

**AGENDA
CITY OF THE COLONY, TEXAS
BUILDING AND STANDARDS COMMISSION
Wednesday, July 15, 2015**

After determining that a quorum is present, the Building and Standards Commission of the City of The Colony, Texas will convene into Regular Session which will be held on Wednesday, July 15, at 6:45 PM in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following item will be addressed:

1.0	CALL REGULAR SESSION TO ORDER
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2.0	ITEMS FOR CONSIDERATION
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2.1	Election of Chair and Vice-Chair for the Board
2.2	Consider approval of the minutes of the November 19, 2014 Building and Standards Commission meeting.
2.3	Conduct a public hearing, discuss and consider a substandard structure (swimming pool) on property located at 5040 Nash Drive, The Colony, Texas, and having a legal description of Colony No. 10, Blk 48, Lot 35.
2.4	Conduct a public hearing, discuss and consider a substandard structure (swimming pool) on property located at 5028 Watkins, The Colony, Texas, and having a legal description of Colony No. 15, Blk 103, Lot 81.
2.5	Conduct a public hearing, discuss and consider a substandard structure (swimming pool) on property located at 3 Indianola Circle, The Colony, Texas, and having a legal description of Colony No. 28, Blk 245, Lot 8.

Persons with disabilities who plan to attend this meeting who may need auxiliary aids such as interpreters for persons who are deaf or hearing impaired, readers or, large print are requested to contact Christie Wilson, City Secretary, at 972-624-3106 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

CERTIFICATION

I hereby certify that above notice of meeting was posted outside the front door of City Hall by 5:00 PM on the 10th day of July 2015.



Christie Wilson, City Secretary

BUILDING AND STANDARDS COMMISSION

AGENDA DATE: July 15, 2015

DEPARTMENT: Community Image/Building Inspections Department

STAFF MEMBER: Iris Browder, Community Image Manager (972) 624-3151
Roy Castro, Building Official (972) 624-3165

SUBJECT *CE1502-0093, 5040 Nash Drive*

Conduct a public hearing regarding a substandard structure (Swimming Pool) on property located at 5040 Nash Drive, The Colony, Texas and having a legal description of Colony No. 10, Block 48, Lot 3.

PROPERTY OWNER

Jimmy Ray Barton
5040 Nash Drive
The Colony, Texas 75056

EXISTING CONDITION OF PROPERTY

Hazardous or Unsanitary Premise: Substandard Swimming Pool

Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborage, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

Structural Hazard

Includes any of the following, but not limited to thereto: Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

BACKGROUND

- February 11, 2015 – Conducted initial inspection of the property.
 - Sent first notice (certified and regular mail)
- February 20, 2015 - Received a call from the property owner who stated that he had not fixed the pool yet and that he would get it fixed in the next week.
- March 17, 2015 – 1st re-inspection of the property. Violation still exists.
 - Sent final notice to the owner.
- May 6, 2015 – Final re-inspection of the property. Violation still exists.
 - Sent final notice to the property owner.
- June 5, 2015 – A title search of the property was completed and a 2nd final notice was mailed to the owner. (done as a courtesy since we had previous communication with the property owner)

SUBSTANDARD PROCESS OUTLINED IN ORDINANCE

- June 4, 2015 – Title search of the property was completed.
- June 25, 2015 – Notice mailed to the property owner informing them of the Building and Standards Commission Meeting to be held on July 15, 2015. (Sent regular and certified mail)
- June 26, 2015 – Notice of hearing was posted at the property.
- July 3, 2015 – Notice of hearing was posted in the newspaper.

OPTIONS FOR THE BOARD

1. Repair, fill or demolish swimming pool within 30 days.

RECOMMENDATION

Staff is recommending that the swimming pool be declared a public nuisance and a substandard structure and the structure should be repaired, filled or demolished within 30 days.

