

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN THAT THE BUILDING STANDARDS COMMISSION WILL CONVENE INTO A REGULAR SESSION IN THE SENATOR FLORENCE SHAPIRO COUNCIL CHAMBERS LOCATED AT 1520 K AVENUE, PLANO, TEXAS ON TUESDAY, SEPTEMBER 20, 2016, AT 4:00 P.M., AND WILL HOLD PUBLIC HEARINGS AS FOLLOWS:

AGENDA ITEMS:

1. Public Comments. In accordance with the Open Meeting Act, the Building Standards Commission will hear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for further consideration. Remarks are limited to five (5) minutes per speaker, with a maximum of 30 total minutes of testimony. Other time restraints may be directed by the Chairman. Specific factual information or an explanation of current policy may be made in response to an inquiry; but any discussion or decision must be limited to a proposal to place the item on a future agenda. Speakers will be notified when speaking time has expired.
2. Approval of Minutes July 19, 2016.
3. Update on Substandard Property located 4032 Leon Circle – Owner James Tseng Hui Chao. Final Orders were issued on this Property on January 19, 2016.
4. Discussion and consideration of applicant's request for approval of an alternate material of compliance for the construction of the fence requirements of Chapter 6, Article VII, Division 1, Section 6-186, Building and Building Regulations, of the Code of Ordinances of the City of Plano, Texas. Applicant: John Holder.
5. Items for future agendas.

Note: The Building Standard Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.

Council Liaisons: Deputy Mayor Pro Tem Ben Harris and Council Member Angela Miner.

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Ave., with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers are located on the first floor. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Building Inspection Department at 972-941-7140

I certify that the above notice of meeting was posted on
the bulletin board in the Municipal Building, 1520 Avenue K,
Plano, Texas on the 7th day of September
20 16, at 5:00 o'clock, p.m.

Alicia D. Syde
Asst. City Secretary



Building Standards Commission
July 19, 2016

Board Members Present

Art Stone, Chairman
James Craft
Joe Milkes
Richard Kelley
Earl Dedman
Chris Polito
Ed Acklin

Absent:

Robert Pierce

Staff

Jennifer Knox-Walker, Assistant City Attorney
Timothy Dunn, Assistant City Attorney
Selso Mata, Building Official
Gary Miles, Building Inspections Manager
Lisa McAlister, Property Standards Specialist
Diana Casady, Sr. Administrative Assistant

Chairman Art Stone called the meeting to order at 4:10 p.m., Tuesday July 19, 2016 in the Building Inspections Training Room of the Municipal Center. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairman Stone admitted all documents and testimony given into the official Building Standards record.

1. Public comments: There was no public comment.

2. Approval of Minutes from January 19, 2016.

Commission Member Chris Polito made a motion to approve the minutes from January 19, 2016. Commission Member Joe Milkes seconded the motion. The Board voted 6/0 in favor of approving the minutes from January 19, 2016.

3. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property at 3308 Oak Vista Drive – Owner Robert A Pawlak, Etux

Lisa McAlister, Property Standards Specialist testified on the property at 3308 Oak Vista Drive. Ms. McAlister gave a history on the condition of the property, and recommended that the owner be given no more than thirty (30) days to bring the property into compliance. If the owner fails to comply the city will abate the violation by boarding up the skylight and will place a lien on the property for expenses incurred. There was no one else to give testimony on this property.

After hearing testimony Commission member Joe Milkes made a motion to accept the recommendation of the Property Standards Department and issue the final orders for 3308 Oak Vista Drive. Commission member James Craft seconded the motion. The Commission voted 6/0 in favor of motion.

4. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property at 1204 G Avenue – Owner Sandra A. Gilstrap (Deceased)

Chairman Art Stone read into record an email from Christopher Smith, Property Standards Supervisor stating that the Occupants at 1204 G Ave have activated their water utility account and there is nothing for the Commission to do. The Commission took no action at this time.

5. Items for future agendas.

Chairman Stone requested an update on 4032 Leon Drive at the next meeting.

The Public Hearing adjourned at 4:26 p.m.

