

MINUTES
BOARD OF APPEALS OF THE CITY OF UNIVERSAL CITY, TEXAS
Regular Meeting, Monday Evening, 22 January 2018

1. CALL TO ORDER: Chairman Mat Matecko at 8:07 p.m.
2. QUORUM CHECK: Jacob Jenkins, Code Enforcement Officer

Members Present:
James Vinci, Member
John Hudson, Member
Mary Andrews, Member
Michael Murray, Member
Ronald Jackson, Member
Dolly Breithaupt, Member
Lori Putt, Member

Present:
Ken Taylor- City Manager
Kim Turner- Assistant City Manager
Jaclyn Redmon- Building Official
Tom Dirks- General Contractor
Ronnie Trevino- 238 Guilford Forge, Property Owner
Richard Pozos- 125 Oakside, Property Owner

3. MINUTES OF PREVIOUS MEETING:

Regular Meeting – 27 November 2017

Ms. Putt moved to approve the minutes as presented. Ms. Andrews seconded the motion. The minutes were unanimously approved without correction on a 7/0 vote.

4. NEW BUSINESS:

- A. **Re-Consider:** Purpose of the hearing is to determine whether the owner(s), general contractor 91 Plaza, Universal City Texas has complied with the Order Requiring Abatement of Public Nuisance and Dangerous Structure which was issued by the Board of Appeals on October 23, 2017.

City staff gave an update concerning the property and the required inspections that were to be approved. The project manager is working to have the project completed by March 15, 2018, and a Plumbing final was performed and passed.

The property owner's representative was present to make comments concerning the issues. The General Contractor was not present.

Member Jackson made a motion stating, "I find that the property owner(s) or general contractor 91 Plaza, Universal City Texas has complied, or working on complying with the Board of Appeals Order Requiring Abatement of Public Nuisance and Structure.

Based on the report(s) provided, I move that the Board of Appeals grant an extension to the property owner and general contractor of 91 Plaza to continue with repairs at the subject property and come back before the Board of Appeals on March 26, 2018."

The motion was seconded by Member Hudson and the vote was unanimously approved on a 7-0 vote.

- B. **Re-Consider:** Purpose of the hearing is to determine whether the owner(s), lien holder, or mortgagee of 610 Meadow Arbor, Universal City Texas have complied with the Order Requiring Abatement of Public Nuisance and Dangerous Structure which was issued by the Board of Appeals on October 23, 2017.

City staff gave an update concerning the property and the required inspections that were to be approved. The project manager is working to have the project completed by March 15, 2018, and a Plumbing final was performed and passed.

The property owner's representative was present to make comments concerning the issues. The General Contractor was not present.

Member Jackson made a motion stating, "I find that the property owner(s) or general contractor 610 Meadow Arbor, Universal City Texas has complied, or working on complying with the Board of Appeals Order Requiring Abatement of Public Nuisance and Structure.

Based on the report(s) provided, I move that the Board of Appeals grant an extension to the property owner and general contractor of 610 Meadow Arbor to continue with repairs at the subject property and come back before the Board of Appeals on March 26, 2018."

The motion was seconded by Member Hudson and the vote was unanimously approved on a 7-0 vote.

- C. Re-Consider:** Purpose of the hearing is to determine whether the owner(s), lien holder, or mortgagee of 622 Meadow Arbor, Universal City Texas have complied with the Order Requiring Abatement of Public Nuisance and Dangerous Structure which was issued by the Board of Appeals on October 23, 2017.

City staff gave an update concerning the property and the required inspections that were to be approved. The project manager is working to have the project completed by March 15, 2018, and a Plumbing final was performed and passed.

The property owner's representative was present to make comments concerning the issues. The General Contractor was not present.

Member Jackson made a motion stating, "I find that the property owner(s) or general contractor 622 Meadow Arbor, Universal City Texas has complied, or working on complying with the Board of Appeals Order Requiring Abatement of Public Nuisance and Structure.

Based on the report(s) provided, I move that the Board of Appeals grant an extension to the property owner and general contractor of 622 Meadow Arbor to continue with repairs at the subject property and come back before the Board of Appeals on March 26, 2018."

The motion was seconded by Member Hudson and the vote was unanimously approved on a 7-0 vote.

- D. Re-Consider:** Purpose of the hearing is to determine whether the property owner at 125 Oakside, Universal City, Texas has complied with the Order Requiring Abatement of Public Nuisance and Dangerous Structure which was issued by the Board of Appeals on November 22, 2017.

City staff gave an update on the property and what the property owner had submitted to the City since the last meeting.

The property owner was present at the meeting and spoke concerning the various issues.

Member Jackson made a motion stating, "I find that the property owner(s) or general contractor of 125 Oakside, Universal City Texas has not complied with the Board of Appeals Order Requiring Abatement of Public Nuisance /Structure. Because the property owner and general contractor has failed to comply with the orders of this Board, and the structure and public nuisance still exists, I move to that the Stop Work Order is extended until a timeline is approved and then the Stop Work Order may be lifted.

Additionally, the property owner and/or general contractor will need to come before the Board of Appeals on February 26, 2018."

The motion was seconded by Member Hudson and the vote was unanimously approved on a 7-0 vote.

- E. **Re-Consider:** Purpose of the hearing is to determine whether the owner(s), of 238 Guilford Forge, Universal City Texas have complied with the Order Requiring Abatement of Public Nuisance and Dangerous Structure which was issued by the Board of Appeals on November 22, 2017.

City staff gave an update concerning the property.

The property owner was present at the meeting and made comments on the project.

Member Jackson made a motion stating, " I find that the property owner(s) or general contractor 238 Guilford Forge, Universal City Texas has complied, or working on complying with the Board of Appeals Order Requiring Abatement of Public Nuisance and Structure.

Based on the report(s) provided, I move that the Board of Appeals grant an extension to the property owner and general contractor of 238 Guilford Forge to continue with repairs at the subject property and come back before the Board of Appeals on March 26, 2018."

The motion was seconded by Member Hudson and the vote was unanimously approved on a 7-0 vote.

- F. **Re-Consider:** Purpose of the hearing is to determine whether the property owner at 2910 Pat Booker, Universal City, Texas complied with the Order Requiring Abatement of Public Nuisance and Dangerous Structure which was issued on September 25, 2017.

The City briefed the Board on the property and its status.

Member Maxwell, made a motion stating " I find that the property owner(s) or general contractor 2910 Pat Booker Road, Universal City Texas has complied, or working on complying with the Board of Appeals Order Requiring Abatement of Public Nuisance and Structure.

Based on the report(s) provided, I move that the Board of Appeals grant an extension to the property owner and general contractor of 2910 Pat Booker Road to continue with repairs at the subject property."

The motion was seconded by Member Breithaupt and the vote was unanimously approved on a 7-0 vote

5. UPDATE ON CASES:
a. 301 W Lindbergh-Explained Case was closed, project is finished
b. 39 Meadowland- Case is closed, project is finished
c. 119 E Aviation- City demolished building and lien filed.

6. ADJOURNMENT:

The meeting adjourned at 8:49 p.m.

Clay Maxwell

FOR
G.F. (Mat) Matecko
Chairman