

**Building Standards Commission**  
**March 19, 2019**

Commission Members Present

Joe Milkes, Chairperson  
Andrew Lindquist  
Larry Shan  
Peter Krause  
Bryan Kaminski  
Mark Allen Lewis

Commission Members Absent

Dawn Wolverton  
Earl Dedman

Staff

Jennifer Knox-Walker, Assistant City Attorney  
Selso Mata, Building Official  
Gary Miles, Assistant Building Official  
Lacey Thornton, Sr. Administrative Assistant

Chairperson Joe Milkes called the meeting to order at 4:01 p.m. Tuesday, March 19, 2019 in the Building Inspections Training Room. 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.

Chairperson Joe Milkes admitted all documents and testimony given into the official Building Standards record.

1. **Public comments:** No public comment.
2. **Approval of Minutes from October 16, 2018.**

Commission member Peter Krause made a motion to approve the minutes from October 16, 2018. Commission member Mark Allen Lewis seconded the motion. The Commission voted 6-0 in favor of approving the minutes from October 16, 2018.

3. **Discussion and consideration of request for approval of alternate method or material of compliance for roofs and drainage requirements of Section 304.7 of the International Property Maintenance Code, which is codified in Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano, Texas. Applicant: William F. Macsisak, Property Address: 1804 Jasmine Lane, Plano, Texas 75074.**

Mr. William F. Macsisak, Applicant, testified to the Notice of Violation, Deficiency List, and the work and material he's put into his roof. Mr. Macsisak stated the process used to repair his roof and the current condition of the roof.

The Building Standards Commission Members asked questions to establish the age of the roof and had the Applicant, Mr. Macsisak, elaborate on the condition of the roof.

Mr. Jaime Barrios, Property Standards Officer, testified to the current case on property 1804 Jasmine Lane. Mr. Barrios testified to the Notice of Violation, Deficiency List, pictures of the property, and conversations had with Mr. Macsisak.

Mr. Barrios read the International Property Maintenance Code (IPMC) 304.7 into the record. Mr. Barrios answered questions on the state of the roof and his understanding of the IPMC code Mr. Macsisak is in violation of. Scott Lussier, Property Standards Manager, addressed the Members to answer questions in further detail on how the IPMC code applies to this case.

Mr. Macsisak readdressed and answered questions to the Commission in reply to the Property Standards Division's findings on the property.

Chairperson Joe Milkes closed the floor to public comment.

Chairperson Joe Milkes opened the floor to discussion for Members.

Commission member Andrew Lindquist made a motion to deny the request of alternate method or material of compliance for roofs and drainage requirements of Section 304.7 of the International Property Maintenance Code, which is codified in Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano, Texas. Commission member Peter Krause seconded the motion. The Commission voted 6-0 in favor of the motion to deny the request.

**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.**

**3105 Zinnia Court – Owner Ann C. Bowles and Ruth W. Rice**

Gwendolyn Bryant, Property Standards Specialist, Sr., testified on the condition of the property at 3105 Zinnia Court. Ms. Bryant gave a history on the condition of the property and spoke to her attempts to contact the homeowners on the violations of the property. Ms. Bryant testified to conversations had with Angela Walker (Ann C. Bowles daughter) where she stated Ms. Bowles was ill and didn't have the means to repair the property at this time. Ms. Bryant presented staff recommendation to the Commission. Staff recommendations include corrective actions, abatement actions, time frame to comply, and punitive actions. Staff recommends corrective actions and abatement are removing the broken skylight, patching the hole in the roof after removal, and re-securing the property. Staff recommended time comply will be as soon as work can be approved and contractor hired. Staff recommended punitive actions include that any costs incurred by the City of Plano to abate the violations will result in a lien being placed on the property.

Ms. Bryant answered question brought by the Commission Members in regards to the noticing all parties, including questions on the mortgage holder, Legacy Bank, and current state of the rest of the property. Ms. Bryant testified that she has noticed all involved parties including Legacy Bank who has not contacted her in response to the Notice of Violation letters sent.

Neither Property Owner or Legacy Bank attended the meeting to represent themselves.

Mr. Milkes, Chairman, closed the floor to public comment.

Mr. Milkes opened the floor to discussion by the Members.

Commission Member Mark Lewis made a motion to approve staff recommendations as presented. Member Larry Shan seconded the motion. The Commission voted 6-0 in favor of the motion.

**5. Items for future agendas.**

Lacey Thornton, Sr. Administrative Assistant, testified there are no cases scheduled for future agenda at this time, but the cutoff date is March 29, 2019.

The Public Hearing adjourned at 5:04 p.m.

A handwritten signature in blue ink, appearing to read "Joe Milkes", is written above a horizontal line.

Joe Milkes, Chairperson