



**BUILDING AND STANDARDS COMMISSION MEETING**

**700 MAIN CENTER Suite 205 (CONFERENCE ROOM UPSTAIRS)**

**Thursday, November 15th, 2018**

**5:30 p.m.**

**MEMBERS PRESENT:**

Rawley McCoy, Chairman  
Sherri Strickland  
Eric Mercer  
Frank Reyes  
Robert Brooks

**MEMBERS ABSENT:**

Bobbye Thomas

**STAFF PRESENT:**

Grace Garcia, CEO Supervisor  
Juan Briones, Senior Code Enforcement Officer  
Steven Solis, CEO Code II Officer  
Isaac Solis, CEO Code 1 Officer  
Christian Watts, Code Enforcement Inspector  
Rick Madrid, Asst. Director of Develop. Services  
Allison Lacey, Asst. City Attorney  
Denyce Beyer, Administrative Assistant

**A: CALL TO ORDER**

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

Rawley McCoy introduced new BSC Member Frank Reyes to the committee.

**B: APPROVAL OF MINUTES: Minutes for Tuesday, July 24, 2018, and July 26, 2018.**

The minutes of the July 24, 2018 and July 26, 2018 meetings were approved as delivered.

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

- 1. 1011 N. DE LEON  
JEFF MOORE**

Grace Garcia stated that this structure was presented to the Building and Standard Commission on April 25, 2013. After staff presented the substandard conditions on April 25, 2013, the Building and Standards Commission declared the building less than fifty percent damaged and issued an order to secure the structure in thirty days; including the outside stair access for the second story, and repair in ninety days. Although the property owner obtained remodel permits and had some repairs inspected and approved by the Building Inspection department, the owner did not call for follow-up inspections and the department closed permits due to expiration of the permits.

On September 17, 2018, Code Enforcement arrived on site to assess the structure. The structure appeared to be abandoned and there were visible signs of deterioration on some wood members and siding on the front door, roof, and windows. We were unable to assess the foundation or inside the structure to assess floors, walls, electrical, plumbing, or ceilings, but the exterior walls had extensive deteriorated wood members, and need to be repaired and painted. The outside electrical panel showed signs of unsafe wiring due to lack of maintenance and possible tampering. She noted because the outside stairs remain deteriorated and unsafe, we also were not able to determine the amount of roof damage over the front flat portion of the two-story structure.

The Findings of the Facts are # 2,7,8, and 10. Ms. Garcia stated that staff recommends for the board to declare the structure unsafe, and issue an order for the structure to be kept vacated, completely secured, repaired or demolished.

Mr. McCoy asked so part of the recommendation is that you just want it secured. Ms. Garcia stated the staff recommends demolition if he does not repair, since it has been brought to the board before. The structure continues to deteriorate.

Ms. Garcia stated the property owner did obtain a permit today for repairs. Mr. Madrid stated the property owner is proposing to pitch the roof, close off the second floor exit, repair the siding; and the long-term goal is to sheetrock it and get it finished.

a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

Jeff Moore, 1706 E. Red River, Victoria, Texas, stated he would be tearing down the staircase and replacing the staircase. There was illegal wiring in the house, so the City made him rip out the sheetrock and re-wire everything. Mr. Moor stated a couple of months ago he called the City of Victoria Police Department because people were breaking in and putting in electrical. Mr. McCoy asked him how long it would take to repair the home. Mr. Moore stated 60 days.

Mr. Mercer asked Mr. Moore how long it would take him to remove the staircase. Mr. Moore stated before the end of next week.

Mr. McCoy closed the public hearing.

b) Consideration of Orders to Issue

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

Mr. Mercer made a motion that the structure is less than 50%. Mr. Marshall seconded the motion. Motion carried.

Sherry Strickland made a motion that the staircase be demolished in seven days and the other work be completed in 60 days. Eric Mercer seconded the motion. Motion carried.

**2. 1005 N DE LEON  
MARC RAMIREZ**

Christian Watts stated on August 16, 2018 Staff observed a dilapidated carport / patio structure on the rear portion of the property. Upon closer inspection, staff observed another small storage building that was also damaged and potential exposed wiring in several places. The roof was exposed to the elements and damage was likely due from Hurricane Harvey.

On September 17, 2018 Staff conducted another inspection of the structure. Upon inspection, the property had some clean up and the carport / patio portion had been torn down. The foundation is in need of leveling and needs extensive repairs. The exterior walls have water damage and the roof covering has deterioration and needs complete reconstruction.

