

**MINUTES OF A MEETING
OF THE BOARD OF ADJUSTMENTS AND APPEALS
FOR THE CITY OF COTTONWOOD SHORES, TEXAS
APRIL 17, 2001 AT 2:00 P.M.**

The meeting was called to Order at 2:10 p.m., with Mrs. Ollie Beyer, Mr. Adrian Gawlik, Mrs. Vi Janke, Mrs. Paula Pfeifer, Mrs. Claudie Short, and Mr. Ray Whitis in attendance.

The first item of business was to elect officers for the Board. Mrs. Claudie Short made a motion to nominate Mr. Adrian Gawlik as President. Mr. Ray Whitis seconded her motion. The vote was unanimous. Mrs. Short then made a motion to nominate Mr. Ray Whitis as Secretary. Mrs. Paula Pfeifer seconded her motion. The vote was unanimous.

Mayor Dale Pickens thanked the Board Members for their service to the City. He stated it was in the best interest of the City to clean up the abandoned property. To make it productive and get it back on the tax rolls. He recommended contacting Commissioner Oakley for assistance in any demolition that we might do. He stated that even though the City could assess a lien to cover the cost involved in cleaning up the property, the county had encouraged us not to do so. It would only add to the amount of delinquent taxes, which would have to be paid in order to get the property back on the tax rolls. He stressed this would not be a money making project for the City. It would probably cost the City, but it needed to be done.

Mr. Ray Whitis expressed concern for notifying the property owners and wondered if thirty days notice was sufficient. Mayor Pickens stated that the City Attorney, Mr. Barney Knight, had drawn up this ordinance and there were steps in the notification process beside the letters sent to inform the property owners of today's hearing. Mr. Whitis stated that if we comply with the ordinance then we should be okay to proceed.

Mr. Robert Pope then addressed the board starting with the inspection of Mr. Leon Richards' house located on Lots 222 & 223 in the Driftwood Section (700 block of Pecan Lane). Robert stated this house was in bad shape. The floor is weak. There is no front door and windows are broken out. Dogs and cats have been living inside. The electrical lines are exposed creating a hazard. Interior walls are torn down and full of holes. It appears vandals have been inside punching holes in the ceiling and walls at will. Ms. Sylvia Ardoin who lives next door to this house stated she was thankful that the City was finally going to do something about the eyesore next to her house. Ms. Ruth Waguespack stated the house didn't have any fixtures, no commode, sinks or any plumbing at all. It had all been ripped out of the walls. She added some trash from the last occupants of this house was left on her property next door and she wanted it removed as well. Mrs. Claudie Short then made a motion to order the owner of Lots 222 & 223 in the Driftwood Section to demolish the structure located there. Mrs. Paula Pfeifer seconded her motion. The vote was unanimous.

Mr. Pope then addressed the inspection of Mr. & Mrs. Duane Francis' trailer house located on Lots 26, 27 & 28 in the Driftwood II Section (Northwood Drive). Robert stated this house was in real bad shape. The floor was gone. The roof has been leaking and over the years the floor is two ft. higher than the wall where the water ran down the wall and caused it to fall in. He added the walls buckle and have begun to rot. The walls' buckling has contributed to the porch collapsing. He noted several plumbing violations and that the windows were broken out. Vandals had been punching holes in the walls and ceilings, too. It was apparent that cats had been living inside as well. Mrs. Ollie Beyer made a motion to order the owner of Lots 26, 27 & 28 in the Driftwood II Section to demolish the structure located there. Mrs. Vi Janke seconded her motion. The vote was unanimous.

Mr. Pope then addressed the inspection of Mr. Delmar Lerring's house located on Lot 20 in the Scarlet Oaks Section (700 block of Driftwood Lane). Robert stated the roof on sags down four ft. in the center. There are no doors and the windows are broken out. Interior walls are rotten due to bad roof leaking. The floor is sagging through out the structure and there are holes in the floor. He noted several plumbing violations. He noted the exposed electrical wiring to be hazardous. He noted vandals had been inside punching holes in the walls and ceilings, too. He added it was insect invested as well. Mr. Ray Whitis asked if there was any hope for this structure. Robert replied none. Mayor Pickens stated there was a travel trailer inside this structure. He added he had spoke to Mr. Knight, who stated that a travel trailer is not a permanent home. Mr. Knight stated the City could burn or demolish this structure, whatever it chose to do. Mayor Pickens noted that on several occasions he had ran kids out of this house. He added someone is going to get seriously injured or even killed playing in this house. Mr. Ray Whitis made a motion to order the owner of Lot 20 in the Scarlet Oaks Section to demolish the structure located there. Mrs. Paula Pfeifer seconded his motion. The vote was unanimous.

