



**BUILDING AND STANDARD COMMISSION**  
**700 MAIN CENTER Suite 205 (CONFERENCE ROOM UPSTAIRS)**

**Tuesday, January 27, 2015**  
**5:30 p.m.**

**Commissioners Present:**

**Commissioners Absent:**

Rawley McCoy, Chairman

Nick Hinojosa

Eric Mercer

Sherri Strickland

**Staff Present:**

Harold Cade

Victor Marshall

Jared Mayfield, Director of Dev. Services

Bobbye Thomas

Julie Fulgham, Asst. Director of Dev. Services

Grace Garcia, CEO Supervisor

Denyce Beyer, Administrative Assistant

Juan Briones, CEO

Steven Solis, CEO

Isaac Solis, CEO

Andrea Ayala, CEO

Linda Champion, Asst. City Attorney

**A: CALL TO ORDER**

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

**B: APPROVAL OF MINUTES FROM PREVIOUS MEETING-  
October 23, 2014**

The minutes of the October 23, 2014 meeting were approved as delivered.

Mr. McCoy introduced new BSC member Eric Mercer to the Committee.

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

**1. 403 S VINE**

**RICHARD JOSEPH GALLARDO**

**& ELSA MARIE KUHN**

Mr. Briones Code Enforcement observed deterioration on the wood siding, shifting foundation, leaning piers and missing floor boards. Upon further inspection we also observed a deteriorating roof, front porch overhang, window frames and window panes. The front door was unsecured and upon entry we observed exposed wiring, holes in the walls and ceiling, weak floor boards and water damage to the ceiling. We made contact with the property owner and advised of the state of the structure. As of January 8, 2015, there has been no progress on the securing, repairs or demolition. He state as of today no progress has been made to repair the property.

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

(a) Public Hearing to Determine if Structure is Unsafe – There was no one present to comment.

Ms. Strickland made a motion to declare the structure unsafe. Mr. Mercer seconded the motion. Motion carried.

Ms. Strickland made a motion that the structure is more than 50% damaged. Ms. Thomas seconded the motion. Motion carried.

(b) Consider Issuing an Order to Secure and Repair.

Mr. McCoy stated it is an automatic demolition as per staff's recommendation.

**2. 705 S WILLIAM  
MARIE MILLER LLC**

Steven Solis stated that Code Enforcement observed the accessory structure that is being used as a storage facility in the back of the property. Upon further inspection, we observed deteriorated exterior siding, broken windows and walls and foundation shifting due to a portion of the roof collapsing. There was also vines and weeds growing all over the west side and part of the east side of the garage portion of the structure. The inside of the garage area had portions of the interior wall deteriorated due to water damage, broken windows, collapsing ceiling and improper load on the support beams. We were able to make contact with the property owner Marie Miller and she stated that she wanted to salvage the building and use it for storage. As of January 8, 2015 there has been no progress on the repairs or demolition. Mr. Solis stated as of today no permits have been pulled. He stated they went by there today and she did have a portion of it knocked down and had rebuilt it. He stated about 25% of the accessory structure has been repaired. He stated they received a call from Ms. Miller informing that she would not be attending the meeting today. Mr. Solis stated that they advised her that without someone to speak on her behalf, then the structure is at the discretion of the board which may be 30 days to repair or demolish. Ms. Miller stated that she had spent \$700 on repairs and could not repair the remaining part of the structure within 30 days.

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

(a) Public Hearing to Determine if Structure is Unsafe

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

(b) Consider Issuing an Order to Demolish.

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

Ms. Thomas made a motion that the structure is more than 50% damaged. Ms. Strickland seconded the motion. Motion carried.

Mr. McCoy stated the building is declared more than 50% damaged and it is mandatory demolition.

**3. 1607 E GOODWIN  
MILDRED GILLAR ESTATE (ESTATE)  
c/o LESA CHARBULA**

Isaac Solis stated Code Enforcement observed a home was damaged by a house fire. The fire appeared to have started in the kitchen area on the west side of the home and traveled to every room of the house. The west side of the home has a large portion of the house exposed and unsecured. The back door was open and unsecured on the south side of the home. We were able to make contact with the property owner and they advised that they had intentions of knocking the home down but the fire investigator advised to refrain from doing so since they suspected arson. We gave the contact information for the fire department and as of January 8, 2015 there has been a permit pulled for demolition but no progress on the actual demolition. He stated the Findings of the Facts are #1,2,3,4,5,6,7,8,9, 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. No one was present to speak. The public hearing was closed.

(b) Consider Issuing an Order to Demolish.

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

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

Mr. McCoy stated it is a mandatory demolition with the caveat that the Fire Marshall's office needs to provide proof that their investigation is done and the structure be demolished as quickly as possible.

**4. 208 1/2 EKSTRUM & 206 EKSTRUM  
JOSEPHINE REYES & PATRICIA R CANTU**

Mr. Steven Solis stated Code Enforcement observed an unsecured mobile home in complete disrepair. The foundation has shifted due to leveling issues and there is severe water damage to the roof. There are broken windows and deteriorated siding. The entire mobile home has junk and trash filled inside. According to our mapping system the home is partially on the adjacent property listed as 206 Ekstrum. Mr. Solis stated they made contact with the property owner's daughter Pat and she stated that they had plans to demolish the trailer home. We gave the contact information for the development center and advised her of the permits needed for demolishing the home. As of today when we observed the property, there is progress on the demo of the structure. He then presented updated photos of the property. The Findings of the 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 the structure.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the Public Hearing.

**Patricia Cantu**, stated that her mom owns the property. She stated that the buildings needed to be demolished. She stated she did not know she needed to get a permit before she started demolishing the buildings. She stated she and her uncle and her son are demolishing the property on their own. She asked if she could have at least 30 more days and they would have the property cleared.

(b) Consider Issuing an Order to Demolish.

Mr. Cade made a motion to declare the structure unsafe. Ms. Thomas seconded the motion. Motion carried.

Ms. Thomas made a motion that the structure is more than 50% damaged. Mr. Mercer seconded the motion. Motion carried. The structure will be demolished.

Ms. Thomas made a motion to allow the property owner 30 days to demolish and get a permit. Mr. Mercer seconded the motion. Motion carried.

**5. 2506 OZARK  
TRINIDAD P GARCIA**

Grace Garcia stated that the structure has collapsed, so now it is being worked as junk and trash.

**D: ITEMS FROM BUILDING AND STANDARDS**

**COMMISSION - None**

**E: ITEMS FROM STAFF**

Jared Mayfield introduced the new Assistant Director of Development Services, Julie Fulgham to the committee. He stated that she would be attending the BSC meetings.

Grace Garcia then introduced new Code Enforcement Officer, Andrea Ayala to the committee.

**F: ADJOURNMENT**

The meeting was adjourned at 6:10 p.m.

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

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