



NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE  
TEXAS OPEN MEETINGS LAW OF THE FOLLOWING MEETING OF A  
CITY GOVERNMENTAL BODY:

**BUILDING AND STANDARD COMMISSION**  
**700 MAIN CENTER Suite 205 (CONFERENCE ROOM UPSTAIRS)**  
**Thursday, July 21, 2016**  
**5:30 p.m.**

**MEMBERS PRESENT:**

Rawley McCoy, Chairman  
Harold Cade  
Victor Marshall  
Sherri Strickland  
Eric Mercer  
Nick Hinojosa

**MEMBERS ABSENT:**

Bobbye Thomas

**STAFF PRESENT:**

Grace Garcia, CEO Supervisor  
Juan Briones, CEO Senior CE Officer  
Steven Solis, CEO Code II Officer  
Isaac Solis, CEO  
Allison Marek, Assistant City Attorney  
Jared Mayfield, Director of Develop. Services  
Julie Fulgham, Asst. Director of Develop. Services  
Denyce Beyer, Administrative Assistant

**A: CALL TO ORDER**

The meeting was called to order at 5:30 p.m.

**B: APPROVAL OF MINUTES FROM PREVIOUS MEETING:**

The minutes of the February 4, 2016 meeting were approved as delivered.

**C: DISPOSITION OF THE FOLLOWING CASES:**

- 1. ROBLES (ACROSS 3602 ROBLES)  
GUADALUPE L & SAN JUANA F HERNANDEZ c/o JOSEPHINE H CANO, C.R.  
CALLIS, MANUEL HERNANDEZ, AND LUPE HERNANDEZ, MANUEL, HERNANDEZ  
JR., LUPE HERNANDEZ, ROBERTO HERNANDEZ**

Mr. Briones stated that on March 10, 2015 Code Enforcement observed the exterior of this structure has deteriorated siding, rafters, ceiling joists, and roof covering. A large portion of the roof has caved in and several pieces of deteriorated wood siding have fallen off. Staff was unable to view the interior of the structure due to the collapsed portions of the structure.

He stated on March 19, 2015 Code Enforcement received an office visit from the property owners daughter, Josephine H Cano. She stated that her father is in the hospital and the neighbor maintains the property because they use it. Mrs. Cano said that she was told there is program that might be able to help her with the demolition of the structure. We advised her to inquire with Darlah Simms in Development Services to see if the building would qualify for demolition through the Community Development Block Grant (CDBG) program. Mrs. Cano returned to our office after speaking with Darlah and said that it would not qualify. We supplied a list of demo contractors and Mrs. Cano said that they would work on getting the structure demolished.

Mr. Briones stated on April 10, 2015 we were contacted by Contractor Clinton Hammonds that he was contacted by the property owner concerning the demolition and would keep us posted.

Mr. Briones stated on April 30, 2015 we received an additional office visit from Mrs. Josephine Cano that her father passed away and they are unsure what to do with this property. Mrs. Cano informed that she went to talk to the neighbors next door that had been helping themselves to her dad's lot the past 15 years. She said she told the neighbors they could continue using the lot, but with the stipulation that they knock the structure down and maintain it. The neighbor became verbally belligerent, so Mrs. Cano informed them that they needed to remove all of their stuff. She said that the contractors we gave her had not contacted her either. Mrs. Cano asked what would happen if they just let the property go. We explained to her that if we mow and demo the structure a bill would be assessed and if not paid in 60 days we would place a lien on the property. Mrs. Cano inquired about the city just taking the piece of land. We advised her to contact and consult with our Legal dept in regards to that. We also advised her to check with the Tax Office to see if maybe they could give it away to the County. Staff also explained to her that the legal owner of record is her mother, so they could even check into her mother gift deeding the property to the neighbor or to the County.

As of June 29, 2016, there has been no progress in the demolition of the structure.

The Findings of Facts are # 1,2,3,4,5,6,7,8, 9, and 10.

Mr. Briones stated as of today, there has been no progress in the demolition of the structure and it is in worse condition than the pictures in the staff report.

Mr. Briones stated Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. No one was present to speak. Mr. McCoy closed the public hearing.

b) Consideration of Orders to Issue

Mr. Mercer made a motion that the building is unsafe. Ms. Strickland seconded the motion. Motion carried.

Mr. Mercer made a motion that the building is more than 50% damaged. Mr. Hinojosa seconded the motion. Motion carried.

There will be an automatic demolition.

