

**Item #2a**

**Approval of Minutes**

**BUILDING AND STANDARDS COMMISSION**  
**January 12, 2006**  
**6:30 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman, Art Ruff at 7:35 p.m., with the following members present: Larry Ewing, Art Ruff, Carol Crow, Steve Markee, Earl Milner, and Ken Szolosi. Bill Eldridge was absent.

II. CONSENT ITEM

Approval of the minutes from the meeting held on November 14, 2005.

Carol Crow made a motion to approve the minutes of the November 14, 2005 meeting. Ken Szolosi seconded the motion. The motion was voted on and passed by a vote of 4 to 0.

III. PUBLIC HEARING AGENDA

Chairman Ruff declared the public hearing opened, and Cliff Griffin presented case BSC-2006-01 for 301 Renfro St.

**BSC-2006-01**

Cliff Griffin, the Code Enforcement Supervisor, began by giving a brief history of the property.

This case was opened back in February of 2004. The owner of record at that time was James Cain. The Code Enforcement Department granted several extensions to allow for repair of the property. The property was later sold to Donna and Joe Rushing. Mrs. Rushing is the daughter of Mr. Cain.

Chairman Ruff asked if there were questions from the Commission. There were none.

Donna Rushing (9414 Shearer St, Rowlett TX), approached and stated that the house has been in the family since 1947. She went on to say that she does not want to close the door on restoring the property, until the structure has been evaluated, and the financial feasibility of doing so has been explored.

Cliff Griffin stated that Mr. and Mrs. Rushing have done a tremendous job in removing debris and other items from the property.

Carol Crow inquired as to inquired as to the age of the house.

Donna Rushing answered that she did not know.

Carol Crow asked if Donna and Joe Rushing wished to reside in the structure once all repairs were completed. Donna Rushing answered that if not she, then perhaps a family member would live in the house.

Joe Rushing identified the barn, and stated that it is full to capacity and will eventually be torn down.

Earl Milner stated that the ultimate goal of both the homeowners and the Commission is compliance.

Carol Crow mentioned that the timeline seemed a little short, probably not realistic.

Donna Rushing stated that as much time as possible to repair or demolish the structure would be appreciated.

The public hearing was closed.

The Commission went into a brief discussion about the amount of time to be given for compliance.

#### IV. COMMISSION RECOMMENDATIONS

Commission will take no action for 180 days. At the July 13, 2006 meeting, the owners are to report back to the Commission as to whether the structure will be repaired or demolished. (This allows for six months to clean the property, and acquire a demolition permit to tear down the porches. A building permit will not be needed until construction is about to commence). The owners need to maintain communication with Staff.

Milner motioned to accept the Commission's recommendations as stated. Ewing seconded the motion.

The motion was voted on and passed unanimously with a vote of 6 to 0.

#### V. ADJOURNMENT

There being no other business, Larry Ewing motioned to adjourn. Art Ruff seconded the motion. The motion carried unanimously.

The meeting adjourned at 8:09 p.m.

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Commission Chairman

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Commission Recorder

**Item #2a**

**Approval of Minutes**

**BUILDING AND STANDARDS COMMISSION**  
**May 11, 2006**  
**6:30 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman, Art Ruff at 7:42 p.m., with the following members present: Larry Ewing, Art Ruff, Carol Crow, Earl Milner, Ken Szolosi, and Bill Eldridge. Steve Markee was absent

II. CONSENT ITEM

Approval of the minutes from the meeting held on March 23, 2006.

Larry Ewing made a motion to approve the minutes of the March 23, 2006 meeting. Bill Eldridge seconded the motion. The motion was voted on and passed by a vote of 6 to 0.

III. PUBLIC HEARING AGENDA

Chairman Ruff declared the public hearing opened.

The following case was heard:  
BSC-2006-07 for 3610 Lakeside Drive

**a. BSC-2006-07**  
**3610 Lakeside Drive**

Robert Wysinger, Code Enforcement Officer, began by giving a brief history of the property in question. He stated that this property fails to meet the minimum standards of Sec 6-179 of the City of Rockwall Property Maintenance Code, and requested that the Commission order a building permit application be obtained by May 21, 2006, with all repairs being completed by May 28, 2006.

Theresa King (Rockwall) approached and stated that various repairs have been completed. She showed several photos which illustrated the repaired items. She briefly detailed some of the problems encountered during reconstruction, such as a neighbor's tree falling on the structure in question, having to put a hole in the structure in order to replace the air conditioner, and problem of finding a capable contractor who is both reliable and competent. She asked if a building permit would be needed to complete repairs. Rick Sherer confirmed that a permit will be needed.

Ms. King requested additional time to complete repairs. The Commission and Ms. King entered into a brief question and answer discussion.

Ms. King gave a detailed description of anticipated repairs.

Dave King (Dallas, TX), the son of Ms. King approached and stated that he will be assisting his mother with the task of securing a contractor to complete repairs. He asked for an extension of thirty to sixty days.

Cliff Griffin, Code Enforcement Supervisor, stated that the average turn around time to obtain a building permit is 10 days once all documentation has been submitted.

Art Ruff explained that the Commission would be willing to grant additional time for Ms. King to hire a contractor and submit a scope and schedule of work.

Ms. King stated she would like until the end of June to come up with an acceptable plan of action.

The public hearing was closed.