The Finding of the Facts are # 1,2,5,7and 10. Mr. Watts stated that staff recommends the board declare the structure unsafe and the owner repair or demolish the structure.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. There being no one present to speak, the public hearing was closed.

(b) Consideration of Orders to Issue

Eric Mercer made a motion that the building is unsafe. Sherri Strickland seconded the motion. Motion carried.

Eric Mercer made a motion that the structure is more than 50% damaged. Sherri Strickland seconded the motion. Motion carried.

**3. 909 WHEELER  
JEFFERY L MOORE**

Grace Garcia stated on August 17, 2018, the Code Enforcement team assessed the structure on site. We observed that the foundation needed extensive repairs, which included leveling the entire structure. The exterior walls had visible rotted beams with loose members, cracks, and holes in the wall. The entire structure also needed to be painted. The composition roof covering is deteriorated, has missing shingles, and is sagging; including the overhang. There is also separation at the peak of the roof. We were able to observe broken sheetrock and missing ceiling cover through the windows and some windows were also broken. Code Enforcement also observed that the floor covering inside was damaged, and the entire support beams around the structure were rotted and deteriorated. Ms. Garcia stated the exposed electrical wiring is unsafe due to the lack of maintenance and possible tampering. Trees around the entire structure are growing under the floor beams causing additional shifting to the foundation, floors and walls. The structure is infested with non-domesticated bees on the front wall near the street and is unsafe and a danger to the public.

Ms. Garcia stated the Findings of the Facts are # 2 and 10. Ms. Garcia stated staff recommends for the board to declare the structure unsafe, and issue an order to demolish or repair and secure the property. A permit was obtained also on this structure for a re-roof.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

Jeff Moore, 1706 E. Red River, stated the beams have all been replaced on the other side of the house. He stated the front of the house where the door is need to be replaced on the back side where the trees need to be cut out. The structural beams on the floor need to be replaced. The roof needs to be repaired. The building is secured.

Ms. Strickland asked if the house was sitting on the ground. Mr. Moore stated the house is sitting on concrete blocks. Mr. McCoy asked Mr. Moore how long it would take him to get the roof repaired. He stated it will take 90 days and then he would have to get another permit for the foundation. Mr. McCoy stated the commission could not grant you more than 90 days. He stated to Mr. Moore he would have to have a written plan.

Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue

Sherri Strickland made a motion that the building is safe. Mr. Mercer seconded the motion. Motion carried.

**4. 1008 S WHEELER (@ SOUTH)  
JOE MICHAEL & MARY ANN RAMIREZ**

Isaac Solis stated on August 16, 2018 Code Enforcement observed a blue tarp covering half the roof toward the back of structure. The roof above the front porch of the home is bowing. The carport on the west side of the home is collapsing. The patio cover on the east side of the home also had deterioration damage The damage appears to have been caused by Hurricane Harvey. The back wall of the home had exposed boards where the siding was missing. During the inspection, we observed remodeling in the interior of the structure. Some Interior studs have been replaced. No permits had been issued for the repairs. Other violations on site included a pile of wood debris with hazardous nails, junk items and bee nests.

On September 17, 2018, another inspection was conducted. The structure remains vacant and the interior is still undergoing repairs. There has not been any progress on repairs to the carport, patio or porch cover.

On September 19, 2018, we spoke with Michael Ramirez. We informed him the carport is in need of repair, the roof above the front and back patio is in need of repair or needs to be demolished. We also informed him a permit must be pulled for repairs. Mr. Solis stated since September 19, some of the rafters have been repaired on the carport and some have also been replaced.

The Findings of the Facts are #2 and 10. Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish the carport and pull permits for repairs of the structure.

Rick Madrid stated some of these structures are located in the flood plain have to follow the flood plain requirements. This means you are allowed to improve the structure 50% of its assessed value and noted after 50% you have to bring the entire structure up to flood plain requirement. Mr. Madrid stated the structure would have to be raised above the BFE.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

Joe Michael Ramirez, 1206 E. Loma Vista, stated after the storm he contacted the City about getting permits. He stated he braced the carport back up to keep it from dropping down. He stated the front porch does have a sag in the front. He stated he does have materials for the roof and now he needs to visit with the Building Inspections Department and figure out what permits he needs. He stated a church organization came in and helped them with the inside of the home tearing out the old stuff that had mildew on it. He stated the organization then left and never came back to help them, so he and his wife and relatives finished working on the inside of the home. He stated he then reframed studs and plates. He stated that in the flood of 1998 they never had water in the house. He stated when it does flood; it is usually in the street and has never gotten in the house. Mr. Ramirez noted that the wall in the back used to be a storage building. He stated that back wall was part of the storage building. He noted he only works on the house on weekends because that is the only time he can.

