



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Building and Standards Commission Regular Meeting

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

Tuesday, October 4, 2022, at 5:00 p.m.

| | |
|--------------------|---------------------------------|
| <u>Position 1:</u> | Albert Davis (Chairman) |
| <u>Position 2:</u> | James Kinsey (Secretary) |
| <u>Position 3:</u> | Joe Garcia (Vice-Chair) |
| <u>Position 4:</u> | Zachary LaRock |
| <u>Position 5:</u> | Damacio Sanchez |
| <u>Position 6:</u> | Vacant |
| <u>Position 7:</u> | Vacant |

A quorum of the City Commission may be present at this meeting.

AGENDA

- A1. Call to Order, Quorum Determined, and Meeting Declared Open.
- A2. Recite the Pledge of Allegiance to the U.S. Flag and the Texas Flag.
- A3. Public comments. (Public comment is limited to a maximum of 3 minutes per item. No deliberations with the Board. Time may not be given to another speaker).

CONSENT AGENDA

- B1. Review and approve minutes of the Regular Meeting held on Tuesday, August 2, 2022.
- B2. Date of next meeting: To be announced.

REGULAR AGENDA

- C1. Demolition completed on following addresses:
 - C1a. 1104 S. 3rd Dangerous Structure House Removed

C1b. 411 Clay Dangerous Structure Removed

D1. Review and consider taking action on following addresses:

D1a. 1101 Jerry Dangerous Structure Update

D1b. 217Collins Dangerous Structure Update

D1c. 1205 Preston Dangerous Structure Update

D1d. 1114 Powell Dangerous Structure Update

E1. Excuse from attendance at the regular Building and Standards Commission Meeting.

F1. Adjournment.

Any items on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Richmond Building and Standards Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at (281) 342-5456 for needed accommodations.

If you have any questions, please contact Scott Fajkus at (281) 342-0559 or by email at sfajkus@richmondtx.gov.



City of Richmond

Where History Meets Opportunity

Building and Standards Commission Minutes

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

Tuesday, August 2, 2022, at 5:00 p.m.

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, August 2, 2022, at 5:00 p.m. The session was held at 600 Morton Street, Richmond City Commission Room.

Chairman Davis called the meeting to order at 5:01 p.m. A quorum was present, with the following Members in attendance:

Albert Davis – Chair
James Kinsey
Zachary LaRock
Damacio Sanchez
Joe Garcia – Vice-Chair
Michael Leonard

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

Chairman Davis introduced agenda item A2., 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.

Chairman Davis introduced agenda item A3., Public Comments. Hearing no public comments. This agenda item was closed.

Chairman Davis introduced consent agenda item B1., Approval of June 7, 2022, minutes. Board Member LaRock made a motion to approve the meeting minutes. Board Member Kinsey seconded the motion. The vote for approval was unanimous.

Chairman Davis introduced consent agenda item B2., Date of next meeting. Tuesday, October 4, 2022, at 5:00 p.m. There was no objection.

Chairman Davis introduced regular agenda items C1a – C1f., Discussion for demolition on following addresses:

C1a. 1104 S 3rd – Dangerous Structure

Mr. Fajkus stated that the City has not been able to reach the owner. The last meeting resulted in the issuance of Substandard Orders. This address has been on the Dangerous Structure list since 2016. At this time, no progress has been made. Although the structure has been secured, it continues to be broken into. Staff's recommendation is to demolish the structure. Board Member Kinsey made a motion to demolish the structure. Board Member Sanchez seconded the motion. The vote for approval was unanimous.

C1b. 1101 (1103-1105) Jerry – Dangerous Structure

Doug Moore, the owner, stated he is awaiting insurance approval before pulling permits. He mentioned that he had done some work on the structure, but nothing that required a permit. Currently, no permits have been pulled at this address according to Mr. Fajkus. There has been some foundation work performed without permits, and several areas of the foundation are not supported, resulting in instability. Mr. Moore described the structure as having settled and several blocks were not supporting any weight, so he removed those blocks. After the meeting, he stated that he would put the block back in place. Mr. Fajkus reminded the Board that this address has been listed as a Dangerous Structure since 2018 and Substandard Orders were issued on June 2, 2022. Staff's recommended that the Board grant approval for the demolition of this structure, but the City is also willing to work with the owner if an initiative is shown. Mr. Moore stated there are three joints he plans on replacing. Mr. Fajkus inquired about the owner's plans for this property. Mr. Moore stated he is wanting to make it habitable. The trade work will be performed by licensed professionals, but the structural work will be performed by him. A Structural Engineer has also reviewed the property and informed Mr. Moore of what needs to be done to bring it up to code. A copy of that report was requested by Mr. Fajkus. Board Member LaRock asked if the structure was secure. It was assured by the owner that it was secure. Mr. Moore requested an additional 60-day extension. Board Member LaRock made a recommendation to give the owner an additional 60-days with the requirement of permits being pulled in that time. All the Board Members were in favor of the recommendation.

C1c. 411 Clay – Dangerous Structure

Mr. Fajkus stated that both notices of the Building and Standard meetings had been returned. The Building Department has not received the plans and no permits have been issued at this time. However, a Contractor applied for a demolition permit last week. The Building Department authorized a 30-day demolition permit. Staff's recommended the Board allow the City to demolish the structure if the owner fails to complete the demolition process within 30-days. Board Member Kinsey made a motion for the City to demolish the structure if the owner fails to complete the demolition within 30-days. The motion was seconded by Board Member Garcia. The vote for approval was unanimous.

C1d. 209 Calhoun – Dangerous Structure

The majority interest owners are represented by Mr. Byron Cobbins. An extension was requested so that a Structural Engineer could generate a report substantiating the

soundness of the building. He stated that code issues have been resolved. He asked the Board to consider a 180-day extension. In addition, he mentioned that the structure lies within the Historical District and that it is of particular significance for the fact that it is the only remaining standing structure in the City of Richmond that is still owned by African Americans. He asked if any other citations or concerns arise, they are given an opportunity to address those issues and provide a level of support if they have any questions. Board Member LaRock asked Mr. Cobbins if their goal is to restore the structure. In response, Mr. Cobbins indicated that the goal was to restore the building and ensure that it complied with the ordinances of the Historic District. The single largest owner of the property, Mr. Mike Elliot, also spoke on this property. He stated this is a cinderblock building on all sides, all doors and windows were secured, prior to the City doing their inspection. He mentioned he also owns the property at 101 S. 3rd, he had a Certified Engineer do an inspection at this address. He also conducted an inspection at 209 Calhoun but passed away before Mr. Elliot could receive the report. He stated the Engineer mentioned this structure was sound and safe, but it is not on paper. He mentioned the building is not a safety hazard to the public and would like to see it restored. He also requested an extension of 180-days. Board Member Kinsey asked Mr. Elliot what work needs to be done. Mr. Elliot stated the building will need a roof, doors, windows, and a concrete floor. Mr. Fajkus gave a brief overview of the current state of the structure. The exterior of the building was painted without a Certificate of Appropriateness from the Historical Commission. Staff recommends an update in 60-days. Mr. Fajkus will be meeting with the Historical Preservation Officer (HPO) as it pertains to this structure, he will have an update at the next meeting. Mr. Cobbins indicated prior to the building being painted, the majority owners have sought out preservation to the City about putting a roof on the building. He is asking that if there are any further modifications to this building, that himself and the majority owners are notified. He is requesting an extension beyond the 60-days. Mr. Fajkus reiterated the Staff recommends a 60-day update, the HPO will be attending the next meeting. Mr. Cobbins asked if he could reach out to the HPO. Mr. Fajkus stated he would forward that information to Mr. Cobbins. Mr. Elliot clarified he does not have a structural engineer report on this structure, but the engineer told him it was structural sound. Mr. Cobbins is asking for time beyond the 60-days since there is not a current engineer report. Mr. Fajkus stated to hold off on an engineer report at this time and to reconvene in 60-days for the Building Department and HPO report instructed the owners on how to proceed. Mr. Cobbins and Mr. Elliot agreed to generate their own reports. Chairman Davis requested an update in 60-days. No further discussion.

