



**G. 115 N. Walnut Street**

The property is owned by Grayson Cafes, Inc. and described as OTP SHERMAN, BLOCK 12, LOT PT 3, 52X150 7800 SF. Notice of hearing was posted on January 24, 2014, and sent by certified mail. The certified mail receipt has not been received as of this date.

**H. 115 E. Houston Street**

The property is owned by Grayson Cafes, Inc. and described as OTP SHERMAN, BLOCK 3, LOT E PT 4, 25X142.3 3557.5 SF. Notice of hearing was posted on January 24, 2014, and sent by certified mail. The certified mail receipt has not been received as of this date.

**ACTION TAKEN.**

Motion by Board Member Gray to table items C, G, and H until the next meeting.  
Second by Board Member Ingram.

VOTING AYE: BOOTHE, GRAY, INGRAM AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

**A. 220 S. Walnut Street**

The property is owned by John C. Dannel Funeral Home, Inc. and described as OTP SHERMAN, BLOCK 8, LOT S/3 7 & 8, 50 X 150 (C) 7500 SF, LADD BLDG. Notice of hearing was posted on January 24, 2014, and sent by certified mail. The certified mail receipt was received by Frances Dannel on January 25, 2014. Liens on the property were filed by Travis O. Cook and First National Bank of Van Alstyne. Certified letters were sent to both lien holders. A letter was received from Texas Star Bank, formerly known as First National Bank of Van Alstyne, stating they hold no lien on the property. The letter to Travis O. Cook was returned February 2, 2014.

Brandon Shelby explained the property is located across the street from Dannel Funeral Home. No one was present to represent the property.

Mr. Shelby gave an overview of the property: holes in the roof, the interior is exposed to the elements, missing or damaged façade, it is falling apart, walls are in need of paint, loose or missing siding, broken glass and missing windows. The structure overall is dilapidated and collapsing.

They have made no attempt to secure the property since the date of inspection on November 6, 2013. In their absence, Mr. Shelby recommended a thirty day order to repair or demolish the property. They have received the notice and have had over ninety days to respond or make any improvements; they have not done so. We received a phone call from the owners this morning at 8:48 a.m. saying they would not be able to make it to this hearing stating they were looking into consulting a structural engineer. They have contacted Developmental Services to

look into hiring someone to help them with the problem; I think they need a little urging to get it done sooner rather than later.

No other citizens appeared before the Substandard Structure Commission to discuss 220 S. Walnut Street.

Commission Member Boothe asked Mr. Shelby to remind them what happens after thirty days.

Mr. Shelby explained after the expiration of thirty days we will re-inspect the property and if no significant progress has been made, we will issue a citation and they will be fined daily for non-complying with the order; after that the matter will be handled in Municipal Court, a Class C Misdemeanor. The goal of this ordinance isn't to fine people or to take anyone's property, the goal is for the owners to take some initiative and bring their buildings up to code.

ACTION TAKEN.

Motion by Chairman Tredway that the owner of 220 S. Walnut Street be given a period of thirty (30) days to bring the property into compliance or demolish it or fines will begin on the (31<sup>st</sup>) thirty-first day. Second by Board Member Boothe.

VOTING AYE: BOOTHE, GRAY, INGRAM AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

**B. 222 S. Walnut Street**

Board Member Wally Black arrived during this request at 12:09 p.m.

The property is owned by John C. Dannel Funeral Home, Inc. and described as OTP SHERMAN, BLOCK 8, LOT S/3 7 & 8, 50 X 150 (C) 7500 SF, LADD BLDG. Notice of hearing was posted on January 24, 2014, and sent by certified mail. The certified mail receipt was received by Frances Dannel on January 25, 2014.

Mr. Shelby explained this property is next door to the previous agenda item and has nearly identical issues. Mr. Shelby recommended a similar order for the property.

No citizens appeared before the Substandard Structure Commission to discuss 222 S. Walnut Street.

ACTION TAKEN.

Motion by Board Member Ingram to allow the owner of 222 S. Walnut Street be give a period of thirty (30) days to bring the property into compliance or demolish it or fines will begin on the (31<sup>st</sup>) thirty-first day. Second by Board Member Tredway.

VOTING AYE: BOOTHE, GRAY, INGRAM BLACK AND TREDWAY  
VOTING NAY: NONE.  
MOTION CARRIED.  
THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE  
ORDINANCE.

**C. 116 N. Ricketts Street**

The property is owned by Dow G. Neal and described as GRAYS G Y 2<sup>ND</sup>  
ADDN, BLOCK 4, LOT S 60FT 23-24, 60X100. Notice of hearing was posted on  
January 24, 2014, and sent by certified mail. The certified mail receipt was  
received by Bill Palye on January 25, 2014.

Mr. Shelby gave an overview of the property: it is an unoccupied residential  
property, the entire lot is overgrown with high grass and debris, roof is unlevel  
and missing and damaged, missing paint, siding, the windows and doors are  
unsecured or broken, overall the structure is dilapidated, the front porch is  
collapsing. It does not have any gas service; the electrical service is outdated  
and unsafe.

No one was present to represent the property. Mr. Shelby recommended a thirty  
day order to repair or demolish the property.

No other citizens appeared before the Substandard Structure Commission to  
discuss 116 N. Ricketts Street.