Mr. McCoy asked Mr. Ramirez he was going to tear the carport down. He stated he was planning on tearing it down, but he wanted to run the joists and tie into the roof out and just use tin. He stated he is concentrating more on the house than the carport right now.

There being no more comments, the public hearing was closed.

(b) Consideration of Orders to Issue

Eric Mercer made a motion that the structure is unsafe. Victor Marshall seconded the motion.

AYES: Mercer, Marshall, Brooks, Reyes,  
NAYES: Strickland

Mr. Mercer made a motion that the amount of damage is less than 50%. Mr. Marshall seconded the motion.

AYES: Mercer, Marshall, Brooks, Reyes  
NAYES: Strickland

Mr. Mercer made a motion that the owner has 90 days to remove the carport and pull the permits for the remainder of the work on the home. Robert Brooks seconded the motion. Motion carried.

**5. 1001 S EAST**

**HILDA V ROSAS ET AL, REFUGIA MONROE, HILDA ROSAS, RICHARD ROSAS**

Juan Briones stated that on August 18, 2018, Code Enforcement assessed the structure on site that was abandoned and un-secured. Some windows were broken or had rot around the frames and are exposed to rain, sun, elements including rodents or vandals. The door on the west side of the structure was open as well as a large hole on the roof at the south side of the home which had caved in. The hole has caused water damage and rot to rafters, ceiling joists, and ceiling cover. There was also damage to the fascia, soffit and flashing. Another door on the northeast side of the structure was locked; however, there is rot and deterioration around the frame. The floors inside the home have missing covering and is very wet -- to the point that there is a danger of stepping through the deck and sub-floor, especially on the portions where the roof is unsecured or collapsed. There is rotting on the floor beams around the home and some areas appear to be touching the ground and needs leveling due to rot, deterioration and shifting. Exposed walls have broken sheetrock and water damage in some areas as well as other areas where the foundation has shifted. A carport on the west side of the home is leaning due to sagging of support

beams and rotting members. We are unable to determine how much of the damage of the structure is due to the hurricane but there is no doubt that Hurricane Harvey is a factor.

The Findings of the Facts are # 1,2,4,5,6,7, and 10. Mr. Briones stated that staff recommends the board to declare the structure unsafe and issue an order to secure, repair, or demolish.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. There being no one present to speak, the public hearing was closed.

(b) Consideration of Orders to Issue

Sherri Strickland made a motion that the structure is unsafe. Eric Mercer seconded the motion. Motion carried.

Sherri Strickland made a motion that the structure is more than 50% damaged. Eric Mercer seconded the motion. Motion carried.

Mr. McCoy noted there would be an automatic demolition.

**6. JUAN LINN (@ PLEASANT GREEN)  
ALVIN MUMPHORD**

Christian Watts stated on June 14, 2018 Staff was notified by a concerned citizen of a dilapidated structure on the corner of Juan Linn at Pleasant Green. Upon inspection, staff observed the structure was unsecured and had a large portion of the tin roof missing and many areas were showing deterioration. The West portion of the structure had a large hole in the exterior wall and was exposed to the elements. Much of the inside was seriously damaged, due to the elements including the interior walls, insulation, and ceiling. Several notices were mailed and posted on site with no response from the property owner.

On September 21, 2018, Staff conducted another inspection and observed the property was still unsecured and there was no progress on repairs or demolition. The structure is still more than 50% damaged and the elements continue to deteriorate the structure on the inside.

The Finding of the Facts are: # 1,2,5,7, and 10. Mr. Watts noted that staff recommends the board declare the structure unsafe and for the owner to demolish the structure.

Mr. Watts noted that they did speak to the property and the owner stated they wanted to demolish the structure anyway.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. There being no one present to speak, the public hearing was closed.

(b) Consideration of Orders to Issue

Eric Mercer made a motion that the structure is unsafe. Robert Brooks seconded the motion. Motion carried.

Eric Mercer made a motion that the structure is more than 50% damaged. Sherri Strickland seconded the motion. Motion carried.

Mr. McCoy noted there would be automatic demolition.