ATTACHMENTS

1. Site map
2. Site photographs.

Attachment 1



Attachment 2



BUILDING AND STANDARDS COMMISSION

AGENDA DATE: July 15, 2015

DEPARTMENT: Community Image/Building Inspections Department

STAFF MEMBER: Iris Browder, Community Image Manager (972) 624-3151
Roy Castro, Building Official (972) 624-3165

SUBJECT *CE1503-0047, 5028 Watkins Circle*

Conduct a public hearing regarding a substandard structure (Swimming Pool) on property located at 5028 Watkins Circle, The Colony, Texas and having a legal description of Colony No. 15, Block 103, Lot 81.

PROPERTY OWNER

Ervin Williams
P.O. Box 561118
The Colony, Texas 75056

EXISTING CONDITION OF PROPERTY

Hazardous or Unsanitary Premise: Substandard Swimming Pool

Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborage, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

BACKGROUND

- March 10, 2015 - Conducted an initial inspection of the property.
 - Sent first 30 day notice (certified and regular mail) to address on water bill and DCAD
- May 12, 2015 – 1st re-inspection of the property. Violation still exists.
 - Sent final 30 day notice to the property owner.
- June 4, 2015 – Final re-inspection
- June 5, 2015 – Sent another final certified letters to property owner, tenant listed on water bill, and lien holder(s).

SUBSTANDARD PROCESS OUTLINED IN ORDINANCE

- June 25, 2015 – Title search of the property was completed.
- June 25, 2015 – Notice mailed to the property owner and lien holders informing them of the Building and Standards Commission Meeting to be held on July 15, 2015. (Sent regular and certified mail)
- June 26, 2015 – Notice of hearing was posted at the property.
- July 3, 2015 – Notice of hearing was posted in the newspaper.