**ACTION TAKEN.**

Motion by Board Member Black for the owner of the property at 116 N. Ricketts  
Street to be give a period of thirty (30) days to demolish the structure or fines will  
begin on the (31<sup>st</sup>) thirty-first day. Second by Board Member Tredway.

VOTING AYE: BOOTHE, GRAY, INGRAM, BLACK AND TREDWAY  
VOTING NAY: NONE.  
MOTION CARRIED.  
THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE  
ORDINANCE.

**E. 905 S. Willow Street**

The property is owned by Elvira Ravelo and described as ELLIOTTS W ADDN,  
BLOCK 20, LOT 3 & 4, 50X140, ACRES .1607. Notice of hearing was posted on  
January 24, 2014, and sent by certified mail. The certified mail receipt has not  
been received as of this date; letter was returned February 1, 2014.

Mr. Shelby gave an overview of the property: it is an unoccupied residential  
property, the entire lot is overgrown with high grass, trash & debris, roof is  
unlevel, deteriorating, missing shingles and damaged, missing/peeling paint,  
missing siding, the windows and doors are unsecured or broken, overall the  
structure is dilapidated, collapsing, unsafe and dangerous. Mr. Shelby  
recommended a thirty day order to repair or demolish the property.

No one was present to speak in favor or in opposition to this property.

No other citizens appeared before the Substandard Structure Commission to discuss 905 S. Willow Street.

ACTION TAKEN.

Motion by Board Member Black for the owner of the property at 905 S. Willow Street to be give a period of thirty (30) days to demolish the structure or fines will begin on the (31<sup>st</sup>) thirty-first day. Second by Board Member Gray.

VOTING AYE: BOOTHE, GRAY, INGRAM, BLACK AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

**F. 212 N. Cleveland Avenue**

The property is owned by Eric Graham and Frank Gadek and described as COLLEGE PARK ADDN, BLOCK 32, LOT S 22' OF 6 & 7 & N 20' OF 8, .3590 AC, Undivided Interest 50.0000000000%. Notice of hearing was posted on January 24, 2014, and sent by certified mail. The certified mail receipt has not been received as of this date.

Mr. Shelby gave an overview of the property: it is a residential, fire damaged property, it is unsafe, completely collapsed in spots, walls have completely collapsed. Like the other residential properties, it is more suited to be demolished than repaired.

No one was present to speak in favor or in opposition to the property at 212 N. Cleveland Avenue.

ACTION TAKEN.

Motion by Board Member Black for the owner of the property at 212 N. Cleveland Avenue to be give a period of thirty (30) days to demolish the structure or fines will begin on the (31<sup>st</sup>) thirty-first day. Second by Board Member Boothe.

VOTING AYE: BOOTHE, GRAY, INGRAM, BLACK AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

## **I. 224 E. Houston Street**

Chairman Tredway abstained from voting on this request because of a conflict of interest.

The property is owned by Sean Vanderveer and described as OTP SHERMAN, BLOCK 13, LOT E PT 2 THRU 4, 49.67X125 (C) 6208.75 SF. Notice of hearing was posted on January 24, 2014, and sent by certified mail. The certified mail receipt has not been received as of this date, letter was returned with forwarding address; a certified letter was sent to new address; the certified mail receipt has not been received as of this date.

Mr. Shelby gave an overview of the property: it is a commercial property, most of the windows have been boarded, the roof has deteriorated with holes and is exposed to the elements, it is damaged in several places, it is rotted and decayed and has fallen apart, the walls have peeling paint, brickwork is cracking; overall the building is dilapidated and collapsing. Mr. Shelby recommended the building be brought up to code or demolished.

Sean Vanderveer, 806 N. Woods, Sherman, Texas explained he purchased the property through a Sheriff's Auction. He is halfway through the process of developing the plans to remodel the structure; working with David Baca and Jared Tredway, the structural plans are being reviewed by Jared and David and we have the tentative schematics. We are going to start bidding it out and then continue to finish the plans.

My wife and I are serious enough about this building that we sold our paid off home on Turtle Creek to free up funds to pursue the property; we believe in downtown, we own multiple properties and are looking to purchase more. Mr. Vanderveer presented an artist rendering of what David Baca Studios came up with. We are looking at having three retails on the bottom floor that will be rental space, three lofts above that which will be rental and then have his own business studio in the back with a parking garage. My wife, children and I will live in the back half. According to the engineer, it is structural sound.

Mr. Tredway explained the design documents could be completed within six weeks and construction could begin within eight weeks. The construction time frame could be six to ten months depending on the contractors; all of that is quite speculative, being as I am not a contractor.

Mr. Shelby stated the board has the option to give the owner up to ninety days to begin work; at that point we would have another hearing where the owner would present their progress to avoid being fined on the property, if that is the feeling of the Commission.

Mr. Vanderveer explained he has moved the debris to the back of the lot to clear the pad off to get the design started so the architects could see it better. We are looking at getting the debris hauled out.

No other citizens appeared before the Substandard Structure Commission to discuss 224 E. Houston Street.

ACTION TAKEN.

Motion by Board Member Black to review the progress of the property at 224 E. Houston Street in ninety days. Second by Board Member Igram.

VOTING AYE: BOOTHE, GRAY, INGRAM AND TREDWAY

VOTING NAY: NONE.

ABSTAINING: TREDWAY

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

**4. ADJOURNMENT**

The meeting was adjourned at 12:24 p.m.

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Chairman

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Secretary