**7. 101-A MAPLEWOOD #17  
NELSON EVELYN EST % JEFFREY NELSON**

Isaac Solis stated that on July 23, staff observed a portion of the wall had been damaged, most likely from Hurricane Harvey. From ground level to the roof, the wall securing the fireplace exhaust pipe on the front wall is missing. We also observed exposed wiring, studs and sheetrock being exposed to the elements.

On October 11, Code Enforcement received a call from Jeffrey Nelson. Mr. Nelson stated that his mother is the property owner and is now deceased. He informed us that he plans on making repairs to the structure or to sale the property. We informed Mr. Nelson a permit for repairs is required.

Mr. Solis stated at 4pm today, staff received a phone call from Mr. Nelson stating that he spoke with FEMA and they need proof that his mother has passed. He also informed us that he was planning on coming today, however his phone was about to die and his vehicle is out of gas. He requested that the board give him more time to comply.

The Finding of the Facts are #2. Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and for the commission to issue an order to pull permit for repairs.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. There being no one present to speak, the public hearing was closed.

(b) Consideration of Orders to Issue

Eric Mercer made a motion that the structure was unsafe. Robert Brooks seconded the motion. Motion carried.

Eric Mercer made a motion that the structure is less than 50% damaged. Sherri Strickland seconded the motion. Motion carried.

Eric Mercer made a motion that the property owner has 30 days to secure the property, if not the City will have to secure it. Sherri Strickland seconded the motion. Motion carried.

**8. 101 IVANHOE  
DAVID E & ADELAIDA V ORTIZ, BRIAN FERGUSON dba PLATINUM INVESTMENSTS**

Christian Watts stated on January 3, 2018, the Code Enforcement office observed a hurricane damaged roof with deteriorated decking, soffit, fascia, and exterior gable sheathing. The exterior gable wall sheathing was blown off and creating points of entry into the interior. The deteriorated boards securing the southeast door appeared to be deteriorated and creating a potential entry point.

Staff received contact from the property owner informing that they were working with the insurance company but awaiting a structural engineer to assess the home for stability. The owner also stated that they were going to be escalating her claim due to the insufficient amount for repairs.

Mr. Watts stated staff received a call from the property contact Eric Moore, on October 2, 2018. He was informing that there is still legal communication to resolve the issue with the insurance company. He advised that

they were working on mold issues inside the structure and should have a time line for the abatement before the meeting. He stated that they plan is to obtain a permit for the demolition of the structure.

The Findings of the Facts are # 2, and 10. Code Enforcement recommended the structure be declared unsafe and the Commission issue an order to secure and repair.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

Adelaida and David Ortiz, 101 Ivanhoe, stated they came home to the structure after the hurricane. Adelaida Ortiz stated they were staying in San Antonio during the hurricane. They did hire someone to assess the property at that time. They now have an attorney and it is now in litigation. They did pull a permit with T J Construction at that time to come in and demolish the structure, but the attorney stopped them and stated do not do anything yet. He wanted them to wait for the insurance company. Mr. Mercer asked if they are going to demolish the entire structure. Ms. Ortiz stated yes. She noted that they had a forensic engineer come in and told them that the structure is no good. They were hit by a tornado. Mr. Ortiz noted that the attorney told them they had to wait at least two months and that was two weeks ago when he had been told that. Ms. Ortiz noted that they would secure the structure and stated they go there every day because that is where they get their mail.

There being no further questions, Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue

Mr. Marshal made a motion to Table Agenda Item C8 until the next BSC meeting. Sherri Strickland seconded the motion. Motion carried.

**9. 2101 N JECKER (812-814 VIRGINIA)  
EDDIE JOYCE GASKIN (LIFE EST) c/o KEVIN GASKIN & KAREN CAMP**

Mr. Briones stated on August 17, 2018 Staff observed 3 structures, with rotted decking, deteriorated wood siding and roof coverings. He noted 812 Virginia and 2101 Jecker, appear occupied and 814 Virginia is vacant but has signs of vagrant activity.

Mr. Briones stated on September 21, 2018 Staff arrived onsite to assess the structures and the following deficiencies were noted for each structure:

**812 Virginia**

- Found to have more than 50% damage to the roof and siding
- Roof would require complete reconstruction
- Electrical and plumbing issues need to be brought up to code

**814 Virginia**

- Found to have more than 50% damage to the siding
- Vagrant activity causing interior damage to floor and sheet rock
- Electrical and plumbing issues need to be brought up to code

## 2101 Jecker

- Found to have more than 50% damage to the roof and siding
- Roof would require complete reconstruction
- Electrical and plumbing issues need to be brought up to code

Mr. Briones stated according to Police records from January 1, 2018 to October 4, 2018 VPD has responded to calls at both of these locations for disturbances, burglary, and criminal mischief.