C1e. 406 Burnet – Dangerous Structure

The son of Rosie Reza, Mr. Reza, stated that the family has discussed the possibility of selling or demolishing the structure. Currently, they are in discussions with potential buyers. A question was raised by Mr. Reza regarding how much time the Board is prepared to offer so that a sale can be negotiated. Chairman Davis reminded the owners that this property has been on the Dangerous Structure list for six years. The opportunity of a potential buyer never arose during those six years, as Mr. Reza mentioned. In order to sell or demolish the property, he is requesting more time. There was a brief discussion between the Board and Mr. Reza about the potential buyer he has been speaking to. Mr. Fajkus mentioned at the

last meeting, the Board allowed the City to move forward with the demolition after 60-days. Staff's recommendation is to move forward with demolition. To understand how the demolition process works, Mr. Reza requested documentation concerning the demolition and the lien. He mentioned the potential investor is aware of everything that is going on with this property. Chairman Davis made a motion for the City to move forward with the demolition of the property within 30-days. Mr. Reza interjected by requesting documentation regarding the demolition bids the City had received. To obtain this information, Mr. Fajkus indicated he could file an open records request. The motion was seconded by Board Member LaRock. The vote for approval was unanimous.

C1f. 217 Collins – Dangerous Structure

Mr. Fajkus stated the structure caught fire in May 2022. All the required notifications have been mailed out by City Staff, no progress has been made by the owner to remove the structure. The Building Department secured the structure in early May. The plywood was removed shortly after the property was secured and caught fire May 14, 2022. The property was secured again by the Building Department and a Do Not Occupy Notice was posted. There is currently no electrical or water service to this property. Staff recommendation to the Board is to issue Substandard Orders. Board Member Garcia made a motion to issue Substandard Orders. The motion was seconded by Board Member Leonard. The vote for approval was unanimous.

Chairman Davis introduced regular agenda item D1., Discussion and recommendation on following addresses:

D1a. 1205 Preston - Dangerous Structure

Mr. Fajkus stated the case was opened in June 2022. All the required notification has been mailed out by City Staff, no progress by the owner to correct the code violations has been made. They Fort Bend County Task Force conducted a raid and seized drugs and arrested individuals occupying the home. The property was secured by the Building Department and a Do Not Occupy Notice was posted. There is currently no electrical or water service to this property. A few weeks later, the plywood has been removed and there is a generator in the back of the property. He mentioned the owner of the property has passed away and the property has never been probated. Staff recommendation to the Board is to provide a 60-day extension to locate the owner of this property. No action required.

D1b. 103 S 3rd - Dangerous Structure

John Kovach introduced himself as the Attorney and son in law of the owner of the property, Robin Rosen. This address is the most recent purchase for the family, which owns four properties in Richmond. He briefly went over the development of each property. Currently, they are seeking ideas for this structure. He invited the City and Historical Committee to view the property last year. He states he received an informal approval for construction and asked to obtain a certificate regarding the foundation integrity, which was acquired. There has been some minor work done on the interior, including the removal of the ceiling. He mentioned the City conditionally approved of a Bar-B-Q

Restaurant last year, but problems arose. He mentioned he had received more quotes from contractors. The four issues he was made aware of are the front door being plywood, the back of the property has overgrown foliage, there was a gutter hanging down, that has since been removed, and there are some areas with warped wood. He stated the structure is secure and safe at this time. In order to see progress, Mr. Kovach is requesting a 180-day extension. The first step will be to repair the façade. They do not want to see it demoed; they would like to see this structure preserved. Board Member Kinsey asked how much progress can be made in 60-days. Kovach stated that not much can be achieved in 60 days, and he hopes to have 180 days to repair the facade. They have a contractor scheduled to provide them with a quote for the completion of the project. Mr. Fajkus recommended 60-days for an update to the Board. He stated he will meet with the Historical Preservation Officer to look at the building. Chairman Davis requested an update in 60-days. Mr. Fajkus stated a signed set of plans will be requested in the future. No action required.

Chairman Davis introduced regular agenda item E1., Demolition completed on following addresses:

E1a. 507 Travis – Dangerous Structure

Mr. Fajkus stated the structure has been demolished. This address can be removed from the dangerous structure list.

Chairman Davis introduced regular agenda item F1., Discuss with the Commission on training. Mr. Fajkus briefly went over training options for the Commission.

Chairman Davis introduced regular agenda item G1., Excuse from attendance at the regular Building and Standards Commission Meeting. None to discuss.

There being no further business to be brought before the Building and Standards Board, Chairman Davis adjourned the meeting at 6:19 p.m.

Approved

Albert Davis, Chairman

Attest

Scott Fajkus, Building Official



RICHMOND
EST. **TEXAS** 1837

Building and Standards Commission
Report: Dangerous Structure

Agenda Date: October 4, 2022

Agenda Item: C1a.