OPTIONS FOR THE BOARD

1. Repair, fill or demolish swimming pool within 30 days.

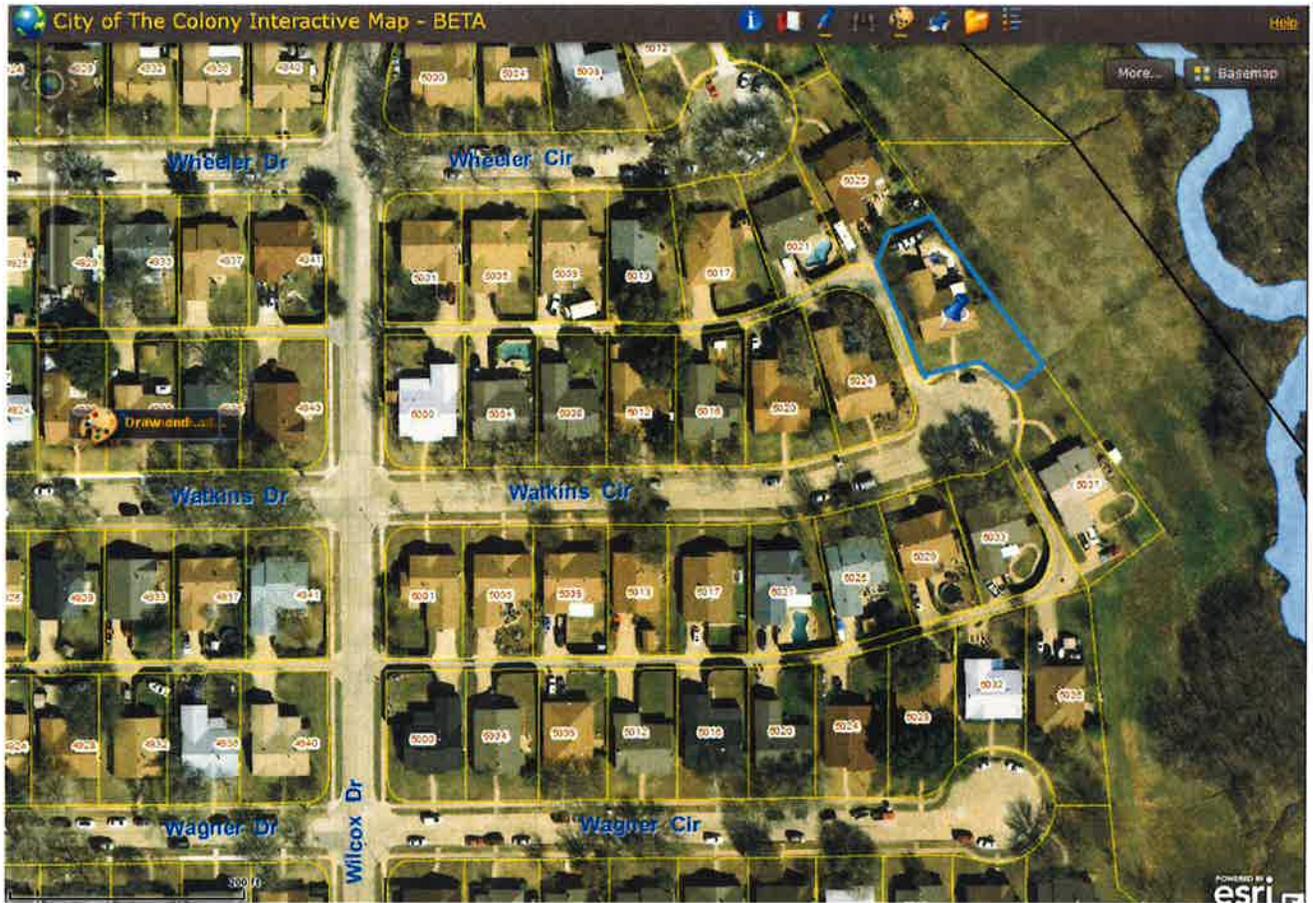
RECOMMENDATION

Staff is recommending that the swimming pool be declared a public nuisance and a substandard structure and the structure should be repaired, filled or demolished within 30 days.

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BUILDING AND STANDARDS COMMISSION

AGENDA DATE: July 15, 2015

DEPARTMENT: Community Image/Building Inspections Department

STAFF MEMBER: Iris Browder, Community Image Manager (972) 624-3151
Roy Castro, Building Official (972) 624-3165

SUBJECT *CE1506-0107, 3 Indianola Circle*

Conduct a public hearing regarding a substandard structure (Swimming Pool) on property located at 3 Indianola Circle, The Colony, Texas and having a legal description of Colony No. 28, Block 245, Lot 8.

PROPERTY OWNER

Robert W. Mayfield
3 Indianola Circle
The Colony, Texas 75056

EXISTING CONDITION OF PROPERTY

Hazardous or Unsanitary Premise: Substandard Swimming Pool

Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborage, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

BACKGROUND

- June 11, 2015 - Received a complaint regarding the condition of the swimming pool and a presence of mosquitos and stagnant water.
 - Conducted an initial inspection of the property.
 - Added mosquito dunk to swimming pool.
 - Sent first notice (certified and regular mail)
- June 17, 2015 – Received a call from the property owner who asked for an extension until the end of summer to correct the issues with the swimming pool.
- June 22, 2015 – 1st re-inspection of the property. Violation still exists.
 - Sent final notice to the property owner.

SUBSTANDARD PROCESS OUTLINED IN ORDINANCE

- June 25, 2015 – Title search of the property was completed.
- June 25, 2015 – Notice mailed to the property owner and lien holders informing them of the Building and Standards Commission Meeting to be held on July 15, 2015. (Sent regular and certified mail)
- June 26, 2015 – Notice of hearing was posted at the property.
- July 3, 2015 – Notice of hearing was posted in the newspaper.

OPTIONS FOR THE BOARD

1. Repair, fill or demolish swimming pool within 30 days.

RECOMMENDATION

Staff is recommending that the swimming pool be declared a public nuisance and a substandard structure and the structure should be repaired, filled or demolished within 30 days.

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