2. **1007 S EAST**  
**JUAN & SABINA GONZALES**

Steven Solis stated that on November 13, 2015 Code Enforcement observed the front door and door to the rear of the structure were unsecured. On the exterior, staff also observed deteriorating floor joists, rafters, and roof covering. The interior of the structure appeared to be in sound condition except for water spots on the ceiling from the deteriorated roof and there was some scattered debris and materials inside.

Mr. Solis stated that on June 27, 2016, Code Enforcement received an office visit from Sabina Gonzales inquiring about the notices they received. She only speaks Spanish so Code Enforcement Supervisor Grace Garcia explained the notices, the BSC detailed plan form, and the importance of attending the BSC meeting. Mrs. Gonzales stated that they have secured the structure in all areas that were open, including siding. He noted that they plan to place a new roof on the structure in August. Their plans also include the remodel of the entire structure including: repair of the rotted floor joists around the foundation, windows, electric, plumbing, driveway, mechanical and cosmetic repair. Mrs. Gonzales stated that she was informed that the permits they would need to obtain would be \$300. Mrs. Gonzales also requested info on Waste Management to inquire about renting a dumpster to place the debris from the re-roof. Waste Management information and their phone number was provided.

As of June 29, 2016, there has not been any progress in repairing the structure. Mr. Solis stated as of today, the back door remains unsecure and there has been no progress on the demolition of the structure.

The Findings of Facts are # 1,2,6,7,8, 9, and 10. Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

**(a) Public Hearing to Determine if Structure is Unsafe**

Mr. McCoy opened the Public Hearing.

Juan Gonzales, 1212 S Cameron, Victoria, stated that he and his wife Sabina Gonzales bought this house three years ago with the intention of repairing it. He stated that they have not had enough money. He stated that he used to be a shrimper and the season is finished. He stated he has a lawsuit against the shrimping company in Louisiana. He stated that they won the case and he is going to receive a check for \$9600. He stated he should receive it the end of July or middle of August. He started as soon as he gets the check he would start remodeling the house. He stated he was going to level the house and then start working with the roof. Mr. Gonzales stated if the check does not come, he will have to demolish the house.

Mr. McCoy closed the Public hearing.

**(b) Consideration of Orders to Issue**

Mr. Hinojosa made a motion that the building is unsafe. Ms. Strickland seconded the motion. Motion carried.

Ms. Strickland made a motion that the building is less than 50% damaged. Mr. Marshall seconded the motion. Motion carried.

Mr. Mercer made a motion that the back door be secured by the end of the week. He also stated to give the owner 60 days to secure and begin remodeling and also do roof repair to keep the water out. He stated after 60 days if nothing has been done the structure will be demolished. Ms. Strickland seconded the motion. Motion carried.

### **3. 511 S MOODY BILLY OLIVER**

Ms. Garcia stated on February 4, 2016, Code Enforcement presented a report to the Building and Standards Commission on this property, at the request of the Building Official, Rick Madrid. The Building Official presented his case comments to the board members, regarding the December 12, 2015 Inspection Report provided to Code Enforcement. The report stated that on September 30, 2014; the Building Official reported that the owner Mr. Oliver, proposed to use the structure as a Storage/Office building. The Building Official explained to Mr. Oliver that the exterior walls show deterioration through the studs and would need to be repaired because the wall crumbles with hand pressure. He was also instructed by the Building Official to expose exterior walls 2 to 3 feet high to determine the extent of repairs needed. Also noted on the report were roof leaks. A six month timeline was given to accomplish repairs, which have not been started. Mr. Oliver continues to occupy the structure and advertising signs for ABCO Roofing & Construction remain posted on the building. The order issued by the Commission gave the owner ninety (90) days to get started with repairs; which included the requirement to submit a detailed plan to Development Center, and obtain a permit; or return to the July 21, 2016 meeting if the owner did not comply with the order.

Ms. Garcia stated the owner has not complied, and as of May 27, 2016, the Building Official reported that he met onsite with Mr. Oliver (owner) and, as suspected, the studs in the walls of the front stucco structure are rotted and need to be replaced. Mr. Oliver was also advised that an asbestos survey is required prior to any work performed on the wall(s). Mr. Oliver contacted Axis Demolition and received a quote for the asbestos inspection, but no additional progress has been made.

Ms. Garcia stated on June 7, 2016, Code Enforcement observed that there is deterioration around the front window frames and door. Although the structure has been covered with stucco, the walls have extensive cracking; especially on the south side of structure. There are foundation or support issues that have caused large cracks on the south east corner of the building including to the edge of the roof, also on the south side.

The Findings of the Facts are #2,4,5,6,and 9.

Ms. Garcia stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish since no work has been done.

Ms. Strickland asked if Mr. Oliver pulled any permits. Mr. Madrid stated no.