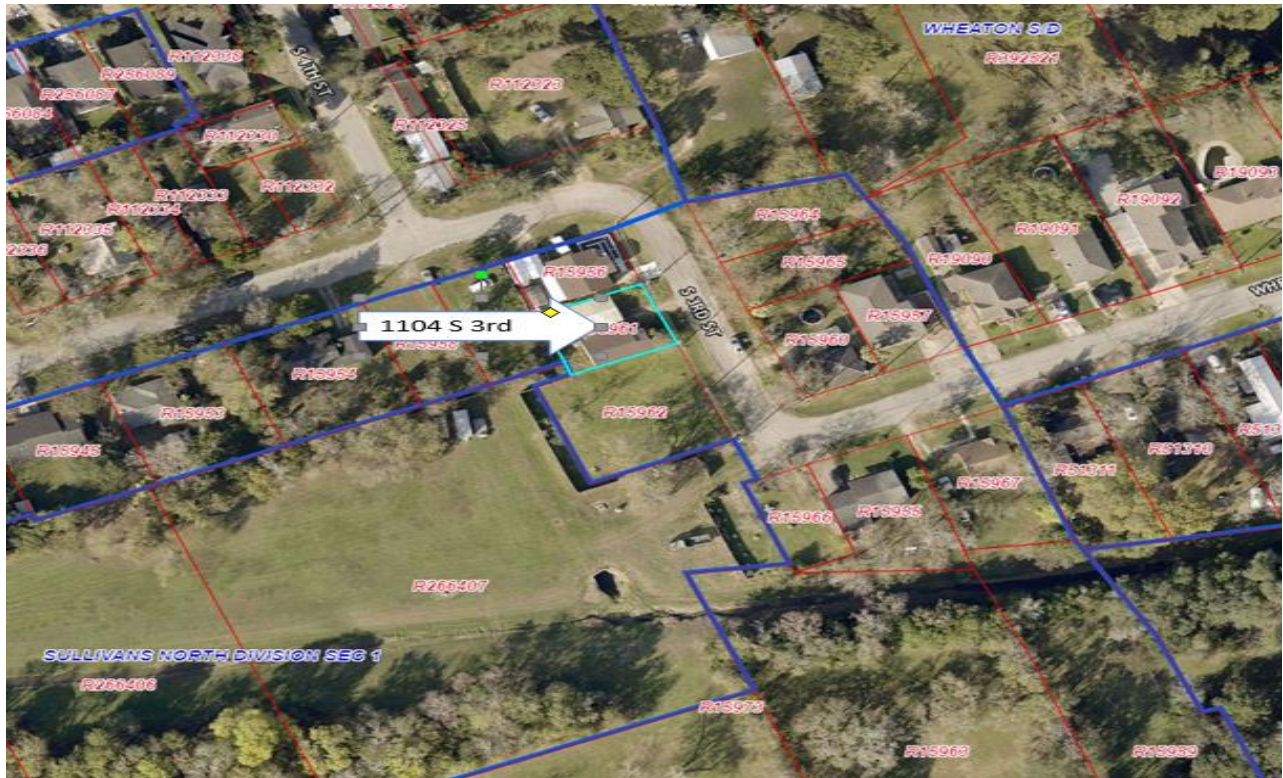
Agenda Item Subject: Dangerous Structure

Property Address: 1104 S. 3rd

Case Date: December 2016

OVERVIEW

At the last meeting, the Building and Standards Commission made a motion to demolish the house at this location. The Building Department obtained three bids for the demolition and moved forward with the lowest bid. The removal of the structure has been completed and a lien has been filed on the property.



SITE PICTURES



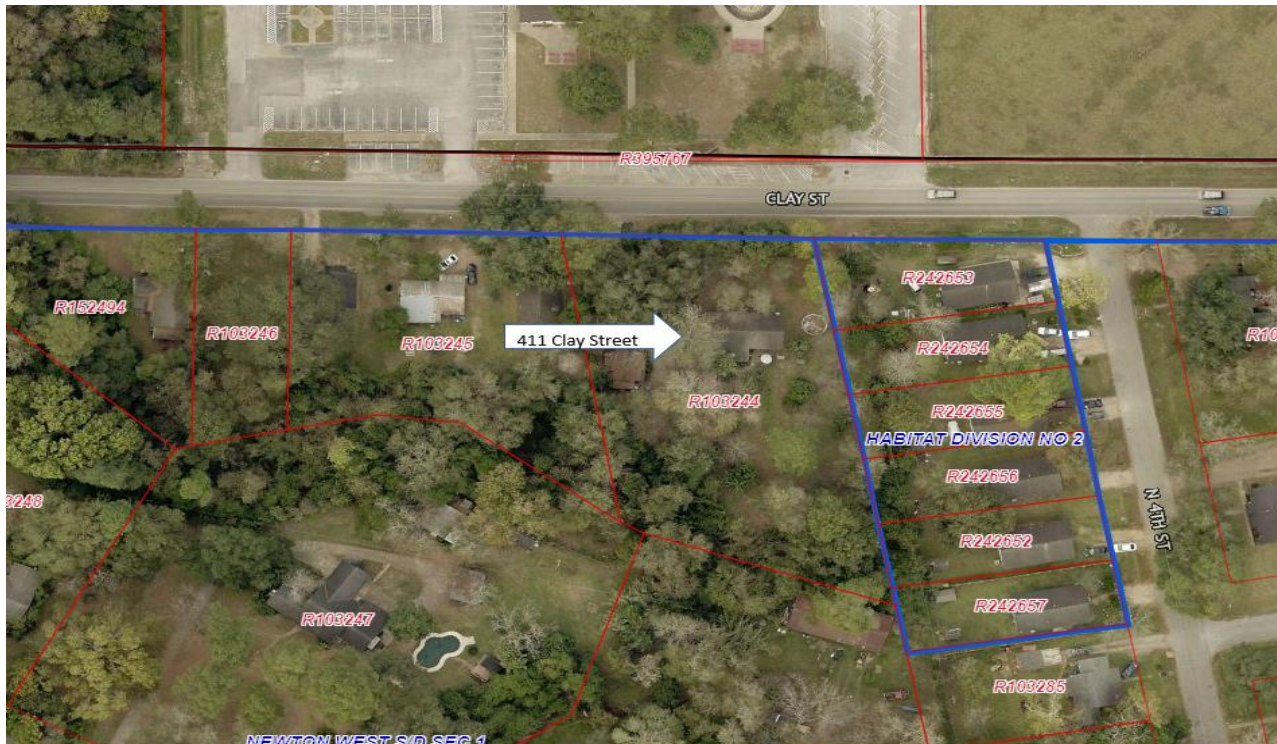
Building and Standards Commission
Report: Dangerous Structure

Agenda Date: October 4, 2022
Agenda Item: C1b.

Agenda Item Subject: Dangerous Structure
Property Address: 411 Clay
Case Date: September 2021

OVERVIEW

This case opened in September 2019. It was deemed substandard by the Building and Standards Commission at the December 2021 meeting. On July 25, 2022, a contractor applied for a demolition permit to remove the structure located at this site. On August 25, 2022, the structure was demolished by the contractor. This address will be removed from the list of dangerous structures.





Building and Standards Commission
Report: Dangerous Structure

Agenda Date: October 4, 2022
Agenda Item: D1a.



Agenda Item Subject: Dangerous Structure
Property Address: 1101 (1103 Jerry)
Case Date: November 2018













OVERVIEW



This case opened in November 2018 and was deemed substandard by the Building and Standards Commission. At the last Building and Standards meeting, the homeowner was present and discussed applying for permits and beginning construction. Currently there is a permit for foundation work to be completed. The exterior of the house remains in the same condition with no repairs made from the previous meeting.





