Art Stone, Chairman

BUILDING STANDARDS COMMISSION FILING FEE \$265.00 Commercial & Residential
CITY OF PLANO, TEXAS \$ 50.00 Residential (Homestead)
\$265.00 Administrative Fee For Special Meeting

RECEIPT NO. _____
 RECEIPT DATE: _____

ITEM NO.: _____

PLEASE TYPE OR PRINT USING BLACK INK:

3300 DART MOUNTAIN DRIVE
 (Street Address of Subject Property)
John Holder 214 608 3628
 (Applicant) (Applicant's Phone Number)
3300 DARTMOUNT DR PLANO TEXAS 75075
 (Applicant's Street Address) (City) (State) (Zip)

If the person Appearing at the hearing is other than the applicant, the following information must be provided:

(Name) (Phone Number) (Fax Number)
 (Address) (Affiliation to Applicant)

I hereby request a hearing before the Building Standards Commission for the following reason:

- Request an interpretation
- Request approval of an alternate method or material
- Request reinstatement of canceled contractor registration
- Request for consideration of a code amendment

Subject Code/Section Number: 6-17C
 Text of Code Section: (attach copies if needed)
Products manufactured for other uses such as plywood, corrugated steel, or fiberglass panels are prohibited as fencing materials

State your request (Request must be based on the reason(s) for appeal stated above. ALL APPLICANTS REQUESTING A WAIVER, VARIANCE OR OTHER SUCH TERMINOLOGY WILL BE REJECTED). You may use a separate sheet if needed.

I request approval for use of corrugated steel panels for the background on the driveway gate as alternative materials. I request the use of steel panels on the south and east of the rear lot as alternative materials

Section 113.2 of the 2009 Edition of the International Building Code states: "Limitations on Authority." The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this code or the administrative provisions of the technical codes nor shall the board be empowered to waive requirements of either this code or the technical codes.

The undersigned officer(s) and/or agent(s) of the applicant are the properly authorized officials and have the necessary authority to execute this application on behalf of applicant hereto.

Name Address City State Zip Date

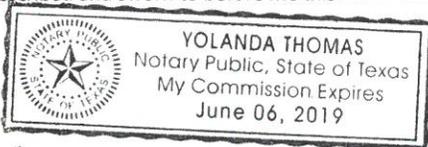
I do hereby certify that the above statements are true and correct and I have read the "Limitations of Authority" of this Board and understand those limitations.

[Signature]

Applicant's Signature

STATE OF TEXAS
 COUNTY OF COLLIN

Subscribed and sworn to before me this 30th day of August, 2016



[Signature]
 Notary Public, State of Texas

(seal)

My commission expires: 6-6-2019

This handout is for informational purposes only and should not be relied on in place of official regulations and/or policies. The CITY OF PLANO makes no representations, guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the handout. Customers and citizens are personally responsible for complying with all local, state and federal laws pertaining to projects within the city. Copies of the CITY OF PLANO adopted codes and Zoning Ordinances can be found on the city website at www.plano.gov or at the CITY OF PLANO Municipal Center at 1520 Avenue K, Plano, Texas.