Staff has also filed a municipal court case against this property for continual violation of environmental codes. We have not received any correspondence back from the property owner.

The Findings of the Facts are # 2,4,5,7,9, and 10. Mr. Briones stated that staff recommends that the structure be declared unsafe and an order be issued to vacate and demolish the structures.

Mr. McCoy asked if these structures had come before the commission before. Mr. Madrid stated no.

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

Mr. McCoy opened the public hearing.

Those who wished to step forward and speak were Eddie Joyce Gaskin, 214 Jessica Drive and Kevin Gaskin, 709 E Warren Avenue, Victoria, Texas.

Ms. Gaskin stated the above houses are not livable, but people off of the street live there. She stated she has no lease agreement with them.

Mr. McCoy asked Ms. Gaskin what her intent was for the buildings. Mr. Gaskin stated they need to secure them and get them locked up. They have done this prior to this meeting and people have gone in and taken the doors off. Ms. Strickland asked if they wanted to keep the property or want to demolish it. Ms. Gaskin stated that the houses are not livable. She stated they would probably have to be demolished.

There being no more comments, Mr. McCoy closed the public hearing.

### (b) Consideration of Orders to Issue

Sherri Strickland made a motion that all three structures are unsafe. Victor Marshall seconded the motion. Motion carried.

Sherri Strickland made a motion that the structures are more than 50% damaged. Eric Mercer seconded the motion. Motion carried.

## 10. 2103 & 2105 JECKER EDDIE JOYCE GASKIN (LIFE EST) c/o KEVIN GASKIN & KAREN CAMP

Juan Briones stated on August 17, 2018 Staff observed 2 potentially occupied structures with rotted decking, deteriorated wood siding and roof covering. According to Utility Billing Records, there has not been an active utility account at 2103 Jecker since June 8, 2017 and no active account at 2105 Jecker since March 30, 2017.

On September 21, 2018 Staff arrived onsite to assess the structures and the following deficiencies were noted for each structure:

### 2103 Jecker

- Found to have more than 50% damage to the roof and siding
- Roof would require complete reconstruction
- Electrical and plumbing issues need to be brought up to code

### 2105 Jecker

- Found to have more than 50% damage to the siding
- Vagrant activity causing interior damage to floor and sheet rock
- Electrical and plumbing issues need to be brought up to code

Mr. Briones stated that the evening of September 21, 2018 there was a double homicide at 2105 Jecker. As a result we received an email and office visit from Sgt. Kelly Luther requesting we take a look at these structures, she was on scene when the incident happened and walked through the structures at 2103 and 2105 and stated that they are in really bad condition on the inside and people should not be living in them. Sgt. Luther also expressed concerns about the criminal and drug activity stemming specifically in this area.

According to Police records from January 1 2018 to October 4, 2018 VPD has responded to calls at both of these locations for disturbances, burglary, sex crimes, and shots fired.

Staff has also filed a municipal court case against this property for continual violation of environmental codes. We have not received any correspondence back from the property owner.

The Findings of the Facts are # 2,5,6,7,and 10. Mr. Briones stated that Staff recommends that the structures be declared unsafe and an order be issued to vacate and demolish the structures.

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

Mr. McCoy opened the public hearing.

Eddie Joyce Gaskin, 214 Jessica Drive, Victoria, Texas and Kevin Gaskin, 709 E. Warren, Victoria, Texas wished to comment.

Mr. McCoy asked if these people just enter these properties. Ms. Gaskin stated yes. Mr. Gaskin stated a lot of them are coming from the park area at Queen City. He noted there are a lot of vagrants within the community that are sleeping outside in tents near the Christ Kitchen area. Ms. Strickland asked what their intent was for the property. Mr. Gaskin stated they would like to repair the homes, but they would need to see how much it would cost to repair them. Mr. Mercer stated that there is almost \$4000.00 in bills, so you will be approaching a vast amount of money.

There being no further questions, the public hearing was closed.

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

Eric Mercer made a motion that the structures were unsafe. Sherri Strickland seconded the motion. Motion carried.

Ms. Strickland made a motion that the structures are more than 50% damaged. Victor Marshall seconded the motion. Motion carried.