Letters  

| | Date | Letter | Description | |
|---|------------|------------------------------|----------------------|---|
|  | 09/02/2021 | Notice of Enforcement Action | <input type="text"/> |  |
|  | 07/27/2021 | Violation Notice | <input type="text"/> |  |
|  | 04/21/2021 | Courtesy Notice | <input type="text"/> |  |
|  | 12/18/2018 | Notice of Enforcement Action | <input type="text"/> |  |
|  | 11/15/2018 | Violation Notice | <input type="text"/> |  |
|  | 11/01/2018 | Courtesy Notice | <input type="text"/> |  |

Violations  

| | Violation Date ⇅ | Violation ⇅ | Notes ⇅ | Status ⇅ | |
|---|---------------------|---------------------------------|------------|-------------|---|
|  | 11/01/2018 | Weeds or Brush on Property | | Closed |  |
|  | 11/01/2018 | Dangerous structure or premises | | Open |  |

| Notes   | | | | |
|---|------------|-------------------|--|---|
| | Date | Entered By | Note | |
|  | 09/28/2022 | Fajkus, Scott | Conducted site visit. No work or construction to repair the house has been completed. |  |
|  | 08/02/2022 | Fajkus, Scott | Building and Standards Commission allowed 60 day extension. |  |
|  | 07/25/2022 | Fajkus, Scott | Check on status of property on July 22, 2022 and found that the structure. Foundation work without a permit. Foundation seems to be unstable and no one on site. |  |
|  | 06/27/2022 | Fajkus, Scott | On June 7, 2022 Doug Moore appeared at the Building and Standards meeting. He informed the board that he will be working on the house and will be applying for permits for work to be conducted. |  |
|  | 06/14/2022 | Cappel, Christine | Received green Certified Mail signed by Nagel Moore. Delivery date 6/11/22. |  |
|  | 01/11/2022 | Fajkus, Scott | 1105 Jerry street has been demolished and site has been cleaned up. |  |
|  | 10/07/2021 | Heard, Aileen | Notice of Substandard Structure Order posted. |  |
|  | 09/28/2021 | Heard, Aileen | Updated photos for hearing |  |
|  | 07/21/2021 | Heard, Aileen | Updated photos of both dwellings. |  |

Requirements

Corrective Action(s):

The owner shall not be allowed more than 90 days to repair, remove, or demolish the building or structure or fully perform all work required to comply fully with the order of the Commission.

Action(s):

At the August meeting it was decided to extend this address an additional 60 days as the homeowner would start the process to repair the structure.

Staff's Recommendation:

This house has been considered a dangerous structure by the Building and Standards Commission in 2018. Staff is recommending the Commission take action on the demolition of this structure since the owner has failed to complete any work or make any repairs to the structure within a reasonable amount of time.

Sec. 1-53. - Decisions.

(g) The commission shall not allow the owner, lienholder, or mortgagee more than 90 calendar days to repair, remove, or demolish the building or structure or fully perform all work required to comply fully with the order of the commission, unless the owner, lienholder, or mortgagee:

- (1) Submits a detailed plan and time schedule for the work at the hearing; and
- (2) Establishes at the hearing that the work cannot reasonably be completed within 90 calendar days because of the scope and complexity of the work.

(h) If the commission allows the owner, lienholder, or mortgagee more than 90 calendar days to complete any part of the work required to repair, remove, or demolish the building or structure, the municipality shall require the owner, lienholder, or mortgagee to regularly submit progress reports to the municipality to demonstrate that the owner, lienholder, or mortgagee has complied with the time schedules established for commencement and performance of the work. The order may require that the owner, lienholder, or mortgagee appear before the commission or the building inspector to demonstrate compliance with the time schedule; and may require a surety or other financial guarantees of performance in such form and amounts determined suitable by the city.

SITE PICTURES















CITY OF RICHMOND
402 MORTON STREET, RICHMOND, TEXAS 77469
(281) 342-5456

BSC CASE NUMBER: _____ 20180428 _____

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

KNOW ALL BY THESE PRESENTS:

TO _____ Douglas Moore _____, _____ 1101 Jerry St. _____ **(ADDRESS),**
_____ Richmond _____ **(CITY),** _____ TX _____ **(STATE),** _____ 77469-2703 _____ **(Zip)**

GREETINGS:

Pursuant to Ordinance No. 2014-11 of the City of Richmond, Texas, take notice that a violation has been filed with the City of Richmond, Texas (“City”), Building and Standards Commission (“BSC”) regarding the subject property. As provided by law, the City Building Inspector may undertake the following actions:

SECTION 11 ADDITIONAL AUTHORITY TO SECURE A BUILDING

- (a) Without a prior hearing before the Commission, the Building Inspector may secure a building or structure the Building Inspector determines:
 - (1) Is substandard and a hazard to the public health, safety and/or welfare; and
 - (2) Is unoccupied or is occupied only by persons who do not have a right of possession to the building or structure.
- (b) After securing a building or structure as provided in subsection (a), the Building Inspector may post a notice to vacate on or near the front door of the building or structure. The notice to vacate must be in substantially the following form:

DO NOT OCCUPY

This building or structure is in violation of the City Ordinances of the City of Richmond. Occupancy is suspended until such time as the violations are corrected and approved by the City Building Inspector. It is a misdemeanor to occupy this building or structure to remove or deface this notice.

The City Building Inspector has placed a “DO NOT OCCUPY” placard upon the substandard structure located at

1101 Jerry ST, Richmond, TX 77469, Lot(s) 17, Block _____, of _____ Sanford S/D _____ Subdivision, City of Richmond, Texas.

PLEASE APPEAR AT 600 MORTON STREET, RICHMOND, TX 77469, ON October 4, 2022 AT 5:00 P.M. TO MEET WITH THE BUILDING AND STANDARDS COMMISSION TO DISCUSS YOUR PROPERTY. Please be prepared to submit at the hearing proof of the scope of any work that may be required to restore the property, and the time in calendar days in which it will take to reasonably perform the work. You have the right to hire an attorney at your cost to represent you at the hearing; you have the right to inspect the file on the property at code compliance headquarters prior to the hearing; you have the right to request the presence of city staff for the purpose of questioning at the hearing; and you have the right to cross-examine city staff at the hearing.

According to the real property records of Fort Bend County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

If you have any questions concerning this notice, please call (281) 342-0559

Scott Fajkus, Building Official



RICHMOND
EST. **TEXAS** 1837

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY |
|--|---|
| <ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. | <p>A. Signature <input checked="" type="checkbox"/> <i>D. Moore</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>D. Moore</i> C. Date of Delivery <i>9-19-22</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> |
| <p>1. Article Addressed to</p> <p>Douglas Moore 815 Arlington St Houston, TX 77007</p> <p>9590 9402 7255 1284 7556 12</p> | <p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> |
| <p>2. Article Number (transfer from service label)</p> <p>7021 2720 0001 5324 7522</p> | <p>RECEIVED SEP 19 2022 <i>Dm</i></p> |
| <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> | <p>Domestic Return Receipt</p> |

7021 2720 0001 5324 7522

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

SEP - 8 2022

Extra Services & Fees (check box, add fee as appropriate)

| | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage \$ _____

Douglas Moore
815 Arlington St
Houston, TX 77007

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 5324 7706

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

SEP - 8 2022

Extra Services & Fees (check box, add fee as appropriate)

| | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage \$ _____

Douglas Moore
1101 Jerry St
Richmond, TX 77469

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Building and Standards Commission
Report: Dangerous Structure

Agenda Date: October 4, 2022

Agenda Item: D1b.