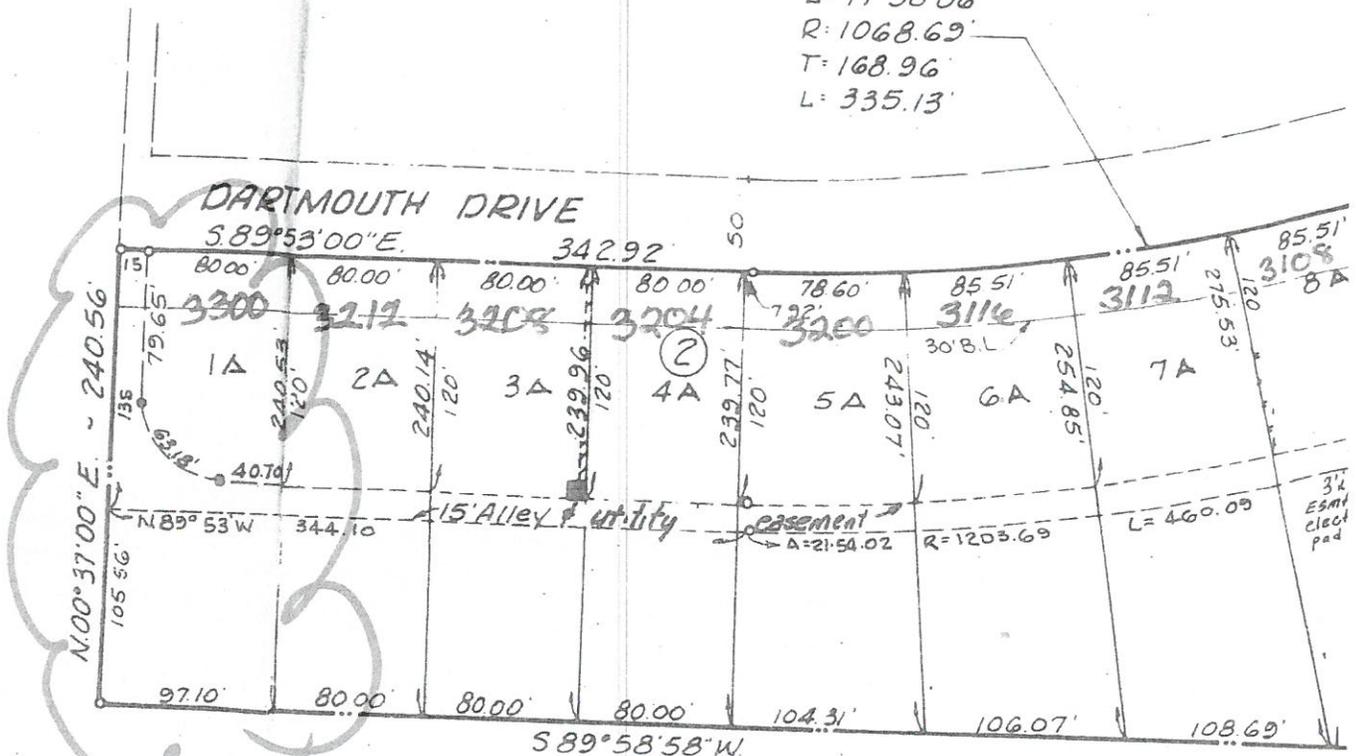


SF-9

15-11283

THE CLOISTERS NO. 8

$\Delta: 17^{\circ}58'06''$
 $R: 1068.69'$
 $T: 168.96'$
 $L: 335.13'$



August 24, 2016

Dear Building Standards Commission,

Please accept this letter as collective support by numerous Plano Jackson residents for the recently-constructed fence and gate at 3300 Dartmouth Drive.

From an aesthetic appeal, this fence serves as an outstanding representation of the pride we as a neighborhood have in both our community and the great State of Texas. Upon completion, many of us personally reached out to the Holders to convey how great the new fence looked and what a beautiful addition it was to the neighborhood. From a quality perspective, the fence is constructed with materials consistent with design standards agreeable to and expected by Plano Jackson residents.

It is our most sincere belief that the Holders' beautiful fence will enhance both curb appeal and the value of surrounding properties. Without question, the fence complements the neighborhood well and provides a substantial landscape enhancement that benefits the community.

We respectfully ask that you approve the Holders' property enhancement so that we may redirect our focus as a community on how we can continue to improve our neighborhood, just as the Holders have done.

Please feel free to reach out for more information.