The Commission entered into a brief discussion in order to determine how much time should be granted for the property owners to obtain compliance.

Earl Milner made the following motion:

- ❖ Obtain permits by June 11, 2006.
- ❖ Come back before the Commission on July 13, 2006 with a more specific plan.
- ❖ Final compliance date of August 13, 2006.

Bill Eldridge seconded the motion. The motion was voted on and passed unanimously with a vote of 6 to 0.

#### IV. ADJOURNMENT

There being no other business, Bill Eldridge motioned to adjourn. Ken Szolosi seconded the motion. The motion carried unanimously.

The meeting adjourned at 8:39p.m.

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Commission Chairman

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Commission Recorder

**Item #2a**

**Approval of Minutes**

**BUILDING AND STANDARDS COMMISSION**  
**November 9, 2006**  
**6:30 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman, Art Ruff at 7:49 p.m., with the following members present: Art Ruff, David Marlett, Larry Ewing, Carol Crow, Steve Markee, and Earl Milner. Ken Szolosi was absent.

II. CONSENT ITEM

Approval of the minutes from the meeting held on May 11, 2006.

Earl Milner made a motion to approve the minutes of the May 11, 2006 meeting. Steve Markee seconded the motion. The motion was voted on and passed by a vote of 6 to 0.

III. PUBLIC HEARING AGENDA

Chairman Ruff declared the public hearing opened.

The following case was heard:  
BSC-2006-07 for 3610 Lakeside Drive

**a. BSC-2006-07**  
**3610 Lakeside Drive**

Robert Wysinger, Code Enforcement Officer, began by giving a brief history of the property in question. He described the previous order of the Commission from May 11, 2006 in which the owners of this property were ordered to reappear before the Commission on August 13, 2006. Due to drought efforts, the Building and Standards Commission did not meet.

Chairman Ruff asked if there were any questions from the Commission.

Earl Milner asked Mr. Wysinger when he had last spoken with the owner. Mr. Wysinger stated the last communication he'd had with Ms. King was in May of 2006.

There were no other questions.

Robert Celedonia of 3612 Lakeside Drive, Rockwall, TX approached and began to address the Commission. He stated that it was his initial complaint that brought about this case. He stated that he'd spoken with Ms. King prior to any actual construction and had proposed that she sell the property to him. He went on to say that the property has



been vacant for ten years. He described in detail various problems with the structure that he is aware of.

Chairman Ruff asked if the HOA has taken any action. Mr. Celedonia replied that he was unsure.

David Marlett asked when the construction began. Mr. Celedonia stated that the windows that had been boarded for the past two years were just recently replaced.

Carol Crow asked if Theresa King has been the owner for the past ten years. Mr. Celedonia stated that although she has been the owner of record, she is not a permanent resident and has not been for many years. Her last visit at the property in question was in August of 2006.

Chairman Ruff closed the public hearing and asked for comments from the Commission.

The Commission entered into a brief discussion.

Chairman Ruff asked Staff if it would be permissible to use the same recommendations from the May 11, 2006 meeting. Cliff Griffin stated that the previous recommendations are still in place. The Commission may levy civil penalties to help enforce the Commission orders.

Earl Milner stated that he would like to consider a civil penalty beginning in 7-14 days, and then allow 45 to 60 days to have repairs completed.

Connie Christiansen of 3308 Augusta Blvd. approached and asked for clarification regarding the process of having a structure condemned.

Rick Sherer, Building Inspections Supervisor stated that if the sheetrock is blowing outward, and the structural members are rotting, the Commission may need to amend the orders because the Building Inspections Department would not issue a permit when the damage is so severe.

Earl Milner made the following motion:

- The property owner is to give members of the Code Enforcement and Building Inspection Departments the means to enter the property, so as to conduct and complete an interior and exterior inspection by November 17, 2006.
- The property owner is to provide Staff with a structural engineer's report by November 25, 2006.
- The property owner is to have the permits and a plan in place to either repair or demolish the structure **by December 8, 2006.**
- Civil penalties are to be levied immediately at a rate of \$250.00 a day starting November 10, 2006.

- If the inspection is not allowed, civil penalties will increase to \$500.00 a day as of November 17, 2006.
- If the structural engineer's report is not obtained, the civil penalties will increase to \$750.00 a day as of November 25, 2006.
- The property owners are also hereby ordered to be present at the January 11, 2006 meeting.

Carol Crow seconded the motion. The motion was voted on and passed unanimously with a vote of 6 to 0.

The following case was heard:  
BSC-2006-08 for 705 Peters Colony

**b. BSC-2006-08**  
**705 Peters Colony**

Chairman Ruff declared the public hearing opened. Cliff Griffin, Code Enforcement Supervisor approached and gave a brief history of the property in question.

The public hearing was closed.

Larry Ewing made a motion to order the owners to abate the abandoned well immediately (by November 10, 2006), or allow staff access to the property so that they may do so.

David Marlett seconded the motion. The motion was voted on and passed unanimously with a vote of 6 to 0.

IV. ADJOURNMENT

There being no other business, Steve Marquee motioned to adjourn. Larry Ewing seconded the motion. The motion carried unanimously. The motion was voted on and passed unanimously with a vote of 6 to 0.

The meeting adjourned at 8:59p.m.

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Commission Chairman

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Commission Recorder