

CITY OF CONVERSE  
BUILDING AND STANDARDS COMMISSION  
MINUTES OF MEETING WEDNESDAY, FEBRUARY 29, 2012

Be it known that the City Council of the City of Converse met for a regular meeting at the Conference Room at 405 South Seguin Street on Wednesday, February 29, 2012 at 6:00 PM. A quorum of the following commissions may have been present: Beautification and Environmental, Charter Review, City Council, Economic Development Corporation, Parks and Recreation and Planning and Zoning.

**1. Call to Order.**

Chairman Holden called the meeting to order at 6:02 PM.

**2. Roll Call.**

Ms. LuAnn Holden, Chair	Ms. Sydney Storment, Member
Mr. Jim Lacarde, Vice Chair	Ms. Gloria Weers, Member
Mr. John Shadron, Alternate Member	Councilman Randy Pannell, Liaison
Mr. John Quintanilla, Assistant City Manager	Ms. Jackie Gaines, Secretary

Mr. Shadron became a voting member for the meeting due to an absent member.

Members absent: Mr. Carols Baca.

**3. Recognition of Visitors.**

Chairman Holden welcomed Mr. Weers and Officer Alcalá.

**4. Approve Building and Standards Minutes for December 29, 2011.**

Ms. Weers made a motion to approve Minutes for December 29, 2011. Ms. Storment seconded the motion. The motion passed with four in favor (Holden, Shadron, Storment and Weers) and one abstention from Mr. Lacarde due to not being present for the meeting.

**5. Discussion of City of Dallas V. Stewart: Texas Supreme Court Issues New Opinion Regarding Substandard Buildings. (City Attorney)**

Mr. Law discussed the statutes of limitations and the right to appeal.

**6. Discussion and Appropriate Action Regarding Residential Structures Not in Compliance with Chapter 8, Article IV, of the Code of Ordinance, City of Converse, Texas.**

**A. 505 Toepperwein**

The facility has been removed. The location had asbestos and hazardous waste. The Luis family has signed a release for the City to remove the fence and items in the backyard next week. The City will file a lien on the home and recover the cost. The owner will sell the property and the property is now zoned commercial. No action taken.

**B. 7687 Upper Seguin**

Chairman Holden stated the urgent issues are to fill the hole and remove the propane tank. The home is substandard, the storage shed has collapsed and the septic tank is open.

Mr. Amando Garza is one of the owners and will take responsibility to clean up the property. Mr. Garza's family is not willing to sell the unoccupied property. Mr. Garza will board up the windows and doors.

Mr. Quintanilla stated the City will waive demolition fees and allow bulk pick-ups at no charge. The first bulk pick-up shall be March 19, 2012.

Chairman Holden added the family has 45 days to comply or fines shall be imposed.

Mr. Lacarde made a motion to approve 45 days to comply with the cleanup process or fines shall be imposed. Mr. Shadron seconded the motion. The motion passed unanimously.

**7. Report by the City Council Representative on Council Actions.**

Councilman Pannell gave a briefing on the past City Council actions. Councilman Pannell will be attending a TML water conference in Austin with the City Manager and the Assistant City Manager.

**8. Report by the City Staff on Future Building and Standards Actions.**

Mr. Quintanilla will prepare a letter detailing the agreement between Mr. Garza and the B&S Commission.

**9. Next Building and Standards Meeting to be Determined.**

April 25, 2012

**10. Adjournment.**

Chairman Holden adjourned the meeting at 7:07 PM.