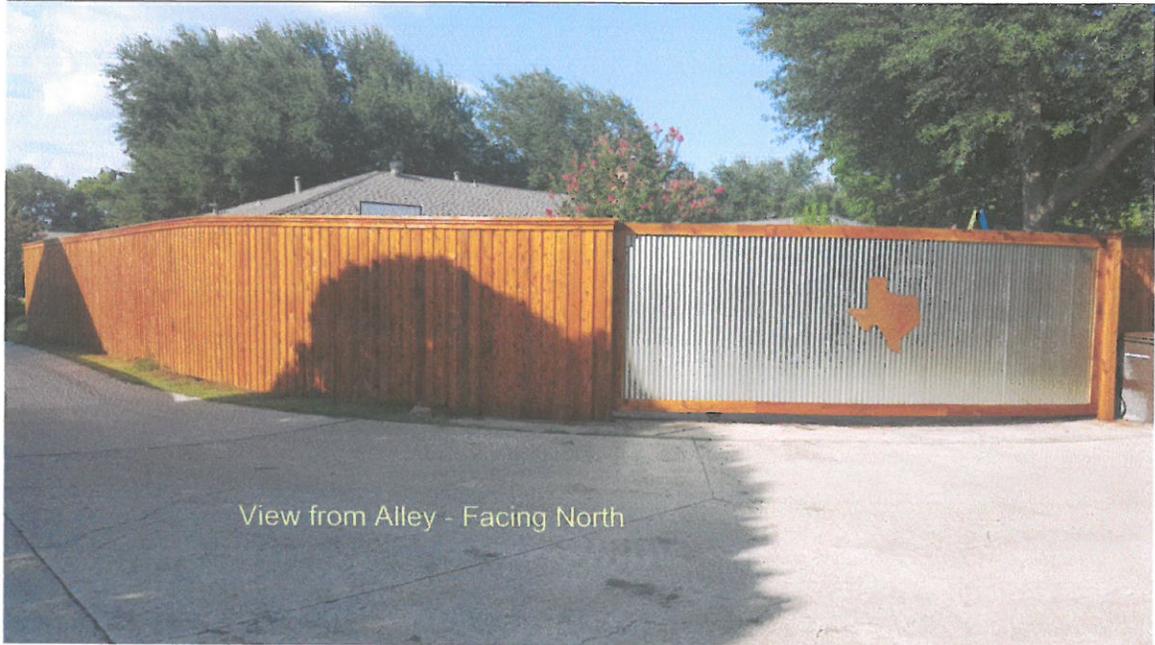
Sincerely,

Joseph Solano
Ajelica Solano
Richard C. Rudin
Marla Lackey-Rudin
Bryan Kuni
Alicia Wilson
Cathy
Cory
Keb
Michelle M. Hughes
Christene B. Buffington
Steve Shin
Sherri Wells

8/24/2016

Support to Allow Alternative Materials for the Fence at 3300 Dartmouth Drive Plano, Texas

Name	Address	Email	Signature
Anjelica Solano	3304 Dartmouth Drive	anjelica.301ens@gmail.com	Anjelica Solano
Joe Solano	3304 Dartmouth Drive	joseph1solano@gmail.com	Joe Solano
Richard Rudin	3212 Dartmouth Drive		Richard C. Rudin
Marla Rudin	3212 Dartmouth Drive		Marla Jackson Rudin
Ben Kendrick	3208 Dartmouth p.	Benjamin.k88@yahoo.com	Ben Kendrick
Carlyota Kempkeck	3208 Dartmouth Dr.		Carlyota Kempkeck
Kyle Whitson	3200 Dartmouth	kwhitson@att.net	Kyle Whitson
Joyce Wheeler	3200 Dartmouth Dr.	jwheeler@ITexas.org	Joyce Wheeler
Michele Hughes	3112 Dartmouth Dr.	mhughes@verizon.net	Michele M. Hughes
Jim Winans	3104 Dartmouth	JimClassicRemodelers@gmail.com	Jim Winans
Sheila Winans	3104 Dartmouth	swinans52@gmail.com	Sheila Winans
Colleen Johnson	3104 Dartmouth	cwinans82@gmail.com	Colleen Johnson
Ashley Winans	3104 Dartmouth	ashley-dimarc@ymail.com	Ashley Winans
Grant Winans	3104 Dartmouth	grant.winans@ymail.com	Grant Winans
Wlene Wilson	3116 Dartmouth Dr.	hwilsonkera179@aol.com	Wlene Wilson
Collin Carpenter	3116 Dartmouth Dr.	c.collin4@yahoo.com	Collin Carpenter
Benton Grant	3117 Dartmouth Dr.	rbentongrant@gmail.com	Benton Grant
Kyle Grant	///	kyleg@us.com	Kyle Grant



View from Alley - Facing North



View From Alley - Facing South



View from Neighbor - Facing West



View from Alley - Facing South



View from Healthcare Resorth Facing North

City of Plano Fence Ordinance

(See Highlighted Section)

ARTICLE VII. - FENCES

DIVISION 1. - GENERALLY

Sec. 6-176. - Penalty.

Any person violating any provision of this article shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined in the sum of not more than one thousand dollars (\$1,000.00) for each such violation.

(Ord. No. 77-1-11, § 20, 1-24-77)

Sec. 6-177. - Purpose.

The purpose of this article is to regulate the construction, erection, enlargement, alteration, and maintenance of all fences within the boundaries of the city in order to provide a practical safeguarding of life, health, and property from hazards that may arise from improper construction of such installations. However, this article shall not apply to fences erected or maintained in districts within the city which are zoned agricultural.

