



## MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION  
REGULAR MEETING  
MONDAY, NOVEMBER 23, 2015 – 5:30 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 23<sup>rd</sup> day of November, 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  
James Cain  
Judy Winn

**Staff Members Present:**

Greg Cox, Chief Building Official  
Cody Cravatt, Development Manager  
Martin Zimmermann, Planning Manager  
Jonathan Koury, Assistant City Attorney  
William Taylor, Deputy Fire Marshal  
Jerry Fagan, General 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 5:40 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 OCTOBER 26, 2015.**

**Commissioner Ravey moved to approve the regular meeting minutes from October 26, 2015.  
Commissioner Jones 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).**

- c. Case# 2128 – 405/407 E. 31<sup>st</sup> Street**  
**Owner: Frieda Mary M**  
Phillips, Block 25

Mr. Zimmermann advised the Commission, that agenda item 6.c. has been removed from the agenda as staff received new information about a possible sale of the property only within these last few days. If necessary, the case will be rescheduled to a future meeting.

- d. Case#2129 – 1314 Beck Street**  
**Owner: Agundiz Luis Alfonso & Delia**  
SFA #9, Block 5, Lot 9

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

Chairperson Massey opened the public hearing.

Ms. Delia Agundiz, 1314 Beck Street, Bryan, Texas, advised the Commission that she uses the structure for storage, and does not want to demolish.

Responding to a question from the Commission, Ms. Agundiz stated the structure is not secured.

Responding to a question from the Commission, Ms. Agundiz stated that yes they were notified in August and October to secure the structure and she did advise her husband to do so.

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 accessory structures from unauthorized entry within 30 days, and to demolish the accessory building and remove all the debris within 30 days. Commissioner Jones seconded the motion.**

Chairperson Massey asked if there was any discussion.

There was none.

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

- f. **Case# 2140 – 1316 E. William J Bryan Pkwy**  
**Owner: Catch & Release Energy Services LLC**  
Batts, Block 8, Lot 9

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

Chairperson Massey opened the public hearing.

Mr. Juan Lueuarno, 3150 Finfeather Road, Bryan, Texas, advised the Commission that they bought the property last year, then he lost his job, and was out of work for eight months, and he has just started a new job in November.

Responding to a question from the Commission Mr. Lueuarno stated the structure is vacant, and that he cannot afford to repair the structure at this time.

Mr. Zimmermann advised the Commission that the owner would not be allowed to use the property as a duplex, due to zoning issues.

Responding to a question from the Commission Mr. Lueuarno stated that they did not bring any estimates or plans because they have no money.

Mr. Juan Lueuarno stated that he really doesn't want to tear down the structure if he can make a garage out of it, and that they have cleaned up all the trash and debris.

Chairperson Massey Closed the public hearing

**Chairperson Mosley 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 structure and remove all the debris within 30 days. Commissioner Jones seconded the motion.**

Chairperson Massey asked if there was any discussion.

The Commission discussed the two-story building, and the unlikeliness that it could be used as a duplex.

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

**i. Case# 2143 – 1211 Park Street**

**Owner: Salazar Sally**

Berger, Block 1, Lot 6 (NE half)

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

Chairperson Massey opened the public hearing.

Mr. Richard Martinez, 6518 Alexander Road, Bryan, Texas, advised the Commission that his mother died on November 8, and he agrees that it needs to be torn down, but he is asking for 90 days so that they can go through the house.

Responding to a question from the Commission, Mr. Martinez stated he has no problem getting the structure secured.

Chairperson Massey closed the public hearing.

**Chairperson Massey moved to accept staff's recommendation with modification that this building is unsafe and that the Commission issue an order to the owner, lienholder, or mortgagee to secure the building from unauthorized entry within 30 days, and to demolish the building and remove all the debris within 90 days. Commissioner Jones seconded the motion.**

Chairperson Massey asked if there was any discussion.

There was none

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

**a. Case# 2053 – 217 Lynn Drive**

**Owner: Selvage Ronald D & Kimberly A**

Munnerlyn Village, Block C, Lot 8

**b. Case# 2056 – 1611 W. 28<sup>th</sup> Street**

**Owner: Arriola Silvia**

Stovall, Block 3, Lot 5 & Pt of W 28<sup>th</sup> St ROW

**e. Case# 2138 – 209 San Jacinto Lane**

**Owner: Medina Rachel V**

Henderson Revised, Block 5, Lot 9

**g. Case# 2141 – 1502 Sandy Point Road**

**Owner: Perez Rita**

Henderson Revised, Block 5, Lot 1 & 2 (NW half of each)

- h. Case# 2142 – 1611 Congo Street**  
**Owner: Shelton Marie Et.al.**  
SFA#10, Block 7, Lot 10 (TR-342)

**Chairperson Massey moved to accept the staff's recommendation for agenda items 6.a., 6.b., 6.e., 6.g., 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).**

Mr. Zimmermann went over the following with the Commission:

- a. Overview of Building and Standards Commission activity in FY 2015.**
- b. Regular meeting dates for 2016.**
- c. The next regular meeting is scheduled for 5:30p.m. on Monday, January 25, 2016 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. RECOGNITION OF OUTGOING COMMISSIONER DARRYL MASSEY.**

Mr. Zimmermann thanked Darryl Massey for his service to the Commission.

**10. ADJOURN.**

Without objection, Chairperson Massey adjourned the meeting at 6:30pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **25<sup>th</sup> day of January, 2016.**

---

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

---

\_\_\_\_\_, Chairperson  
Building and Standards Commission  
City of Bryan, Texas