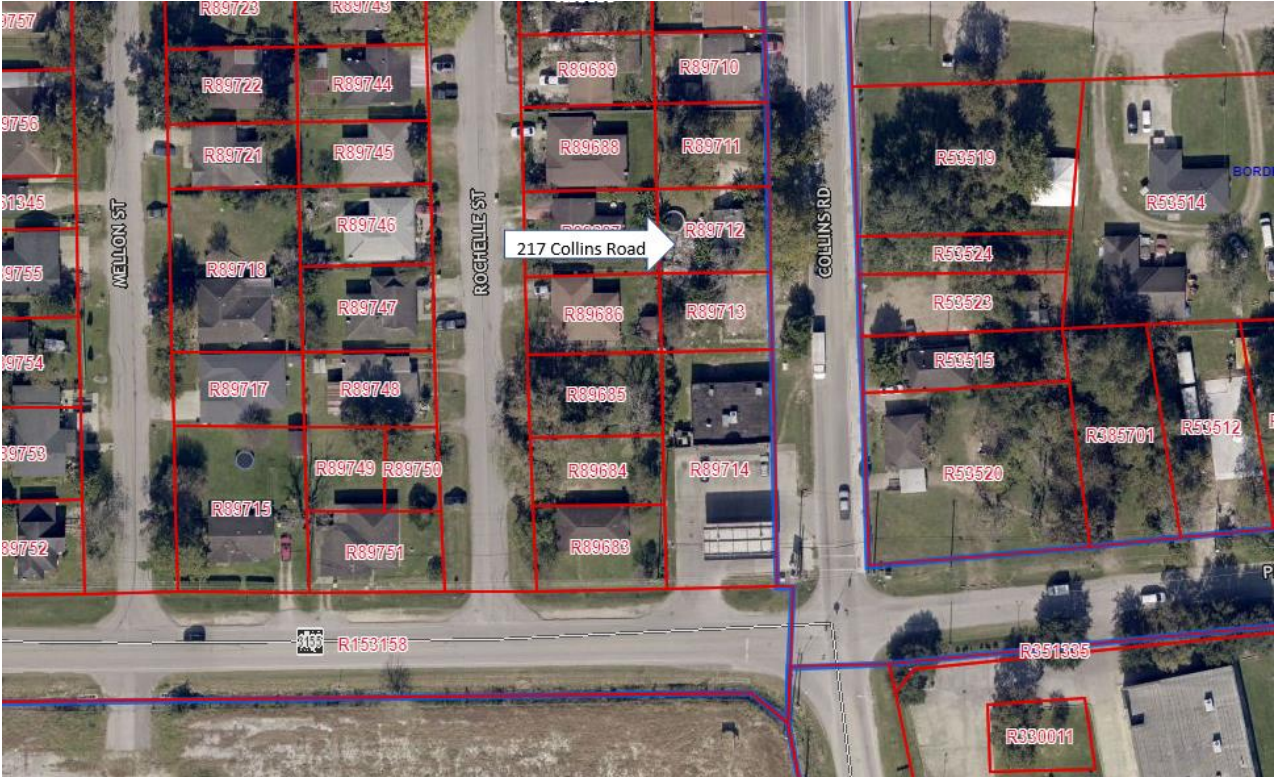
Agenda Item Subject: Dangerous Structure

Property Address: 217 Collins





Case Date: October 2021









OVERVIEW

This case opened in May 2022. All the required notifications have been mailed out by City Staff; no progress has been made by the owner to remove the structure. The Building Department secured the structure in early May. The plywood was removed shortly after the property was secured and caught fire on May 14th. Currently, there is no electrical or water service. The Building Department secured the house again and notified the owner that the structure was secured by the Building Department and a Do Not Occupy Notice was posted. August 2, 2022, meeting Substandard Orders were issues. There has been no contact with the owner of the property since case has been opened.



The following table outlines the letters sent by City Staff to the homeowner for the existing violations:

| Violations ♥ ▼ | | | | | |
|---|---------------------|--|------------|-------------|---|
| | Violation Date ⌵ | Violation ⌵ | Notes ⌵ | Status ⌵ | |
|  | 04/08/2022 | Dangerous structure or premises. 2015 IPMC, Section 108.1.5. | | Open |  |
|  | 05/31/2022 | ARTICLE II. - QUASI-JUDICIAL ENFORCEMENT OF HEALTH AND SAFETY ORDINANCES | | Open |  |

| Notes 📄 ➔ | | | | |
|---|------------|---------------|--|---|
| | Date | Entered By | Note | |
|  | 05/26/2022 | Heard, Aileen | An Inspection Warrant was served by RPD Sgt. Rychlik to inspect the interior of the structure. The property is unoccupied. Inspection Warrant was posted on the structure. |  |
|  | 05/19/2022 | Heard, Aileen | Property is in the Estate. Will probated on 07/06/2010 per FBCAD. Taxes delinquent since 2017 per FBC Tax Assessor. No forwarding address available per Post Office. |  |
|  | 05/16/2022 | Fajkus, Scott | Received a call from the Fire Marshal and this house caught fire over the weekend. |  |
|  | 04/11/2022 | Heard, Aileen | Refer to case #20210336 for other violations. |  |

Letters ✉ 📄 ➔

| | Date | Letter | Description | |
|--|------------|------------------------------|---------------|--|
| | 05/31/2022 | Notice of Enforcement Action | Returned 6/21 | |
| | 04/11/2022 | Violation Notice | Returned 4/26 | |

Requirements

Corrective Action(s):

The building has been severely damaged by fire and cannot be reasonably repaired and will need to be removed.

Staff's Recommendation:

Substandard Orders were issues at the August 2, 2022, Building and Standards Meeting. No contact has been made with the owner of the address. Staff is recommending that the Building and Standards Commission move forward with demolition on this structure.





RICHMOND
EST. **TEXAS** 1837









RICHMOND
EST. **TEXAS** 1837





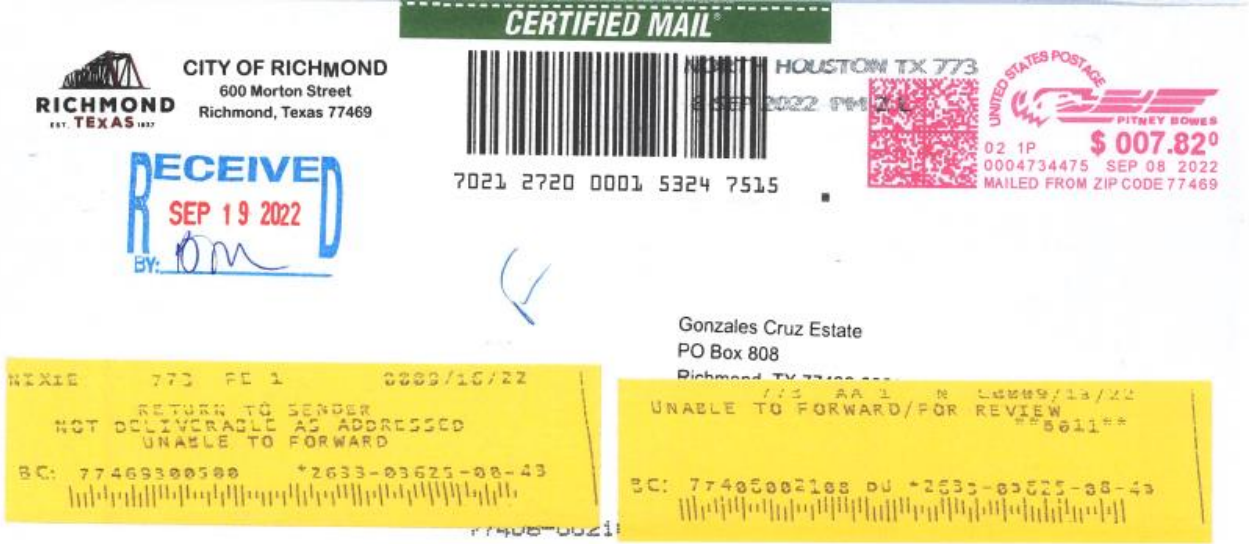












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| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