(Ord. No. 77-1-11, § 2, 1-24-77)

Sec. 6-178. - Reserved.

Editor's note— Ord. No. 88-3-21, § 1, adopted March 14, 1988, repealed § 6-178, concerning appeals from decision under this article, as derived from Ord. No. 77-1-11, § 17, adopted Jan. 24, 1977.

Sec. 6-179. - Permit to install or alter.

- (a) It shall be unlawful for any person to install or cause to be installed, or to permit any person to install a fence, or to make any alterations, additions or changes to a fence, without first having procured a permit to do so from the building official. Notwithstanding the foregoing, a permit shall not be required for alterations, additions or changes if repairs do not exceed twenty-five (25) percent of the area of the fence over a twelve-month period.
- (b) When installing a new fence parallel to and within three (3) feet of an existing fence on the same lot, the existing fence shall be removed. The term "parallel" is defined as a corresponding fence that runs in the same direction as the existing fence but does not have to maintain a precise constant distance from one another.
- (c) The fee for permit required by this section shall be twenty dollars (\$20.00) and shall be paid prior to the issuance of the permit.

(Ord. No. 77-1-11, § 3, 1-24-77; Ord. No. 78-9-14, 9-25-78; Ord. No. 82-9-29, § 1, 9-27-82; Ord. No. 97-4-12, § I, 4-14-97)

Sec. 6-180. - Electric fences.

- (a) No fence constructed in such a manner that it may continuously conduct electrical current may be allowed in any zoning district wherein farm animals are not allowed.
- (b) Single-strand wires designed to conduct electricity through an approved low-voltage regulator shall be allowed only along the interior base line of an otherwise permitted fence. No permit shall be required for the erection and maintenance of such single-strand electric wires.

(Ord. No. 77-1-11, § 4, 1-24-77)

Cross reference— Electrical code, § 6-271 et seq.

Sec. 6-181. - Compliance with other provisions.

All fences and fence locations shall conform to the requirements of the zoning ordinance of the city, and nothing in this article shall be construed as permitting construction of a fence which would violate the provisions of the zoning ordinance or section 19-3 (commonly known as the sight distance ordinance), as the same now exists or may be hereafter amended.

(Ord. No. 77-1-11, § 5, 1-24-77)

Cross reference— Visibility obstructions, § 19-3; zoning, App. A.

Sec. 6-182. - Location on or protrusion over city property.

No privately owned fence or guy wires, braces or any other part of a privately owned fence shall be constructed upon or caused to protrude over property owned by the city.

(Ord. No. 77-1-11, § 6, 1-24-77)

Sec. 6-183. - Fence arms.

Fence arms shall not be permitted in residential districts or districts other than heavy industrial or light industrial. Fence arms may be permitted on fences located in heavy industrial or light industrial districts so long as they do not extend beyond the property line.

(Ord. No. 77-1-11, § 12, 1-24-77)

Sec. 6-184. - Barbed wire.

In no event shall barbed wire be permitted except on arms in heavy industrial and light industrial zoning districts.

(Ord. No. 77-1-11, § 13, 1-24-77)

Sec. 6-185. - Inspection of new fences.

When any fence for which a permit has been issued under this article is completed, it must be inspected. The chief building official's office shall be notified upon completion of the fence. The chief building

official will issue a card of acceptance if the fence complies with the provisions of this article or reject the fence if it does not so comply.

(Ord. No. 77-1-11, § 15, 1-24-77)

Sec. 6-186. - Maintenance.

All fences constructed under the provisions of this article shall be maintained so as to comply with the requirements of this article at all times. Such requirements include, but are not necessarily limited to, the following maintenance standards:

- (1) The fence shall not be out of vertical alignment more than one (1) foot from the vertical measured at the top of the fence. Except, however, for fencing four (4) feet or less in height, the vertical alignment shall not be more than six (6) inches from the vertical measured at the top of the fence.
- (2) Any and all broken, loose, damaged, insect damaged, or missing parts (i.e., slats, posts, wood rails, bricks, panels) having a combined total area of twenty (20) square feet or more of said fences shall be replaced or repaired within sixty (60) days of notification of non-compliance. Fences enclosing swimming pools or spas must be repaired immediately.

