



City of Richmond

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Building and Standards Commission Minutes

City Commission Room | 600 Morton Street, Richmond, Texas 77469

Tuesday, December 7, 2021, at 5:00 p.m.

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, December 7, 2021, at 5:00 p.m. for a Regular Meeting. The session was held at 600 Morton Street, Richmond City Commission Room.

Board Member Davis called the meeting to order at 5:00 p.m. A quorum was present, with the following members in attendance:

Albert Davis
James Kinsey
Joe Garcia
Zachary LaRock
Damacio Sanchez
Michael Meehan
Michael Leonard

Staff in attendance: Scott Fajkus, Assistant Building Official; Terri Vela, City Manager; Howard Christian, Assistant City Manager/Public Works Director; Laura Scarlato, City Secretary; Gary Smith, City Attorney; Aileen Heard, Code Compliance Officer; and Brittany Mullings, Executive Secretary.

Board Member Davis introduced agenda item 2., Recite the Pledge of Allegiance to the U.S. Flag and the Texas Flag. Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

Board Member Davis introduced agenda item 3., Oath of Office. Laura Scarlato swore in all Board Members.

Board Member Davis introduced agenda item 4., Public Comments. Board Member Davis read a statement on Texas Open Meetings Act and Public Comments. Mr. Israel Peralta spoke on 2002 Gammon Street. He stated he has been working on getting the HUD tag for the mobile home for 3 months.

Board Member Davis introduced agenda item 5., Approval of October 5, 2021 minutes. Minutes for the October 5, 2021 meeting were read and approved. Board Member Garcia moved to approve the minutes. The motion was seconded by Board Member Kinsey. The vote for approval was unanimous.

Board Member Davis introduced agenda item 6., Election of Officers: Chairman, Vice-Chairman, and Secretary. Board Member Davis volunteered as Chairman. Board Member Davis asked Mr. Garcia if he would like to volunteer as Vice-Chairman. Board Member Garcia agreed. Board Member Kinsey volunteered as Secretary. All Board Members were in favor.

Chairman Davis introduced agenda items 7a – 7g., Discuss follow-ups for properties found to be in violation.

7a. 1104 South 3rd – Dangerous Structure

Mr. Fajkus stated Staff's recommendation is to obtain an Administrative Search Warrant to bring more information to the Board to move forward within the next 60 days. The Commission was in favor.

7b. 608 Travis – Dangerous Structure

Mr. Fajkus stated the house has been removed, a demolition permit was obtained. Mr. Fajkus requested this address be taken off the Dangerous Structure list.

7c. 1315 Newlin – Dangerous Structure

Mr. Fajkus stated this property is in the Harvey Buyout Program, which ends on December 30, 2020. Fort Bend County has no timeframe of when the demolition will take place. The Mobile Home is secure. The property was recently sold. The new owners have the option to continue with the Buyout Program. The City of Richmond has provided the new owners with a variance application as well. Staff's recommendation is to move this item to the next Building and Standards meeting for an update. The Commission was in favor.

7d. 1110 Rufus – Dangerous Structure

Mr. Fajkus mentioned a Notice of Substandard Structure Order was issued for this property at the last meeting. Staff is in the process of receiving estimates for demolition and will have a title search completed before demolition. Mr. Fajkus will provide an update at the next meeting.

7e. 1000 Calhoun – Dangerous Structure

Mr. Fajkus mentioned a Notice of Substandard Structure Order was issued for this property at the last meeting. The property has recently been sold and the new owner started working on the structure without a permit. A stop-work order was issued to this address. The new owner has obtained a demolition permit. The new owner intends to demolish the structure, get with a Structural Engineer to check the piers, and rebuild the existing foundation. Mr. Fajkus will provide an update at the next meeting.

7f. 1101 (1103-1105) Jerry – Dangerous Structure

Mr. Fajkus stated there has been no progress on 1103 Jerry. As for 1105 Jerry, a Notice of Substandard Structure Order was issued for this property at the last meeting. The owner obtained a demolition permit. Mr. Fajkus will provide an update at the next meeting.

