

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF RICHMOND



The Building and Standards Commission for the City of Richmond, Texas met on October 23, 2017 at 5:30 p.m. Meeting was held at 600 Morton Street, Richmond Annex Meeting Room.

David Reese, Building and Standards Secretary will be the Chair Person for the night. David Reese called the meeting to order at 5:30 p.m. A quorum was present and verified by Secretary David Reese, with the following members in attendance:

Commission Members Present:

Jim Jackson  
David Reese  
Robert Hodge  
Albert Davis  
Bobbie Williams

City Staff Present:

Albert Cantu- Fire Marshal/Building Inspector and City Liaison  
Laura Scarlato-City Secretary  
Gary Smith- Attorney  
Lori Bownds-Building Official

A-2 Public Comments-

David Reese read the statement from the agenda in reference to the Building and Standards Commission and its restrictions/rules in reference to the Texas Open Meetings Act and public comments.

A-3 Minutes for the July 31, 2017 meeting were read and approved. Motion given by Jim Jackson, second by Bobbie Williams, motion carried.

A-4 Election of Chairperson and Vice Chairperson. Installation of Commission members in places.

4.1 Motion made to elect Albert Davis as Chairperson. Motion given by Jim Jackson, second by Robert Hodge. Motion carried. Albert Davis assumed Chair from David Reese for remainder of the meeting.

4.2 Motion to elect Jim Jackson as Vice Chairperson. Motion given by David Reese, second by Robert Hodge. Motion carried.

4.3 Members sworn in for upcoming term by City Secretary, Laura Scarlato.

Robert Hodge  
Bobbie Williams  
David Reese

A-5 The commission to discuss follow ups for properties found to be in violation.

A 5.1 606 Fannin Street- Dangerous Structure

Albert Cantu stated that this project is complete. House has been removed and cleaned up.

A 5.2 309 Wheaton Street-Dangerous Structure

Albert Cantu stated that this project is complete. House has been removed and cleaned up.

A 5.3 1600 Maiden Lane-Dangerous Structure

Albert Cantu stated that this property has a new owner. Permits have been obtained from the City and they are moving forward with repairs.

A 5.4 406 Burnet Street-Dangerous Structure

Owner Rosie Reza present. Ms. Reza stated progress is being made, cleaning and repairing property. Albert Cantu stated that slow progress is being made. Albert recommended that Ms. Reza be allowed time to continue repairs. Motion was made to allow the owner to return to January 22, 2018 meeting to report progress. Motion by Robert Hodge, second by Bobbie Williams. Motion carried.

A 5.5 1104 South Third Street-Dangerous Structure

Property owner Mr. Alvarez was present. Mr. Alvarez stated that he and his father (also present) are working on the house. He is waiting to save funds to complete it. He stated that he has raised and leveled the house. Albert Cantu stated that the house needs further securing. Mr. Alvarez said he will secure the property in one week. Motion was made to allow owner 2 weeks to secure the house and property and return to the January 22, 2018 meeting with a progress report. Motion carried by Robert Hodge, second by Jim Jackson. Motion carried.

A 5.6 514 Travis Street-Dangerous Structure

Albert Cantu stated that this property is 95% demolition complete.

A 5.7 708 Lettie Street-Dangerous Structure

Albert Cantu stated that someone has purchased this property and has pulled permits with the City to remodel. Remodeling is almost complete.

A 5.8 1015 Preston Street-Dangerous Structure

Albert Cantu stated that the owner had presented plans to the City for remodeling. The plans that were submitted were not satisfactory and were denied by the Building Official. The owners were told to bring in better plans for submittal. The yard was clean and the house was secure. Owner did not come to the meeting to give a progress report. Motion made to allow owner till January 22, 2018 meeting to give a progress report. Motion carried by Robert Hodge, second by Jim Jackson. Motion carried.

A 5.9 1012 Calhoun Street-Dangerous Structure

Albert Cantu stated that the property has been cleaned up. The dumpster is still on site. No action necessary.

