



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Building and Standards Commission Regular Meeting

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

Tuesday, December 6, 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, October 4, 2022.
- B2. Date of next meeting: To be announced.

REGULAR AGENDA

- C1. Demolition completed on following addresses:
 - C1a. 1101 Jerry Dangerous Structure House Removed

D1. Review and consider taking action on following addresses:

D1a.	1205 Preston	Dangerous Structure	Update
D1b.	1114 Powell	Dangerous Structure	Update
D1c.	1501 Maiden Ln.	Dangerous Structure	Update
D1d.	406 Burnet	Dangerous Structure	Update
D1e.	609 Center	Dangerous Structure	Update
D1f.	215 Clark	Dangerous Structure	Update

E1. Staff Information Reports

E2. Excuse from attendance at the regular Building and Standards Commission Meeting.

E3. 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, October 4, 2022, at 5:00 p.m.

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, October 4, 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
Joe Garcia – Vice-Chair
James Kinsey
Zachary LaRock
Damacio Sanchez

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 August 2, 2022, minutes. Board Member Kinsey made a motion to approve the meeting minutes. Board Member LaRock seconded the motion. The vote for approval was unanimous.

Chairman Davis introduced consent agenda item B2., Date of next meeting. Tuesday, December 6, 2022, at 5:00 p.m. There was no objection.

Chairman Davis introduced regular agenda items C1a – C1b., Demolition completed on following addresses:

C1a. 1104 S 3rd – Dangerous Structure

Mr. Fajkus reported the Building Department obtained three bids for the demolition and selected the lowest bidder. The structure has been removed and a lien has been filed

against the property. Alex Alvarez, the son of the owner, stated that he had moved to Bay City. He indicated he spoke to Mr. Fajkus; he requested more time to rehabilitate the structure. Mr. Fajkus mentioned there was a lot of vagrancy happening in the structure at night. Mr. Fajkus also asked if he shows ownership of the house. According to Mr. Alvarez, he inherited the house from his father, and he pays the taxes on the property. Chairman Davis explained the City sent notices. Mr. Fajkus stated the City followed the process of the Quasi-Judicial section of the Building and Standards Commission. Mr. Alvarez inquired about the lien. Mr. Fajkus stated he could contact City Hall to make payment in order to remove the lien.

C1b. 411 Clay – Dangerous Structure

Mr. Fajkus stated the structure was demolished on August 25, 2022, by a contractor hired by the owner.

Chairman Davis introduced regular agenda items D1a – D1d., Review and consider taking action on following addresses:

D1a. 1101 Jerry – Dangerous Structure

Mr. Fajkus stated at the last 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 last meeting. The homeowner sent an email with attached drawings, to Scott today, Mr. Fajkus briefly went over the email with the Board. The Staff's recommendation to the Board is to take action on the demolition of the structure since the owner has failed to complete any work or make any repairs to the structure within a reasonable amount of time. Board Member Kinsey made a motion to demolish the structure. Board Member LaRock seconded the motion. The vote for approval was unanimous.

D1b. 217 Collins – Dangerous Structure

Mr. Fajkus stated all required notifications haven't been mailed out by City Staff; no progress has been made by the owner to remove the structure. He gave a brief overview of the case. The Staff's recommendation to the Board is to move forward with the demolition of the structure. Board Member Kinsey made a motion to demolish the structure. Board Member LaRock seconded the motion. The vote for approval was unanimous.

D1c. 1205 Preston – Dangerous Structure

Mr. Fajkus stated all required notifications haven't been mailed out by City Staff; no progress has been made by the owner to remove the structure. Currently, there is not electrical or water service at this address. 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

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. Board Member LaRock made a motion to demolish the structure. Board Member Kinsey seconded the motion. The vote for approval was unanimous.

D1d. 1114 Powell – Dangerous Structure

All notices have been sent to the owner of the mobile home. Staff has attempted to contact Ms. Newman, the owner of the mobile home, numerous times but has not been successful. The mobile home currently sits on two lots not owned by Ms. Newman. Barbara Dixon and Anthony Sherrod are the owners of the lots that the mobile home occupies. The Staff's recommendation to the Board is to add this property to the Dangerous Structure list and that substandard order be issued for the mobile home. Board Member Kinsey made a motion to add this property to the Dangerous Structure list and issue Substandard Orders. Board Member LaRock seconded the motion. The vote for approval was unanimous.