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SEP - 8 2022
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Gonzales Cruz Estate
PO Box 808
Richmond, TX 77406-0021

217 Collins

PSN 530-02-005-9047 See Reverse for Instructions

Building and Standards Commission

Report: Dangerous Structure

Agenda Date: October 4, 2022

Agenda Item: D1c.

Agenda Item Subject: Dangerous Structure

Property Address: 1205 Preston

Case Date: May 2022

OVERVIEW

This case opened in June 2022. All the required notifications have been mailed out by City Staff; no progress has been made by the homeowner to correct the code violations. Currently, there is no electrical or water service. The Building Department secured the house and posted on the front door Do Not Occupy Notice. The structure is now unsecured, and all plywood has been removed. The current occupant was informed that this structure does not have electricity or water and that they must vacate. The individual that we spoke to at this location said that he has currently paid the taxes in June of this year and is trying to show ownership of this address. At this time no one has shown ownership to this address.





The following table outlines the letters sent by City Staff to the homeowner for the existing violations:











Violations ♥ ▼

| | Violation Date ⌵ | Violation ⌵ | Notes ⌵ | Status ⌵ | |
|--|---------------------|--|------------|-------------|--|
| | 06/10/2022 | Dangerous structure or premises. 2015 IPMC, Section 108.1.5. | | Open | |
| | 06/10/2022 | Accessory Structures | | Open | |
| | 06/10/2022 | Junked Vehicles | | Open | |
| | 06/10/2022 | Motor Vehicles | | Open | |

Letters ✉ 📄 ➤

| | Date | Letter | Description | |
|--|------------|------------------------------|----------------------|--|
| | 07/25/2022 | Courtesy Notice | <input type="text"/> | |
| | 07/21/2022 | Courtesy Notice | <input type="text"/> | |
| | 06/30/2022 | Notice of Enforcement Action | <input type="text"/> | |

Notes  

| | Date | Entered By | Note | |
|---|------------|---------------------|---|---|
|  | 09/29/2022 | Fajkus, Scott | Spoke to individuals that are living at this location. Staff explained that they could not live at this address without water or electricity. |  |
|  | 07/25/2022 | O'Reilly, Courtenay | Access to TLO was not granted until 6/30/22 |  |
|  | 06/10/2022 | Fajkus, Scott | Posted and placard property. |  |
|  | 05/31/2022 | Fajkus, Scott | Notified homeowner that is on file with Ft. Bend CAD that the structure has been secured by the Building Department. |  |
|  | 05/25/2022 | Fajkus, Scott | Secure house after Ft. Bend Task Force conducted a raid. |  |

Requirements

Corrective Action(s):

The owner shall not be allowed more than 90 days to repair, remove, or demolish the building or structure or fully perform all work required to comply fully with the order of the Commission.

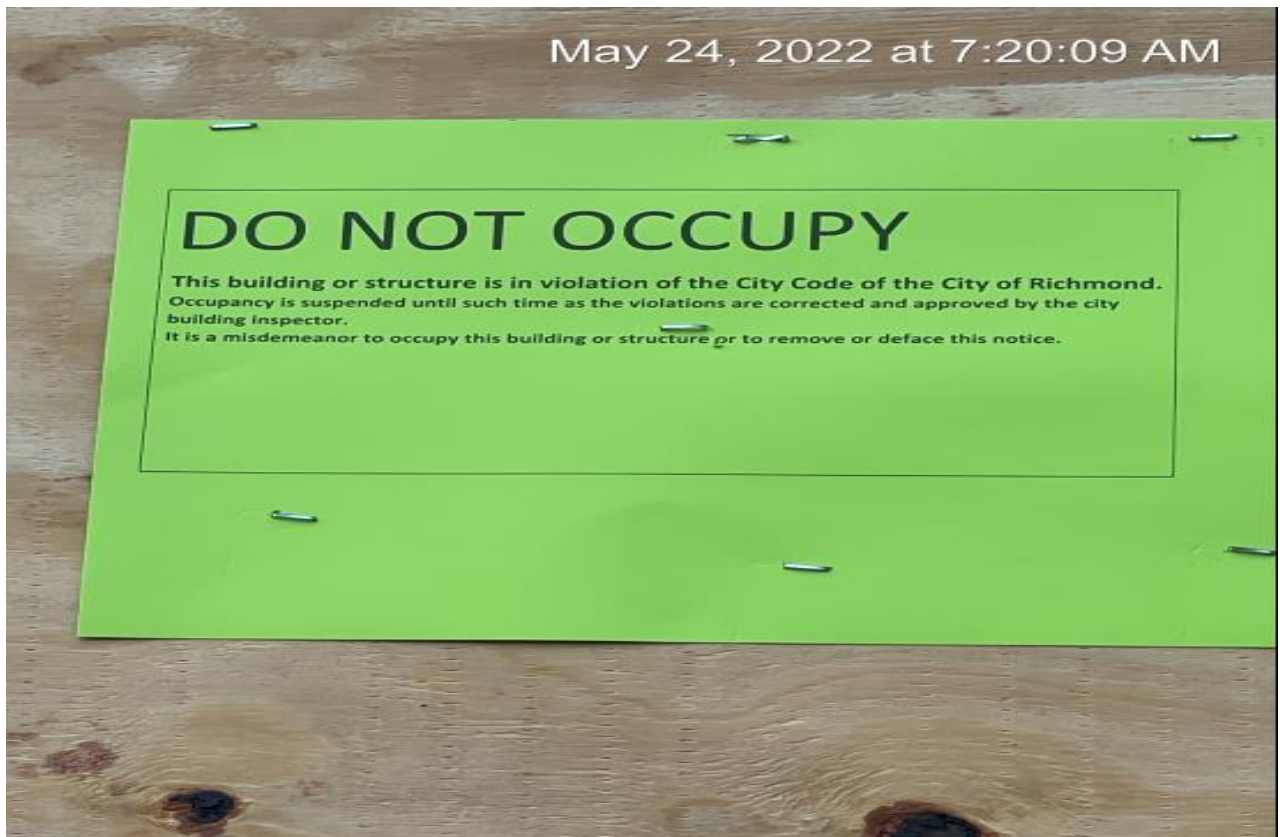
Action(s):

There are no permits for this address. The owner of this address is deceased, and no one has been able to establish ownership of this property.

