lot 8

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

Chairperson Massey opened the public hearing.

Mr. Ruben Gomez, 217 Lynn Drive, Bryan, Texas, advised he would like another month to repair the structures due to he was robbed, and they had stolen all his money.

Responding to a question from the Commission, Mr. Greg Cox, Chief Building Official, advised the Commission that a building permit was issued for repairs, but no inspection were called in, and no progress has been made.

Chairperson Massey closed the public hearing.

Chairperson Massey 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 vacate the structures in 30 days, and repair the structure within 60 days. Commissioner Free seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none

The motion passed with a unanimous vote.

- c. **Case# 2056 – 1611 W. 28th Street**
Owner: Arriola Silvia
Stovall, Block 3, Lot 5 & pt of W 28th St ROW

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

Chairperson Massey opened the public hearing.

Ms. Silvia Arriola, of 1609 W 28th Street, Bryan, Texas advised the Commission that she is almost done with the repairs, and needs more time.

Responding to a question from the Commission, Mr. Cox advised the Commission that she is doing a great job on the remodel, and does not have that much more work to do.

Chairperson Massey closed the public hearing.

Commissioner Jones 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 repair the structures in 60 days, and appear before the Commission during its regularly scheduled meeting in October 2015 to demonstrate compliance with the repair schedule. 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# 2122 – 1106 N. Bryan Avenue**
Owner: Zuniga Antonio et.ux.
City of Bryan Townsite, Block 129, Lot 4

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

Chairperson Massey opened the public hearing.

Ms. Irma Zuniga, 1304 N Sims Avenue, Bryan, Texas, advised the Commission that she bought the house like this, and she would like a year to fix it up.

Chairperson Massey closed the public hearing.

Commissioner Cain moved to accept staff's recommendation with modifications that this building is unsafe and that the Commission issue an order to the owner, lienholder, or mortgagee to secure the structure within 30 days, and to get with Chief Building Official to go over a detailed plan of repairs, estimates and a timeline, and to come back to the next Building and Standards Commission meeting with the detailed plan of repairs, estimates and a timeline. Commissioner Jones seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none

The motion passed with a unanimous vote.

- g. **Case# 2123 – 2502 Beck Street**
Owner: Torres Felix Jr
SFA #9, Block 32, Lot 3

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

Chairperson Massey opened the public hearing.

Mr. Scott Netka, 2700 S Texas Avenue, Bryan, Texas, advised the Commission that the house is structurally sound and can be repaired.

Mr. Felix Torres Jr, PO Box 3134, Bryan, Texas, advised the Commission that he demolished the garage.

Mr. Netka stated that the house could be repaired and would be a nice addition to the neighborhood.

Mr. Torres stated that the reason the house is in such a mess is because it was vandalized.

Responding to a question from the Commission, Mr. Cox stated that the repairs would exceed 50% of the value of the structure.

Mr. Torres stated that he will put in whatever it takes to repair the structures.

Responding to a question from the Commission, Mr. Torres stated it would take about 6 months to repair.

Chairperson Massey closed the public hearing.

Chairperson Massey 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 and accessory the structure from unauthorized entry within 30 days, and demolish the structure and accessory within 30 days. Commissioner Jones seconded the motion.

Chairperson Massey asked if there was any discussion.

Commissioners discussed the possibility of the owner coming back to the October 2015 meeting with detailed plans for repairs estimates, and a timeline.

Commissioner also discussed having him clean the property up and getting with Mr. Cox on repairs.

Chairperson Massey withdrew his motion and Commissioner Jones withdrew his second.

Commissioner Free moved to accept staff's recommendation with modifications that the building and accessory structure is unsafe and that the Commission issue an order to the owner, lienholder, or mortgagee to secure the structure and accessory structure in 30 days, remove all trash/debris from inside and outside of the structure, mow the lot within 30 days, it was also ordered that the owner is to get with the Chief Building Official to give over a detailed plan of repairs, estimates and a timeline. Owner is also to give access to staff to take updated picture of the structures, and owner is to come back to the next regularly scheduled meeting with a detailed plan of repairs, estimates and a timeline to the Commission. Commissioner Jones seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- i. **Case# 2125 – 609 W. 26th Street**
Owner: Contreras Adrian G & Blanca G Reyes
City of Bryan Townsite, Block 193, Lot 9 & 10

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

Chairperson Massey opened the public hearing.

Ms. Blanca Reyes, 609 W 26th Street, Bryan, Texas, and Mr. Frank Garcia, 3531 Vaquero Drive, Bryan, Texas, advised the Commission they do have estimates for repairs.

Mr. Garcia stated that they have everything already cleaned up, and the other owner had moved out about eight months ago. Mr. Garcia also stated that the inside is in good condition but the outside needs some TLC

Responding to a question from the Commission, Mr. Cox stated he would like to see the house restored.

Mr. Garcia stated that he would like to remodel the structure, and could have it done in 90 days.

Chairperson Massey closed the public hearing.

Chairperson Massey moved to accept staff's recommendation with modifications that this building is unsafe and that the Commission issue an order to the owner, lienholder, or mortgagee to repair the structures within 90 days, and to appear before the Commission at each regularly scheduled meetings to demonstrate compliance with the order, until the preceding orders have been fulfilled. Commissioner Jones seconded the motion.

Chairperson Massey asked if there was any discussion.

The Commission discussed that there needed to be something in the motion about securing the structures.

Chairperson Massey moved to amend his motion to include securing the structure and accessory structure in 30 days. Commissioner Jones seconded the amended motion.

The amended motion passed with a unanimous vote.

- j. Case# 2078 – 609 E. Martin Luther King Jr. Street**
Owner: Jackson Tamara R
City of Bryan Townsite, Block 77, Lot 6 & 7 (pts of)

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

Chairperson Massey opened the public hearing.

Ms. Tamara R Jackson, 1000 Henderson, Bryan, Texas, advised the Commission that the inside of the structure has been demolished, and that her son is in the process of leveling the house, and Mr. Felder, the electrician has set the temp pole

Responding to a question from the Commission, Ms. Jackson stated that Mr. Felder has been very busy, and the temp pole would not be a problem, if the City had not turned the power off.

Chairperson Massey closed the public hearing.

No action was taken.

- d. Case# 2120 – 200 S. Brazos Avenue**
Owner: Alvarado Miriam S
SFA#9, Block 20, Lot 5
- e. Case# 2121 – 1014 Dansby Street**
Owner: Barbee Hattie Mae
Austin, Block 4, Lot 11
- h. Case# 2124 – 309 W. 22nd Street**
Owner: Pina Angel Faustino
City of Bryan Townsite, Block 143, Lot 10

Chairperson Massey moved to accept the staff's recommendations for agenda items 6.d., 6.e., and 6.h. and Commissioner Jones 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 5:30p.m. on Monday, October 26, 2015 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

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, Chairperson Massey adjourned the meeting at 6:55p.m.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **26th day of October, 2015.**

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

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