7g. 406 Burnet – Dangerous Structure

Mr. Fajkus stated there has been no progress made to the structure. The owner signed the Administrative Search Warrant. An inspection was done on the inside of the structure. Staff recommended giving the owner an additional 60 days to make progress on the property. The Commission was in favor.

Chairman Davis introduced agenda items 8a – 8c., Review and consider taking action on the following addresses.

8a. 1015 Preston – Dangerous Structure

Mr. Fajkus stated this case has been open since April 2016. All the required notifications have been mailed out by City Staff, but no progress has been made by the owner to correct the violations. There are no active permits. Staff intends on obtaining an Administrative Inspection Warrant. Staff requested a Final Order that the structure be demolished or brought up to code by the owner within 30 days or any lienholder within 90 days. If the property owner fails to comply with said Order, the City shall be authorized to demolish the structure and recoup the costs incurred by the City by filing a lien against the property. Board Member Kinsey made a motion to order rehabilitation or removal of the structure from the property within 30 days by the property owner or the City has authority to demolish the structure. Board Member Garcia seconded the motion. The vote for approval was unanimous.

8b. 507 Travis (Rear) – Dangerous Structure

Mr. Fajkus stated this case has been open since November 2016. All the required notifications have been mailed out by City Staff, but no progress has been made by the owner to correct the violations. There are no active permits. Staff intends on obtaining an Administrative Inspection Warrant. Staff requested a Final Order that the structure be demolished or brought up to code by the owner within 30 days or any lienholder within 90 days. If the property owner fails to comply with said Order, the City shall be authorized to demolish the structure and recoup the costs incurred by the City by filing a lien against the property. Board Member LaRock made a motion to order rehabilitation or removal of the structure from the property within 30 days by the property owner or the City has authority to demolish the structure. Board Member Garcia seconded the motion. The vote for approval was unanimous.

8c. 712 Center – Dangerous Structure

Mr. Fajkus stated this case has been open since February 2021. All the required notifications have been mailed out by City Staff, but no progress has been made by the owner to correct the violations. There are no active permits. Staff requested a Final Order that the structure be demolished or brought up to code by the owner within 30 days or any lienholder within 90 days. If the property owner fails to comply with said Order, the City shall be authorized to demolish the structure and recoup the costs incurred by the City by filing a lien against the property. Board Member Kinsey made a motion to order rehabilitation or removal of the structure from the property within 30 days by the property

owner or the City has authority to demolish the structure. Board Member LaRock seconded the motion. The vote for approval was unanimous.

Chairman Davis introduced agenda items 9a., Upcoming addresses.


9a. 411 Clay – Dangerous Structure

Mr. Fajkus brought this address to the Board to consider deeming the structure as substandard. He also mentioned the structure caught fire in February 2021. Mr. Richard Arriaga, a friend of the property owner, mentioned they have been trying to get a permit for the roof, to stop any further damage. He stated they were denied a permit. He also mentioned the property is secured and kept clean. Chairman Davis asked if the City needs to do an inspection. Mr. Fajkus explained a consent form was signed, and the City was able to inspect the structure. He stated there is a lot of structural damage to the foundation, the owner will need to hire a Structural Engineer to determine how they can move forward. For that reason, there were no permits issued. Mr. Arriaga stated they were told by the Building Department that the structure will need to be raised seven inches, but he is unsure of how to do that. Mr. Fajkus stated the property owner will need a Flood Elevation Certificate. Chairman Davis reiterated to Mr. Arriaga that a Structural Engineer will need to certify the structure is sound enough to hold a new roof. Chairman Davis recommended the owner return in 60 days to provide an update on the property.

Chairman Davis introduced agenda item 10., Approval of the next scheduled meeting. The next scheduled meeting is set for Tuesday, February 1, 2022, at 5:00 p.m. Board Member Garcia moved to approve the motion. Board Member LaRock seconded the motion. The motion to approve was unanimous.

There being no further business to be brought before the Building and Standards Commission, Chairman Davis adjourned the meeting at 5:55 p.m.

Approved



Albert Davis, Chairman

Attest



Scott Fajkus, Assistant Building Official