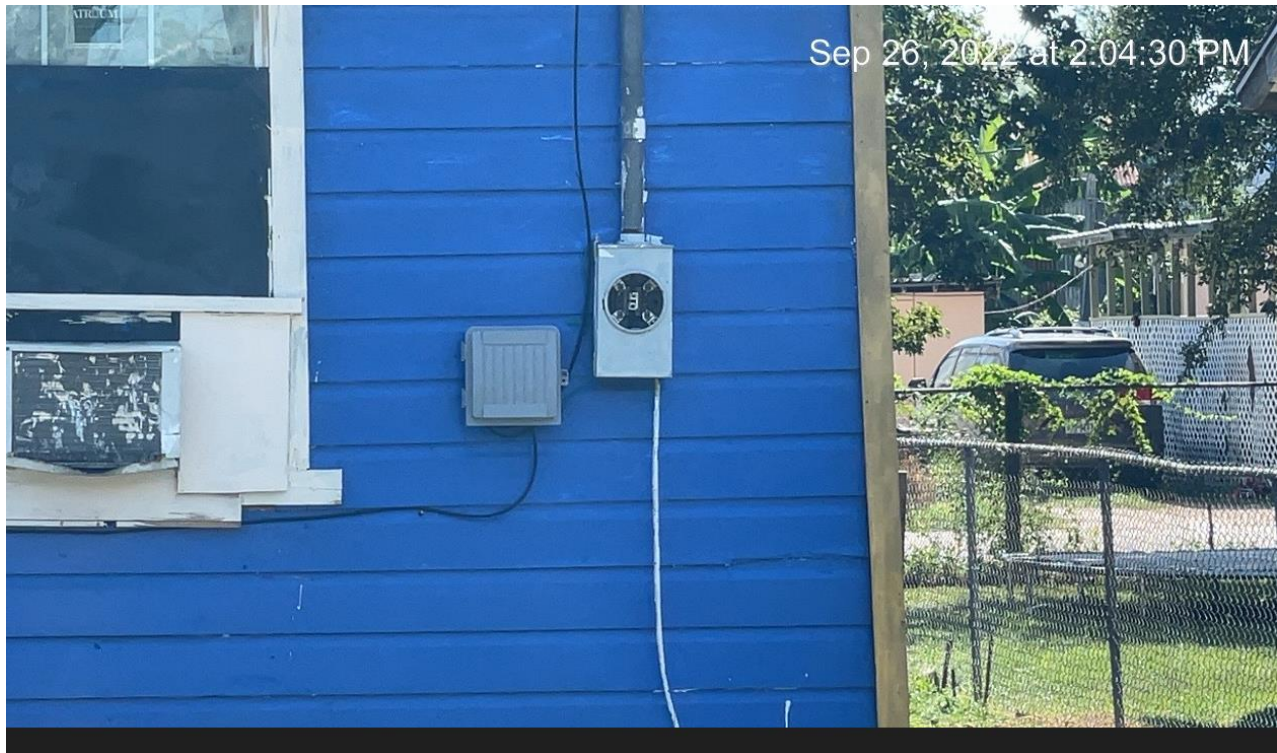
Staff's Recommendation:

It is Staff's recommendation to issue substandard orders for this property. City Staff will continue to make updates to this case and provide the Building and Standards Commission with information next meeting.











Tax Payment History



Payment Information

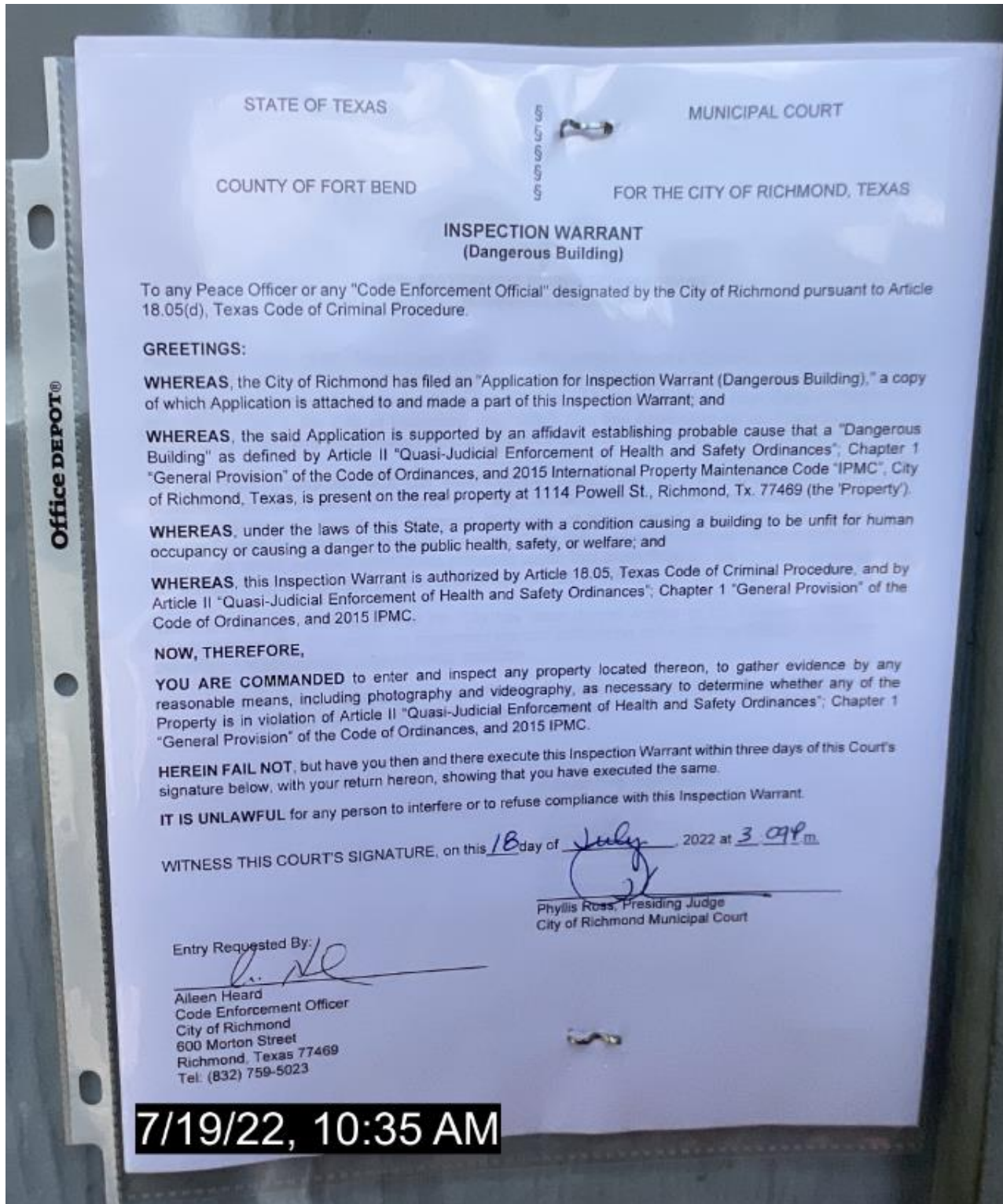
[Begin a New Search](#)



