MEETING AGENDA
BUILDING STANDARDS COMMISSION
Thursday, August 27, 2020
6:00 p.m
City Hall, 101 E. Main Street, Forney, Texas 75126

1. Call Meeting To Order

2. Action Items

2.I. Consider Approval Of The Minutes Of The December 9, 2019, Meeting Of The Building Standards Commission.

Documents:

BSC MINUTES DECEMBER 9 2019.PDF

3. Public Hearing Items

3.I. Hold A Public Hearing And Discuss And Consider The Abatement Of A Substandard Structure Located At 600 W. U.S. Highway 80 (Isaac Jones, Tract 40.00; 12.23 Acres) In The City Of Forney, Texas.

Documents:

ITEM SUMMARY-600 W US 80.PDF
600 W US 80 LETTER.PDF

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Community Development office at 972-564-7386 or FAX 972-552-1538 for further information. Braille is not available.

CERTIFICATE

I, Peter Morgan, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of August, 2020, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.
1. CALL TO ORDER

Director Peter Morgan called the meeting to order at 6:00 p.m. Present were Jayme Hernandez, Joe Ferguson, Sandra Carrasco, Randol Klein and Ryan Childress. Commissioners Mark Houston and Rickey Newsom were absent. Also present were Director of Community Development Peter Morgan, Chief Building Official Shannon Stevens, Neighborhood Specialist Michelle Hodge, and Commission Secretary Gladis Saldana.

2. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider the abatement of a substandard structure located at 536 N. Bois D’Arc Street (Sowell, Block 3, Lot 2) in the City of Forney, Texas.

Director Morgan introduce the item and allowed Mr. Stevens to elaborate on findings at the time of the inspection. Mr. Stevens explained that the structure had major foundation issues and advised that the carport on the property was unstable. Staff recommended to demolish the main structure and carport. No one spoke during public comment. The commission inquired on how property owners were notified and if the staff had heard from the property owner. Following discussion, Mr. Childress made a motion to have main structure and carport demolished within thirty days. Mr. Ferguson seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

2. Hold a public hearing and discuss and consider the abatement of a substandard structure located at 408 Broad Street (Forney Original, Block 29, Lots 7 & 8) in the

Director Morgan introduce the item and allowed Mr. Stevens to elaborate on findings at the time of the inspection. Mr. Stevens explained that the structure had foundation issues and was causing the roof to sag and cracks along the exterior wall. Mr. Stevens also stated that the currently had electricity. Staff recommended to demolish the structure. No one spoke during public comment. Following discussion, Mr. Childress made a motion to have main structured and carport demolished within thirty days. Mr. Ferguson seconded the motion. The motion passed by a vote of 4 ayes (Ferguson, Hernandez, Klein, Childress) and 1 nays (Carrasco).

3. Hold a public hearing and discuss and consider the abatement of a substandard structure located at 405 Broad Street (Forney Original, Block 38, Lots 3-1 & 4-1) in the City of Forney.
Director Morgan introduced the item and allowed Mr. Stevens to elaborate on findings at the time of the inspection. Mr. Stevens explained that this property had previously been before the board and that the structure was only partially secured. Staff recommended to demolish the structure. No one spoke during public comment. Following discussion, Mr. Ferguson made a motion to have main structure demolished. Mr. Childress seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

4. Hold a public hearing and discuss and consider the abatement of a substandard structure located at 401 Aimee Street (Forney Original Block 29, Lot 20 & 21 & 22) in the City of Forney.

Director Morgan introduced the item and allowed Mr. Stevens to elaborate on findings at the time of the inspection. Mr. Stevens explained that this property had received some foundation repairs without a permit and that staff did receive an engineer’s report that morning. Staff recommended demolition or repair of the property. No one spoke during public comment. Following discussion, Ms. Carrasco made a motion to have the structure repaired with the appropriate permits pulled. Mr. Ferguson seconded the motion. The motion passed by a vote of 5 ayes and 0 nay.

5. Hold a public hearing and discuss and consider the abatement of a substandard structure located at 107 E. Street (Forney Original Block 10, Lot 4-1) in the City of Forney.

