

**Building Standards Commission**  
**October 18, 2016**

Board Members Present

Art Stone, Chairman  
Joe Milkes  
Richard Kelley  
Earl Dedman  
Robert Pierce  
Shawn Brown (Not seated)

Board Members Absent

James Craft  
Chris Polito

Staff

Jennifer Knox-Walker, Assistant City Attorney  
Timothy Dunn, Assistant City Attorney  
Wayne Snell, Assistant Building Official  
Scott Lussier, Property Standards Manager,  
Kyle Watson, Property Standards Specialist  
Sherry Burke, Senior Property Standards Specialist  
Anna Graham, Sr. Housing and Community Services Coordinator  
Diana Casady, Sr. Administrative Assistant

Chairman Art Stone called the meeting to order at 4:00 p.m., Tuesday October 18, 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 September 20, 2016.**

Commission Member Richard Kelley made a motion to approve the minutes from September 20, 2016. Commission Member Joe Milkes seconded the motion. The Board voted 5/0 in favor of approving the minutes from September 20, 2016.

**3. Discussion and possible action regarding the release of the Commission's Final Orders issued for the properties located at the addresses listed below. Due to the properties' compliance, City staff is seeking release of the Final Orders.**

- a. 1113 F Avenue – Owner James Simpson (Final Orders issued on February 20, 2001)
- b. 2109 Los Rios Blvd – Owner James and Linda Wong (Final Orders issued on March 18, 2003)
- c. 3400 E. Parker Road – Owner United Pentecostal Church of Plano (Final Orders issued on February 19, 2002)

Sherry Burke, Senior Property Standards Specialist, testified that all the properties were brought into compliance, with new owners, and no violations at this time.

Ms. Burke answered questions from the Commission.

Commission Member Joe Milkes made a motion to release the property at 1113 F Ave from final orders issued on February 20, 2001. Commission Member Richard Kelley seconded the motion. The Board voted 5/0 in favor of the release from final orders.

Commission Member Joe Milkes made a motion to release the property at 2109 Los Rios Blvd from final orders issued on March 18, 2003. Commission Member Richard Kelley seconded the motion. The Board voted 5/0 in favor of the release from final orders.

Commission Member Joe Milkes made a motion to release the property at 3400 E. Parker Road from final orders issued on February 19, 2002. Commission Member Richard Kelley seconded the motion. The Board voted 5/0 in favor of the release from final orders.

**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.**

**4032 Leon Drive – Owner James Tseng Hui Chao**

Kyle Watson, Property Standards Specialist, testified on the condition of the property at 4032 Leon Drive since the Commission issued Final Orders on January 19, 2016.

Timothy Dunn, Assistant City Attorney testified that the Property Owner, James Chao contacted him and wanted this meeting delayed due to a scheduled MRI. The Property Standards Department requested the meeting proceed. After discussion with Legal Counsel, The Commission agreed and the meeting continued.

Kenneth French, Senior Project Director for Nelson Forensics, LLC testified in addition to the report presented by Mr. Watson, that there are several life safety issues in this structure and it had been modified with no structural design in mind. Mr. French answered questions from the Commission.

Commission member Mr. Deadman was concerned about someone entering the structure and asked if it could be fenced to keep anyone from entering. Mr. Scott Lussier, Property Standards Manager, testified that if a fence was put around the property, it would prevent the homeowner from entering and making repairs.

Anna Graham, Sr. Housing and Community Services Coordinator with the City of Plano, testified that Mr. Chao did not qualify for housing rehabilitation due to the following reasons; there is currently no homeowners insurance on the structure, there are outstanding liens on the property, the taxes are delinquent, and he is currently in litigation with the City of Plano. Ms. Graham answered questions from the Commission.

Wayne Snell, Assistant Building Official testified that no application for permits was attempted for any modifications made to the structure presented at this meeting today.

Mr. Watson recommended Final Orders be issued for the owner, James Chao, to be given no more than thirty (30) days to bring the property into compliance or to demolish the structure, including the removal and proper disposal of demolition debris. If the owner fails to comply with the Orders, the City is ordered

to demolish the structure, remove all remaining debris and recoup the costs incurred by the City by filing a lien against the Property.

Mr. Stone closed the floor to public comment, and confined comments to the Commission.

Mr. Dedman reiterated he had a concern about the house being unsecure during the thirty days and appeal process. Mr. Dedman stated the area needs to be secure to prevent anyone from entering and getting injured.

Scott Lussier, Property Standards Manager, testified that after the meeting in January 2016, the property was ordered to be secured and the windows were boarded up and the doors closed. Mr. Lussier stated the lock on the sliding glass door is broken, so they will have a contractor go out and board up the sliding glass door.

After discussion, Commission member Joe Milkes made the motion to approve staff recommendation, with the addition of securing the structure to prevent unauthorized access and issue Final orders. Commission member Richard Kelley seconded the motion. The Commission voted 5/0 in favor of the motion.

**5. Items for future agendas.**

There will be one substandard case for the November meeting as well as of more releases to be completed.

The Public Hearing adjourned at 4:42 p.m.

*for*   
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Art Stone, Chairman