[Return to the Previous Page](#)

Account No.: 1740020010004901

| Receipt Date | Amount | Tax Year | Description | Payer |
|--------------|--------------|------------|-------------|--------------------|
| 2022-07-06 | \$3,385.00 | 2020, 2021 | Payment | B L CARRINGTON |
| 2020-11-10 | \$1,740.12 | 2019 | Payment | MARILYN AMY |
| 2019-06-30 | \$1,022.96 | 2018 | Payment | MARILYN AMY |
| 2018-12-28 | \$1,279.01 | 2017 | Payment | MARILYN AMY |
| 2018-11-13 | (\$1,260.25) | 2017 | Reversal | MARILYN C AMY |
| 2018-11-13 | \$1,260.25 | 2017 | Payment | MARILYN C AMY |
| 2017-01-31 | \$877.44 | 2016 | Payment | Marilyn Amy |
| 2016-03-31 | \$975.07 | 2015 | Payment | Marilyn Amy |
| 2015-01-31 | \$902.37 | 2014 | Payment | Marilyn Amy |
| 2014-01-31 | \$878.38 | 2013 | Payment | Marilyn Amy |
| 2013-01-31 | \$844.10 | 2012 | Payment | Marilyn Amy |
| 2012-04-30 | \$689.80 | 2011 | Payment | Dorothy Carrington |
| 2011-04-30 | \$631.73 | 2010 | Payment | DOROTHY CARRINGTON |
| 2010-01-29 | \$510.07 | 2009 | Payment | DOROTHY CARRINGTON |
| 2009-01-26 | \$551.12 | 2008 | Payment | DOROTHY CARRINGTON |



STATE OF TEXAS

MUNICIPAL COURT

COUNTY OF FORT BEND

FOR THE CITY OF RICHMOND, TEXAS

INSPECTION WARRANT
(Dangerous Building)

To any Peace Officer or any "Code Enforcement Official" designated by the City of Richmond pursuant to Article 18.05(d), Texas Code of Criminal Procedure.

GREETINGS:

WHEREAS, the City of Richmond has filed an "Application for Inspection Warrant (Dangerous Building)," a copy of which Application is attached to and made a part of this Inspection Warrant; and

WHEREAS, the said Application is supported by an affidavit establishing probable cause that a "Dangerous Building" as defined by Article II "Quasi-Judicial Enforcement of Health and Safety Ordinances"; Chapter 1 "General Provision" of the Code of Ordinances, and 2015 International Property Maintenance Code "IPMC", City of Richmond, Texas, is present on the real property at 1114 Powell St., Richmond, Tx. 77469 (the 'Property').

WHEREAS, under the laws of this State, a property with a condition causing a building to be unfit for human occupancy or causing a danger to the public health, safety, or welfare; and

WHEREAS, this Inspection Warrant is authorized by Article 18.05, Texas Code of Criminal Procedure, and by Article II "Quasi-Judicial Enforcement of Health and Safety Ordinances"; Chapter 1 "General Provision" of the Code of Ordinances, and 2015 IPMC.


NOW, THEREFORE,

YOU ARE COMMANDED to enter and inspect any property located thereon, to gather evidence by any reasonable means, including photography and videography, as necessary to determine whether any of the Property is in violation of Article II "Quasi-Judicial Enforcement of Health and Safety Ordinances"; Chapter 1 "General Provision" of the Code of Ordinances, and 2015 IPMC.

HEREIN FAIL NOT, but have you then and there execute this Inspection Warrant within three days of this Court's signature below, with your return hereon, showing that you have executed the same.

IT IS UNLAWFUL for any person to interfere or to refuse compliance with this Inspection Warrant.

WITNESS THIS COURT'S SIGNATURE, on this 18 day of July, 2022 at 3:09 P.M.


Phyllis Ross, Presiding Judge
City of Richmond Municipal Court

Entry Requested By:


Aileen Heard
Code Enforcement Officer
City of Richmond
600 Morton Street
Richmond, Texas 77469
Tel: (832) 759-5023

7/19/22, 10:35 AM

























Violations ♥ ▼

| | Violation Date ⌵ | Violation ⌵ | Notes ⌵ | Status ⌵ | |
|---|---------------------|---------------------------------|------------|-------------|---|
|  | 02/09/2022 | Dangerous structure or premises | | Open |  |

Letters ✉ 📄 ➔

| | Date | Letter | Description | |
|---|------------|------------------------------|------------------|---|
|  | 03/17/2022 | Notice of Enforcement Action | Placard Property |  |
|  | 03/01/2022 | Violation Notice | |  |
|  | 02/09/2022 | Courtesy Notice | |  |

Notes



| | Date | Entered By | Note | |
|--|------------|---------------|---|--|
| | 09/28/2022 | Fajkus, Scott | Called and left message for Mrs. Newman. Still not able to make contact with her about the mobile home. I was able to talk to Mrs. Dixon and the grandson is no longer living at the location. | |
| | 09/26/2022 | Fajkus, Scott | Call and left message to discuss the dangerous structure at this address, and mentioned that the owner will need to attend the Building and Standards Meeting next week October 4th at 5:00. | |
| | 07/19/2022 | Heard, Aileen | An Inspection Warrant was served by Sgt. Rychlik. A Do Not Occupy Sign was posted on the structure. Accumulation of trash/debris/rubbish in an unsanitary matter, foul odor, & rat infestation inside the structure. Holes in the ceiling: in the living room, kitchen, & hallway. There appears to be water damage on the ceiling: in the living room, master bedroom, kitchen, & the bedroom on the left side of the living room. Holes in the walls; in the hallway, in the bedroom on the left side of the kitchen, in the second bathroom, & in the bedroom on the left side of the second bathroom. The flooring insulation is exposed underneath the structure on the back & on the front right side. Parts of the floor barrier underneath the back of the structure are not properly attached. | |
| | 05/23/2022 | Heard, Aileen | Owner of m/h no longer resides at location. Owner's grandson occupies the property. Proceed with caution when inspecting property. Owner's grandson is mentally unstable per Barbra Sherrod-Dixon, owner of m/h niece. Mrs. Newman & Mrs. Dixon both own the lot. Mrs. Newman owns the m/h. Inspection Warrant will be submitted, Service was terminated on 03/07/22, per customer service. | |

Staff's Recommendation:

Staff is recommending consideration from the Building and Standards Commission to add this property to the dangerous structure list. Staff is also recommending that substandard orders be issued for this mobile home.

Ordinance 95-02

(a) All buildings or structures which have any or all the following defects shall be deemed dangerous buildings:

(2) Those which, exclusive of the foundation, show thirty-three (33%) percent or more of damage of members or fifty (50%) percent of damage or deterioration of the non-supporting enclosing or outside walls or covering:

(5) Those which are so dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation

(6) Those having light, air and sanitation facilities which are inadequate to protect the health, morals, safety or general welfare of human beings who live therein

International Property Maintenance Code

Section 108 – Unsafe Structures

108.1.5 Dangerous structure or premises

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such extent that it is likely to partially or completely collapse, or to become detached or dislodged.

5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

-----End of Report-----