

**BUILDING AND STANDARDS COMMISSION**  
**March 7, 2011**

**MEMBERS PRESENT:**

William Culhane, Chairman  
Kent Paluga, Vice Chairman  
David Field  
Nye Gorelangton  
Arthur Snyder  
Doug Stockford  
Randall Wilder

**STAFF PRESENT:**

Mike Morrissey, Code Compliance Supervisor  
J'ainene Lowing, Administrative Assistant  
Marcus Ramos, Building Inspector  
Lori Dees, Environmental Health Manager  
Guy Giersch, Historic Preservation Officer

The meeting was called to order at 4:00 p.m. by Bill Culhane who explained the purpose and authority of the Building and Standards Commission.

First on the Agenda was the reading and approval of the minutes from the December 13, 2010 meeting. Randall Wilder moved to approve the minutes. Second was made by Kent Paluga. Motion carried unanimously.

Second on the Agenda was Item #11-0001, 604 West Lamar Street. Staff presentation was made by Guy Giersch. Mr. Giersch stated that staff is recommending final approval of a 30% tax exemption for this property under Level 3 of the Historic Neighborhood Improvement Zone Tax Exemption program.

Randal Wilder moved that the structure located at 604 West Lamar Street be granted the tax exemption as applied for and stated and verified by the Preservation Officer. Second was made by Arthur Snyder. Motion carried unanimously.

Third on the Agenda was Item #11-002, 602 W Louisiana Street. Staff presentation was made by Guy Giersch. Mr. Giersch stated that staff is recommending final approval of a 50% tax exemption for this property under Level 2 of the Historic Neighborhood Improvement Zone Tax Exemption program.

Arthur Snyder moved that the structure located at 602 West Louisiana Street be granted the tax exemption as applied for and stated and verified by the Preservation Officer. Second was made by Nye Gorelangton. Motion carried unanimously.

Fourth on the Agenda was Item #11-003, 804 North Morris Street. Staff presentation was made by Guy Giersch. Mr. Giersch stated that staff is recommending final approval of a 50% tax exemption for this property under Level 2 of the Historic Neighborhood Improvement Zone Tax Exemption program.

Arthur Snyder moved that the structure located at 804 North Morris Street be granted the tax exemption as applied for and stated and verified by the Preservation Officer. Second was made by Randall Wilder. Motion carried unanimously.

Fifth on the Agenda was Item #11-004, 1105 Florence Street. Staff presentation was made by Guy Giersch. Mr. Giersch stated that staff is recommending final approval of a 50% tax exemption for this property under Level 2 of the Historic Neighborhood Improvement Zone Tax Exemption program.

Arthur Snyder moved that the structure located at 602 West Louisiana Street be granted the tax exemption as applied for and stated and verified by the Preservation Officer. Second was made by Kent Paluga. Motion carried unanimously.

Sixth on the Agenda was Item #11-005, 1509 Anthony Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Scotty W. Douglas. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Mr. Douglas stated that he has the funds and plans to move the structure out of the city limits. Mr. Douglas stated that there were four outbuildings which three have been demolished and the fourth he will demolish when the house is moved. Mr. Douglas requested 90 days to prepare the house and move it.

David Field moved that the owner of the property must obtain a proper building permit within 90 days and have the work completed and inspected within 90 days or that the owner must obtain a demolition permit, have the lot cleaned and graded with proper drainage within 90 days of the Order. The 90 days are concurrent. This Order is to include all accessory structures and all active and/or inactive wells. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Nye Gorelangton. Motion carried unanimously.

Seventh on the Agenda was Item #11-006, 1511 Anthony Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Scotty Douglas. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Scotty Douglas stated that he owns 50% of this property and his sister-in-law, Artie Douglas, owns the remaining 50%. Mr. Douglas stated that Mrs. Douglas plans to demolish the structure or move the structure off the property.

David Field moved that the owner of the property must obtain a proper building permit within 90 days and have the work completed and inspected within 90 days or that the owner must obtain a demolition permit, have the lot cleaned and graded with proper drainage within 90 days of the Order. The 90 days are concurrent. This Order is to include all accessory structures and active and/or inactive wells. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Arthur Snyder. Motion carried unanimously.

Eight on the Agenda was Item #11-007, 512 West Josephine Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is EH Pooled 910 LP. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Kent Paluga moved that the owner of the property must obtain a proper building permit within 30 days and have the work completed and inspected within 90 days or the owner must obtain a demolition permit and have the lot cleared and graded with proper drainage within 30

days of this Order. If construction is not completed within the 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Nye Gorelangton. Motion carried unanimously.

Ninth on the Agenda was Item #11-008, 1305 Florence Street. Staff presentation was made by Mike Morrisey. Mr. Morrisey informed the Commission that the owner of the property is Daniel Rojas. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Daniel Rojas stated that he would need 90 days to complete the work on the house.

Randall Wilder moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days of the ordered action. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Arthur Snyder. Motion carried unanimously.

Tenth on the Agenda was Item #11-009, 606 North Throckmorton Street. Staff presentation was made by Mike Morrisey. Mr. Morrisey informed the Commission that the owner of the property is Evelyn Elizabeth Flores. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Barney Flores spoke for his wife Evelyn. Mr. Flores stated that their intention is to demolish the structure but would need 90 days to do so.

David Field moved that the owner of the property must remove or demolish the structures and have the lot cleaned and graded with proper drainage within 90 days. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Kent Paluga. Motion carried unanimously.

Eleventh on the Agenda was Item #11-010, 1500 Greenville Road. Staff presentation was made by Mike Morrisey. Mr. Morrisey informed the Commission that the owner of the property is Randall Kanady. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Arthur Snyder moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days of the ordered action. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and

establish a lien on the property. Second was made by Nye Gorelangton. Motion carried unanimously.

Twelfth on the Agenda was Item #11-011, 1402 South McDonald Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is LMJ Real Estate, LLC. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Loren Weinstein, a representative for LMJ Real Estate, stated they would need 90 days to demolish the structure.

Nye Gorelangton moved that the owner of the property must remove or demolish the structures and have the lot cleaned and graded with proper drainage within 90 days of this Order. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by David Field. Motion carried unanimously.

Thirteenth on the Agenda was Item #11-012, 714 North Kentucky Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Leonard Gonzales. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Mr. Gonzales stated that he would need 90 days to complete the repairs.

Randall Wilder moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days of the ordered action. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Kent Paluga. Motion carried unanimously.

Fourteenth on the Agenda was Item #11-013, 1329 Greenville Road. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Sammy Douglas. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Leah Moon stated that they have a contract with a church and is set to close on May 9<sup>th</sup>. Ms. Moon stated that if the sale does not go thru then they will demolish the structure.

Arthur Snyder moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days of the ordered action. This Order is to include any outbuildings and any active and/or inactive wells. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the

City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Randall Wilder. Motion carried unanimously.

Fifteenth on the Agenda was Item #11-014, 905 Rockwall Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Ines Fuentes. Staff recommendation for the property is the owner of the property must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property.

Mr. Fuentes stated that he would like to use the remaining structure on the property for personal use to store his tools.

Randall Wilder moved that the owner of the property must obtain a proper building permit within 30 days and have the work inspected and completed within 90 days or obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days of the ordered action. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, proof of substantial hardship and proof of substantial progress is given. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Arthur Snyder. Motion carried unanimously.

Kent Paluga moved to adjourn the meeting. Second was made by Doug Stockford. The meeting was adjourned at 5:40 p.m.

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Arthur Snyder  
Board Member