Director Morgan introduced the item and stated that he was contacted by the property owner. He explained that she recently became the owner of the property and agreed with the need for demo. Property owner requested to have until October to demolish the structure. Mr. Stevens stated that based on his exterior inspection the structure was unsafe and unrepairable. Mr. Stevens recommended for the structure to be repaired with in a timely manner. During public comment Jason Thompson spoke in favor of the request and requested for 60 days to complete the siding, shingles and secure the back door to the house. Following discussion, Mr. Childress made a motion to secure a building permit within 30 days and complete repairs within 60 days. Ms. Carrasco seconded the motion. The motion passed by a vote of 5 ayes and 0 nay.

6. Hold a public hearing and discuss and consider the abatement of a substandard structure located at 306 Austin Street (Conner Block 8 Pt.) in the City of Forney.

Director Morgan introduced the item and stated that this property had been before the board and was not repaired as requested. Mr. Stevens recommended for the structure to be demolished. No one spoke during public comment. Mr. Ferguson made a motion to demolish the property and Mr. Childress seconded the motion. The motion passed with a vote of 5 ayes and 0 nays.

7. Hold a public hearing and discuss and consider the abatement of a substandard structure located at 114 W Shands Street (Forney Revised, Block B, Lot 23 Pt.)

Director Morgan introduced the item and allowed Mr. Stevens to explain the findings at the time of the inspections. Mr. Stevens stated that upon his inspection the roof rafters were sagging and the foundation was sinking. Staff recommended for the structure to be
demolished. Mr. Childress made a motion to allow the property owner to repair the structure within 30 days. Mr. Ferguson seconded the motion. The motion passed by a vote of 5 ayes and 0 nay.

3. ADJOURNMENT

There being no further business to bring before the board, Peter Morgan adjourned from public hearing and close the meeting at 7:15 p.m.


Chair

ATTEST:

Gladis Saldana, City of Forney
Meeting Date: August 27, 2020
Submitted by: P. Morgan

Item Title:
Hold a public hearing and discuss and consider the abatement of a substandard structure located at 600 W. U.S. Highway 80 (Isaac Jones, Tract 40.00; 12.23 acres) in the City of Forney, Texas.

Public Hearing Item [X]
Consent/Action Item [ ]

Documentation Attached: Violation Letter

Item Summary:
On July 20, 2020, the Building Official inspected the property located at 600 W. U.S. Highway 80. The inspection found that structures located at the address are unsafe and represent a threat to public health, safety, and welfare. The structure is in need of external repair. The awning is torn off the frame on the front of the main building, exposing the frame and light fixtures. The back door is boarded up, with the glass having been shattered.

Chapter 3 of the City of Forney Code of Ordinances states that the minimum standards for continued use and occupancy of all buildings shall be those standards established by the International Building Code. The existence of a public nuisance is a violation that must be remedied by structure repair or removal.

The Building Standards Commission is meeting in accordance with Article 3.03 of the City of Forney Code of Ordinances. If, after the public hearing, a building, structure, or premises is found in violation of the standards set forth in the Code, the Commission may order that the building, structure, or premises be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time determined by the Commission.
July 20, 2020

KNOX OIL OF TEXAS
RICHARD KNOX
2221 IRVING BLVD BLD 2
DALLAS, TX 75207-6511

Subject: 600 W HWY 80 FORNEY, TX

Dear Property Owner,

An inspection was made on July 13, 2020, concerning the property located at 600 W. U.S. Highway 80 (Isaac Jones, Tract 40.00; 12.23 acres). The inspection report notes that the structure located at the above listed address is unsafe and represents a threat to public health, safety, and welfare. Trash is uncontained on the property. The awning is torn off the frame on the front of the main building, exposing the frame and light fixtures. The glass on the back doors is shattered. Repair of the structure and a cleanup of the entire property is the recommended action.

Chapter 3 of the City of Forney Code of Ordinances states that the minimum standards for future use and occupancy of all buildings shall be those standards established by the International Building Code. The existence of a public nuisance is a violation that must be remedied by structure repair or removal.

The City of Forney Building Standards Commission will hold a meeting with a public hearing on Thursday, August 27, 2020, at 6:00 p.m. to discuss this property. The meeting will take place at Forney City Hall, 101 E. Main Street, Forney, TX 75126. The owner, lienholder or mortgagee of the property have the burden of proof to demonstrate the scope of any work that may be required to comply with the Code of Ordinances and the time it will take to reasonably perform the work.

The City of Forney Community Development staff is available to discuss this letter and remedies with you. Staff may be reached at 972-564-7390.

Sincerely,

Shannon Stevens
Chief Building Official
City of Forney