Mr. McCoy stated there would be an automatic demolition.

**11. 2005 N DEPOT (PORCH & ACCESSORY)  
VANESSA L BALLI, VANESSA GARCIA, JOE A. CARRION**

Juan Briones stated on July 31, 2018 Staff observed the front porch was deteriorated and covering was collapsed. There was roof deterioration and rot around the fascia. The rear accessory structure is completely rotted with lots of deterioration and holes on all sides.

On September 21, 2018 another inspection was conducted with no progress on repairs or demolishment of the porch or accessory structure.

The Findings of Facts are # 1,2,5, and 10. Mr. Briones stated that Staff recommends the owner demolish the porch and accessory structure.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. There being no one present to speak, the public hearing was closed.

(b) Consideration of Orders to Issue

Eric Mercer made a motion that the porch and accessory structure are unsafe. Robert Brooks seconded the motion. Motion carried.

Eric Mercer made a motion that the porch and accessory structure are more than 50% damaged. Sherri Strickland seconded the motion. Motion carried.

Mr. McCoy stated it would be an automatic demolition.

**12. 1305 N LOUIS  
LOUIS ALFRED-ZAMORA**

Isaac Solis stated the Code Enforcement office received a concerned citizen report regarding the structure having damage from the hurricane. On July 23, 2018 Staff performed an inspection and observed the garage doors collapsed, major roof damage, and the front office area exposed to the elements. Due to the instability of the structure, we did not enter and reached out to the property owner to set up an appointment to inspect the inside.

Mr. Solis stated on August 10, 2018, Staff met with the property owner Louis Zamora to conduct an in depth inspection. The front portion of the structure appears to be the office area and has exposed walls, no roof, and is filled with vehicles and vehicle parts. Further inside of the structure the following deficiencies were found:

- Various sections of the roof have holes and majority of roof decking is damaged
- Deteriorated rafters, structural support beams/trusses
- There were considerable portions of the foundation that were sinking causing the load bearing walls to buckle and crack. The non- load supporting wall and portions of the ceiling appear to have deterioration from the weather as well.
- Multiple windows are broken and unsecured.

Mr. Solis stated that Staff advised Mr. Zamora that he would need to seek a contractor and an engineer so that they can determine the best way to repair the structure. We also advised that the load bearing walls were in disrepair and is causing safety concerns with the roof. Mr. Zamora stated that he understands the building is weak and that when trash trucks pass by, the garage shakes. He advised that he plans to repair the structure and that he can get the labor to fix it up for free. Mr. Zamora stated he was going to call some construction contacts to inquire about the engineering. Our office also supplied a list of commercial foundation leveling companies to inquire about the engineering.

As of September 21, 2018, there has been no progress or updates with the repairs or securing.

The Findings of the Facts are # 1, 2, 3, 4, 5, 6, 7, and 10. Isaac Solis stated that Code Enforcement recommends the structure be declared unsafe and the Commission issue an order to demolish.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

Louis Zamora, 1902 Mimosa, stated he wants to remove the structure. He stated he has spoken to Axis Demolition to get an asbestos survey scheduled from a week from Wednesday. He stated his plans are to demolish the structure. Mr. Mercer asked what the time frame is. Mr. Zamora stated about 14 weeks based on another structure a friend of his had removed.

There being no more comments the public hearing was closed.

(b) Consideration of Orders to Issue

(c)

Mr. Mercer made a motion that the structure was unsafe. Sherri Strickland seconded the motion. Motion carried.

Erice Mercer made a motion that the structure was more than 50% damaged. Sherri Strickland seconded the motion. Motion carried.

D: ITEMS FROM BUILDING AND STANDARDS COMMISSION

Mr. McCoy requested that there be a Workshop with the commission and the staff. Sherri Strickland said the committee needs clarification on some of the things. The committee stated they needed clarification on the Matrix. Allison Lacey stated if one or two of the committee members would email her and let her know what they wanted to discuss at a workshop they could set up a meeting.

E: STATUS OF TX Open Meetings Act Training – Link: <https://www.texasattorneygeneral.gov/open-government/governmental-bodies/pia-and-oma-training-resources>

Mr. McCoy asked if everyone had done the Open Meetings Act training. There were still two members that needed to do the training.

F: ADJOURNMENT

There being no more comments, the meeting was adjourned at 8:07 p.m.

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

Approved: \_\_\_\_\_  
Julie Fulgham, Director of Development Services