Ms. Garcia stated it is only the front stucco structure that needs to be demolished not the accessory structure.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. No one was present to speak. Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue

Mr. Mercer made a motion to rescind the first order of 90 days. Mr. Marshall seconded the motion. Motion carried.

Mr. Mercer made a motion that the front stucco structure is unsafe. Mr. Cade seconded the motion. Motion carried.

Mr. Mercer made a motion that the front stucco building is more than 50% damaged. Mr. Marshall seconded the motion. Motion carried.

There will be an automatic demolition of the front stucco building.

**4. 713 JUAN LINN**

**GEORGE A VELASQUEZ, GEORGE VELASQUEZ ETUX, RAENELL McCORD,  
GEORGE E VELASQUEZ, EXCALIBUR II LLC, ATTORNEY GENERAL**

Mr. Solis stated on May 26, 2016 Code Enforcement observed the east side wall is leaning due to a collapsed roof. Staff observed, through the window, daylight coming through the remains of the roof. It appears that the steel wall is bent toward the inside of the structure and the foundation lining is starting the pull apart. At the rear of the structure, the metal siding has fallen from the wooden framing.

Mr. Solis stated on June 21, 2016, Code Enforcement observed a hole in the wall in front of the structure, which gave view to the inside of the structure. Staff also observed junk items inside damaged by water and other elements. There are deteriorated rafters and more than 50% of the roof has collapsed.

On May 27, 2016, property owner obtained a permit for repair which expires October 17, 2016. Mr. Solis stated as of today, there has been no progress in the demolition of the structure.

The Findings of Facts are #1,2,3,4,5,6,7,8,9, and 10.

Mr. Solis stated Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

**(a) Public Hearing to Determine if Structure is Unsafe**

Mr. McCoy opened the Public Hearing.

George Velasquez, 708 E. Church, stated he did get a permit but within a few weeks or so the City red tagged the property, so he just stopped working on it. He stated the building is just four walls and he did get a price list for materials. He stated that the hardest part is cleaning it up. He stated he got a material list for all of the metal and the wood that he is going to need to repair the structure. He stated he is also going to put up a new roof. Mr. Marshall asked when he was going to start the project. Mr. Velasquez stated that he was working on a house on Forrest and he needs another good 30 days to dry that in and then stated he would have to check with Waste Management when they could bring the container. He also

stated he would have to relocate the power for the structure on Juan Linn. Ms. Strickland stated she did not understand why Mr. Velasquez would want to spend 50% of what the building is worth by repairing it. Mr. Velasquez stated it has a pretty good size slab and it is worth more than that.

Mr. Mercer asked Mr. Velasquez if he was going to use the existing wall. He stated he was going to remove them as he rebuilds the building. Ms. Strickland asked if it would be cheaper to tear it down and start over. Mr. Velasquez stated a new building that size would cost him \$55,000. She then asked what he was going to do to make this building safe within the next two weeks. He stated he could not do anything within the next two weeks. Mr. Mercer had a concern about the whole wall just falling, since there is no support. Mr. McCoy asked if there was a way Mr. Velasquez could brace the wall within the next week or so. Mr. Velasquez stated yes.

Mr. McCoy then closed the Public Hearing.

### **(b) Consideration of Orders to Issue**

Mr. Mercer made a motion that the building is unsafe. Ms. Strickland seconded the motion. Motion carried.

Mr. Cade made a motion that the structure is more than 50% damaged. Mr. Mercer seconded the motion.

AYES: Cade, Mercer, Strickland, Marshall  
NAYES: Hinojosa

Mr. McCoy stated it would be an automatic demolition.

Mr. Velasquez asked how much time he had for demolition. Mrs. Garcia stated 30 days.

### **5. 703 E FORREST (705)**

**GEORGE VELASQUEZ ETUX, GEORGE VELASQUEZ, ROSIE YBARRA VELASQUEZ,  
INTERNAL REVENUE SERVICE, ATTORNEY GENERAL, EXCALIBUR II LLC**

Isaac Solis stated on October 30, 2015 Code Enforcement observed the deteriorated roof in need of complete replacement. Deteriorated rafters are especially visible on the side of the home including the interior ceilings which are also water damaged due to lack of roof covering. Holes in the roof has caused weather damage to the fascia and there are also broken and unsecured windows.