A 5.10 603 Fannin Street-Dangerous Structure

Albert Cantu stated that the house has been demolished and cleaned up. Some minor cleaning remains to be done. No action necessary.

A 5.11 206 Fleming Street-Dangerous Structure

Albert Cantu stated that a 30 day notice letter has been send. The owner had demolished part of the house but is not complete. Dumpsters are still on site. No action necessary.

A 5.12 907 South Sixth Street-Dangerous Structure

Albert Cantu stated that a 30 day notice letter was mailed out. The owner has been located. The owner has a contract to demolish the structure. No action necessary.

A 5.13 912 Thompson Highway-Dangerous Structure

Owner Bill & Pam Zemanek are present. Mr. Zemanek stated that he has a plan to give the property a "facelift". Elements of his plan were distributed to the commission. Mr. Zemanek said he should complete these items in 30 days, and he plans to use the house for storage only. He also visually described his plan. Albert Cantu stated that the City inspected the house. Motion to allow owners until January 22, 2018 meeting to complete repairs. Motion by Jim Jackson, second by Robert Hodge. Motion carried.

A 5.14 1621 George Avenue-Dangerous Structure

Albert Cantu stated that owner has completed the porch repairs. Owner will come to the January 22, 2018 meeting with a progress report. No action necessary.

A-6 The commission review and take action on the dangerous buildings found to be in violation.

A 6.1 307 Riveredge Drive-Dangerous Structure

Albert Cantu stated that the owner has repaired the roof. The house is secure. The owner will come back on January 22, 2018 meeting with a progress report. No action necessary.

A 6.2 314 Mellon Street- Dangerous Structure

Property represented by owner Mr. & Mrs. Lopez. This house has been listed as a dangerous structure. Albert Cantu stated that the property has been cleaned up and has potential for remodeling. The owner stated that they want to meet with the City building official for inspection, then turn water and electricity on. Albert Cantu recommended that the commission allow owners until next meeting, January 22, 2018 to report progress. Motion to allow owners until January 22, 2018 meeting to report progress. Motion by Jim Jackson, second by Robert Hodge. Motion carried.

A 6.3 509 Fannin Street- Dangerous Structure

Property represented by owner Mrs. De Los Santos. The house has been listed as a Dangerous structure. Albert Cantu stated that the house needs to be demolished.

Mrs. De Los Santos stated that she cannot afford the cost of demolition, by that she does has permission from other family members now to demolish it. Albert stated that if City must demolish it, the City will place the necessary lien on the property. Motion made to allow owner until January 22, 2018 meeting to arrange for demolition and return with a progress report. Motion by Jim Jackson, second by Robert Hodge. Motion carried.

A-7 Upcoming addresses for consideration by commission.

A 7.1 1002 Rufus Street

Mr. Cantu stated that this property is a dangerous structure. All letters have been sent out to property owner on Fort Bend CAD, will give to January.

A 7.2 701 Lettie Street

Mr. Cantu stated that this property is a dangerous structure. The letter process has been started and sent to property owner on Fort Bend CAD, will give to January.

A 7.3 610 Fields Street

Mr. Cantu stated that this property is a dangerous structure. The letter process has been started and sent out to property owner on Fort Bend CAD, will give to January.

A 7.4 1612 George Avenue

Mr. Cantu stated that this property is a dangerous structure. The letter process has been started and sent out to property owner on Fort Bend CAD, will give to January.

A 7.5 25 Avenue A

Mr. Cantu stated that this property is a dangerous structure. The letter process has been sent out to property owner on Fort Bend CAD, will give to January. House is secure but has been flooded twice. The family has contact Albert Cantu.

A 7.6 508 Mable Street

Mr. Cantu stated that this property is a dangerous structure. The letter process has been started and sent out to property owner on Fort Bend CAD, will give to January.

A-8 Approval of next scheduled meeting

Motion to hold the next scheduled meeting set for January 22, 2018 at 5:30PM. Motion by Jim Jackson, Second Robert Hodge. Motion carried.

A-9 Adjournment

Motion made to adjourn the meeting at 6:24 p.m.

APPROVED:

David Reese

ATTEST

Albert Cantu