Mr. Pope then addressed the inspection of the structure located on Lots 387 & 388 in the Driftwood Section (700 block Aspen Lane). Burnet Central Appraisal District for delinquent taxes already foreclosed on this property. Robert stated this house had been gutted. There was no plumbing inside. There was no electrical inside. The interior walls and ceiling had been tom down. Only the studs were left. The roof had several holes and leaks and the floor had several holes and weak spots. There were no doors and the windows were all broken out. Mayor Pickens stated the lady who had lived there several years ago gave the house back to the owner, she said she doesn't own it. The gentleman she said owns it is now in jail and probably will be for sometime. Mr. Ray Whitis asked if it could be fixed up. Robert stated the only thing salvageable would be the outside lumber. It was tongue-n-groove siding and it still looked pretty good. Mrs. Vi Janke made a motion to order the owner of Lots 387 & 388 in the Driftwood Section to demolish the structure located there. The vote was unanimous.

Mr. Pope then addressed the inspection of Mr. Eugene Hickey's house located on Lot 85 & 1/2 of 84 in the Driftwood II Section (Northwood Drive). He noted this was a two-story house with concrete block on the bottom and cedar siding on the top. There are holes in the top half exterior walls. There are leaks in the roof. There is a two-ft. area between the stories where the ceiling tile has fallen out. The doors are locked, but some of the windows are broken out. There are holes in the interior walls. Some electrical wiring is exposed. He felt like this house could possibly be repaired and brought up to code. Commissioner Pfeifer stated it would be difficult with the concrete block to run new electric or plumbing. Mrs. Vi Janke stated she did not want to see the City spend any money to fix it up even if we could assess a lien. Mr. Ray Whitis agreed. He then made a motion to order the owner of Lot 85 & 1/2 of 84 in the Driftwood II Section to bring the structure located there into compliance with City Ordinances or demolish it. Mrs. Claudie Short seconded his motion. The vote was unanimous.

Mr. Pope then addressed the inspection of Ms. Caroline Maley's house located on Lots 517A & 518A in the Driftwood II Section (Westwood Drive). He noted they had started repairing and cleaning up around this house. The roof, which covered the trailer, had been removed. Just inside the door about 1/2 of the floor is a concrete slab, but the roof has been leaking and the walls are rotted. The floor in the trailer is weak. He noted they have cleaned up around the property. Mrs. Claudie Short asked if the trailer was the correct square footage. Robert replied no. Mayor Pickens stated the trailer was a 1950's model travel trailer and was no where near big enough. Mrs. Paula Pfeifer stated that they had cleaned up in the past, but here we are again. Mrs. Claudie Short stated she had looked at this property some thirty years ago and it was in bad shape then. Mr. Ray Whitis stated he felt they could repair it to bring it into compliance. He then made a motion to order the owner of Lots 517A & 518A in the Driftwood II Section to bring the structure located there into compliance with City ordinances or demolish it. Mrs. Vi Janke seconded his motion. The vote was unanimous.

Mr. Pope then addressed the inspection of Mr. John McGowan's house located on Lot 199 in the Yellowstone Section (800 block of Pecan Lane). He noted there were no doors and the windows were broken out. He added we had received a reply to our notice and Mr. McGowan agreed it needed to be demolished. He just asked for little or no cost to him. Mayor Pickens stated years ago when he first took office; the City started a campaign to clean up lots, cut weeds and clear brush. There was a red garage

that used to be located next to this structure. The property owner gave his okay and the City knocked it down with the backhoe and then burned the lumber. Mrs. Vi Janke asked how much it would cost to demolish this structure. He added some structures were easier than others were to demolish. We would need to look at the structure and figure a cost. He estimated around \$150 - \$200. Mr. Ray Whitis then made a motion to order the owner of Lot 199 in the Yellowstone Section to demolish the structure located there. Mrs. Vi Janke seconded his motion. The vote was unanimous. Mr. Whitis stated we could contact Mr. McGowan with a price for the City to demolish the structure. If he thinks that is too much then he will have to demolish it him self. Mrs. Claudie Short stated to watch the prices, she didn't want the City to be out any money. Mr. Pope stated the City could do the smaller houses with no problem. He wouldn't want to attempt the larger houses without the county's assistance.

Mr. Ray Whitis then made a motion to adjourn this meeting at 3:25 p.m. Mrs. Claudie Short seconded his motion. The vote was unanimous.

A handwritten signature in black ink, appearing to read 'Ray Whitis', is written over a horizontal line.

Ray Whitis, Secretary

**BOARD OF ADJUSTMENTS & APPEALS
CITY OF COTTONWOOD SHORES, TEXAS**

BOARD MEMBERS:

OLLIE BEYER	693-5188
ADRIAN GAWLIK	693-4278
VI JANKE	693-2817
PAULA PFEIFER	693-2052
CLAUDIE SHORT	693-3066
RAY WHITIS	693-6422

**PUBLIC HEARING SCHEDULED FOR APRIL 17, 2001 AT 2:00 P.M.
AT THE CIVIC CENTER**