He stated on February 4, 2016, we received a detailed plan outlining the schedule of repairs. The following are excerpts from the plan:

- Obtained a Permit for repairs
- 2-16-16 Secure House
- 3-30-16 Start to level the structure.
- 4-30-16 Repair roof to get ready for new roof R-22 panels, metal roof.
- 6-30-16 For inside cleaning prep work.
- 7-15-16 Bath & kitchen sink E-R Plumbing Mr. Rudy Ramos
- 7-30-16 Bring electric to Par 3-C to Electrical Mr. Cano

Mr. Solis stated as of June 21, 2016, there has not been any further progress on the repairs or securing of the structure. Code Enforcement observed new construction in the rear of the structure. There is wooden framing, but floor bearers or floor joists have not been added. He noted as of today (7/21/16) more than 50% of the roof covering has been removed and repair has begun on the framing of the roof.

The Findings of the Facts are #1,4,5,8,9, and 10.

Mr. Marshall stated based on the progress he has made does staff still recommend demolition of the house. Mr. Solis stated yes. Ms. Strickland asked when the 90 days is up on the permit. Grace Garcia stated July 30, 2016. Mr. McCoy stated you can grant more than 90 days if there is a schedule. He stated this would be in the guidelines to do that, but the schedule would need to be updated more frequently.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

George Velasquez, 708 E. Church, stated the wall extended on the right side of the house is covered. Mr. Velasquez then explained some of the other improvements he had made to the structure. He stated he is getting ready to do the rafters and the joists. He stated he has removed all of the old flooring. Mr. McCoy asked how much time it would take Mr. Velasquez to complete the issues that are of greatest concern. Mr. Velasquez stated he would have it dried in within the next 30 to 45 days. Mr. McCoy asked if the staff could send the BSC committee the updated reports on the progress of the structure. Ms. Garcia stated yes.

Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue

Mr. Mercer made a motion to give him a continuation of 90 days to secure, level the structure, and repair the roof and completely dry in the structure. Mr. Cade seconded the motion. Motion carried.

Mr. McCoy asked the staff to give the BSC an updated report every two weeks so we will know the owner is making an effort to repair the property. Ms. Garcia stated she would do that.

**6. 2304 N DEPOT  
LEONA STOVALL, MICHELLE PEOPLES**

Steven Solis stated on April 22, 2016 Code Enforcement arrived onsite and observed a deteriorated addition to the back of the structure. The addition was filled with junk, trash, and covered with overgrown brush. It appears to be deteriorating to the point of collapsing. Staff also observed the roof was buckling and appears to bow in the center. There were also signs of cracking of the foundation on the northeast side of the structure.

He reported that on May 2, 2016, staff received information from the property owner's daughter, Michelle Peoples, stating that they have made contact with the Community Development Block Grant (CDBG) Coordinator Darlah Sims. We have learned that on June 21, 2016 Mrs. Peoples has signed all required documents for the CDBG demolition. She was also advised that she would still need to attend the BSC meeting.

The Findings of Facts # 1,2, 4, 7,8, 9, and 10.

Mr. Solis stated Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

Michelle Peoples, 1807 E Walnut, Victoria, and stated she is the Power of Attorney for Leona Stovall, which is the legal owner of 2304 N Depot, which is her mother. She stated that she is working with Darlah Sims, Community Development Coordinator, with the City of Victoria and they are working to get the structure torn down.

Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue

Mr. Mercer made a motion that the structure is unsafe. Ms. Strickland seconded the motion. Motion carried.

Mr. Mercer made a motion that the structure is more than 50% damaged. Mr. Hinojosa seconded the motion. Motion carried.

The building will be demolished.

**7. 103 ANTELOPE CIRCLE  
MARIA SANJAUNITA NINO**

Mr. Briones stated as of today (7/21/16) the structure has been secured and in compliance.

**D: ITEMS FROM BUILDING AND STANDARDS COMMISSION**

Mr. McCoy stated he has noticed for several years, when he fills his car up with gasoline at the Exxon by HEB on Navarro, the structure holding the canopy up is deteriorating. There is an 8 x 8 steel column that is rusted to the point where he can stick his fist through it at the bottom. Julie Fulgham stated we could declare it an unsafe structure and put it on the next BSC meeting agenda.

Mr. Madrid stated he looked at that Exxon by HEB and mentioned it to the Manager of the Store and they called their District Manager. He stated he and his inspectors went throughout the City and came back with a report and not many of them showed deterioration. He stated but it does need to address the installs through code that we want something a little stricter in place.

**E: ITEMS FROM STAFF – There was no items from staff.**

**F: ADJOURNMENT**

The meeting was adjourned at 7:07 p.m.

Approved: \_\_\_\_\_  
Rawley McCoy, Chairman

Approved: \_\_\_\_\_  
Jared Mayfield, Secretary  
Director of Development Services