

BUILDING AND STANDARDS COMMISSION
June 7, 2010

MEMBERS PRESENT:

Pete Samsury, ViceChairman
Arnulfo Alvarado
Randall Wilder
Bill Culhane
Nye Gorelangton
Peggy Ellis

STAFF PRESENT:

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

The meeting was called to order at 4:01 p.m. by Pete Samsury 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 February 8, 2010 meeting. Bill Culhane moved to approve the minutes. Second was made by Arnulfo Alvarado. Motion carried unanimously.

Second on the Agenda was Item #10-007, 900 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.

Randall Wilder moved that the structure located at 900 North Morris Street be granted the tax exemption as applied for and stated and verified by the Preservation Officer. Second was made by Bill Culhane. Motion carried unanimously.

Third on the Agenda was Item #10-008, 1111 Rockwall Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Darrell Pennington. 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.

Darrell Pennington, PO Box 522, Princeton, Texas, stated that the family plans to demolish the structure.

Evelyn Matlock, one of the owners, asked if they could have more than 30 days to demolish. Mr. Matlock stated that she would like to request 60 days if possible.

Peggy Ellis moved that the owner of the property must remove and demolish the structure and have the lot cleaned and graded with proper drainage within 30 days. Failure to take the ordered action within the specified time may result in the City taking 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.

Fourth on the Agenda was Item #10-009, 105 North Bradley Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Bob A. Jones. 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.

Bill Culhane moved that the owner of the property must remove or demolish the structure and have the lot cleaned and graded with proper drainage within 30 days. Failure to take the

ordered action within the specified time may result in the City taking action to demolish the structure, clean and grade the lot and establish a lien on the property. Second was made by Peggy Ellis. Motion carried unanimously.

Fifth on the Agenda was Item #10-010, 705 Center Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Manuel Quezada. 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.

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 that the owner must obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days. If construction is not complete within 90 days the Commission may review the item and may grant additional time if a plan, a schedule, or proof of substantial progress is given. Second was made by Bill Culhane. Motion carried unanimously.

Sixth on the Agenda was Item #10-011, 705 South College Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is MAP Enterprises, Mark Prati and Attila Otvos. 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.

Peggy Ellis 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 that the owner must obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days of this Order. 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 Arnulfo Alvarado. Motion carried unanimously.

Seventh on the Agenda was Item #10-012, 804 Inwood Drive. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Lalo Fraga and Salido Orfa. 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.

Bill Culhane 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 that the owner must obtain a demolition permit and have the lot cleaned and graded with proper drainage within 30 days of this Order. 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.

Eight on the Agenda was Item #10-013, 1005 Monterey Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Franco and Marcelino Jimenez. 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.

Bill Culhane moved that the owner of the property must remove or demolish the structure and have the lot cleaned and graded with proper drainage within 30 days. Order that the fence, accessory building, storm cellar and the satellite dish be removed and the remaining hole filled in and graded with the appropriate material and left in place. 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 Peggy Ellis. Motion carried unanimously.

Ninth on the Agenda was Item #10-014, 1803 Oak Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is Bank of New York. 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.

Randall Wilder moved that 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 structures, clean and grade the lot within 30 days of the ordered action. The yard and house must be cleaned of all clutter and debris within 30 days. Failure to take the ordered action within the specified time may result in the City taking a subsequent action to demolish the structures, clean and grade the lot and establish a lien on the property. Second was made by Bill Culhane. Motion carried unanimously.

Tenth on the Agenda was Item #10-015, 1100 West Louisiana Street. Staff presentation was made by Mike Morrissey. Mr. Morrissey informed the Commission that the owner of the property is the taxing entities of Collin County, City of McKinney, MISD, Collin County Community College and Collin County. 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.

Arnulfo Alvarado 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 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 Bill Culhane. Motion carried unanimously.

Bill Culhane moved to adjourn the meeting. Second was made by Randall Wilder. The meeting was adjourned at 4:40 p.m.

Bill Culhane