Repairs of any nature shall be made with materials of comparable composition, color, size, shape, and quality of the original fence to which the repair is being made. Products manufactured for other uses such as plywood, corrugated steel, or fiberglass panels are prohibited as fencing materials. Nothing herein shall be construed so as to prohibit the complete removal of a fence, unless such fence encloses a swimming pool or spa.

- (3) No fencing material and/or supports shall be located within a street or alley right-of-way.

(Ord. No. 77-1-11, § 16, 1-24-77; Ord. No. 97-4-12, § II, 4-14-97)

Sec. 6-187. - Enclosures for swimming pools.

- (a) *Required.* Every swimming pool, or excavation designed or intended to ultimately become a swimming pool, while under construction as well as after completion, shall be continuously protected by an enclosure surrounding the pool or excavated area in such a manner as to make such pool or excavated area reasonably inaccessible to small children or animals. Subsection (a) of this section shall not apply to bodies of water other than swimming pools which are owned or controlled by the federal, state, county, or any agency, subdivision or department thereof and bodies of water located in natural drainageways.
- (b) *Area to be enclosed.* In single-family occupancies, the enclosure may surround the entire single-family premises. In multifamily occupancies, the enclosure may include the courtyard which surrounds the pool.
- (c) *Specifications.* An enclosure shall be a fence, wall or building not less than four (4) feet in height with no openings, holes or gaps larger than four (4) inches measured in any direction except that measurement for a picket fence (one composed primarily of vertical members) shall be measured in a horizontal direction between members.
- (d) *Latches on gates and doors.* Gates and doors opening directly into such enclosure shall be equipped with self-closing and self-latching devices designed to keep and capable of keeping such doors or gates securely closed. The latching device shall be attached to the gate or door not less than thirty-six (36) inches above the grade or the floor. The doors of any building forming any part of the required enclosure need not be so equipped.
- (e) *Plans, inspection, approval.* All plans submitted to the city for swimming pools to be constructed shall show compliance with the requirements of this section, and the final inspection and approval of all

pools constructed shall be withheld until all requirements of this section have been complied with by the owner, purchaser under contract, lessee, tenant, or licensee.

(Ord. No. 77-1-11, § 18, 1-24-77)

Cross reference— Swimming pools, § 6-436 et seq.

Sec. 6-188. - Drainage easements.

No fence shall be constructed within any drainage easement in the corporate limits of the city unless the city engineer shall have first determined and advised the chief building official, in writing, that he believes such fence shall, in all probability, not interfere with or impair the natural flow of water across the drainage easement.

(Ord. No. 77-1-11, § 19, 1-24-77)

Secs. 6-189—6-200. - Reserved.

DIVISION 2. - HEIGHT

Sec. 6-201. - Residential districts—Rear yard or alley line.

No fence shall be constructed at a height exceeding eight (8) feet along the rear yard or alley line in residential districts.

(Ord. No. 77-1-11, § 7, 1-24-77)

Sec. 6-202. - Same—Vertical fences on side yard line.

No fence shall be constructed at a height exceeding eight (8) feet on any side yard line in residential districts up to the building line of the house proper. All such fences constructed on side yard lines in residential districts must be vertical.

(Ord. No. 77-1-11, § 8, 1-24-77)

Sec. 6-203. - Same—Front yard.

No fence over two and one-half (2½) feet in height shall be erected in residential districts from the front building line to the property line, except that the Estate Development I and Estate Development II Districts may have front yard fences three and one-half (3½) feet in height. A berm may be used in conjunction with a fence in a front yard provided their aggregate height does not exceed the maximum allowed by this section. All fences which do not have fifty (50) percent through vision are prohibited in any front yards. All wire fences are prohibited in front yards in uses other than heavy industrial and light industrial.

(Ord. No. 77-1-11, § 9, 1-24-77; Ord. No. 84-10-15, § I, 10-22-84)

Sec. 6-204. - Industrial districts.

No fence shall be constructed at a height exceeding ten (10) feet in heavy industrial or light industrial districts.

(Ord. No. 77-1-11, § 10, 1-24-77)

Cross reference— Zoning, App. A.

Sec. 6-205. - Tennis courts; fence arms.

Fences around tennis courts, regardless of the district in which they are located, shall be constructed at a height not exceeding ten (10) feet, and fence arms shall not be allowed thereon.

(Ord. No. 77-1-11, § 11, 1-24-77)

Secs. 6-206—6-220. - Reserved.