

**Building Standards Commission
September 20, 2016**

Board Members Present

Art Stone, Chairman
James Craft
Joe Milkes
Richard Kelley
Earl Dedman
Chris Polito
Robert Pierce

Staff

Jennifer Knox-Walker, Assistant City Attorney
Timothy Dunn, Assistant City Attorney
Selso Mata, Building Official
Diana Casady, Sr. Administrative Assistant

Chairman Art Stone called the meeting to order at 4:00 p.m., Tuesday September 20, 2016 in the Senator Florence Shapiro Council Chambers 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 July 19, 2016.

Commission Member Chris Polito made a motion to approve the minutes from July 19, 2016. Commission Member Joe Milkes seconded the motion. The Board voted 7/0 in favor of approving the minutes from July 19, 2016.

3. Update on Substandard Property located 4032 Leon Drive – Owner James Tseng Hui Chao. Final Orders were issued on this Property on January 19, 2016

Kyle Watson, Property Standards Specialist, gave an update on the condition of the property at 4032 Leon Drive since coming before the Commission on January 19, 2016. Mr. Watson answered questions from the Commission.

In response to the Commission's question about the safety of the property, Timothy Dunn, Assistant City Attorney, responded that City staff cannot ensure the property is safe. Mr. Dunn also testified that this property could return to the Commission at a later date.

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.

John Holder, property owner of 3300 Dartmouth, testified that he had planned this fence design and materials very carefully. Mr. Holder explained that the material is very durable compared to wood, more environmental friendly, and recyclable. Mr. Holder testified when he came in to get the permit for the fence, he had his application, which stated that the fence would be eight feet tall and made of steel, as well as, a picture of the kind of material it would be made from. The permit was granted, and he built the fence. Mr. Holder stated it was during the inspection when he was told by the inspector that the fence failed due to using metal, and it not being an approved fencing material. Mr. Holder also testified that his neighbors did not have any objections to the fence and presented a petition signed by neighbors. Mr. Holder answered questions from the Commission.

Jennifer Knox-Walker, Assistant City Attorney reminded the Commission this would not be a variance because the Commission cannot grant a variance for use of alternative material. Ms. Walker stated per the City's Code of Ordinances the Commission may only make a determination as to whether the alternative material equally meets the applicable code standards, especially considering the alternative adequacy, stability, strength, sanitation, and safety for the public's health and welfare.

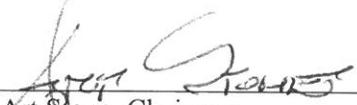
Chairman Stone closed the floor to public comment and directed discussion to the Commission.

After discussion, Commission member James Craft made the motion to approve the applicant's request for approval of an alternate material of compliance for 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. Commission member Joe Milkes seconded the motion. The Commission voted 6/1, with Robert Pierce being the only vote against. The Applicant's request was granted for alternate material.

5. Items for future agendas.

None at this time, the cutoff date for the October meeting is on September 30, 2016.

The Public Hearing adjourned at 4:49 p.m.



Art Stone, Chairman