Chairman Davis introduced regular agenda item E1., 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 5:43 p.m.

Approved

Albert Davis, Chairman

Attest

Scott Fajkus, Building Official

Building and Standards Commission
Report: Dangerous Structure

Agenda Date: December 6, 2022

Agenda Item: C1a.

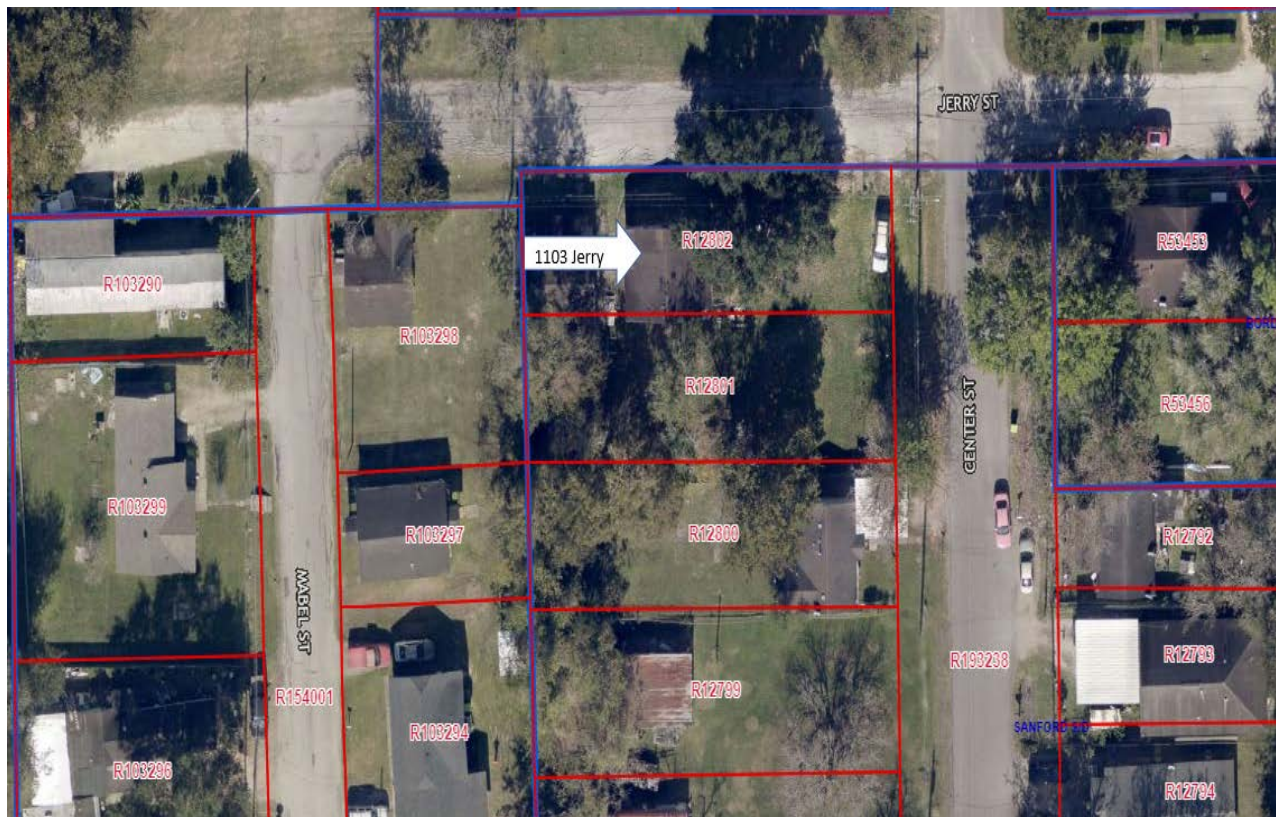
Agenda Item Subject: Dangerous Structure

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, staff recommended the house be demolished and the Commission approved. On November 9, 2022, the house was demolished, and the City of Richmond placed a lien on the property.







4 pgs

2022140849

THE STATE OF TEXAS
COUNTY OF FORT BEND

NOTICE OF LIEN

1. Notice is hereby given that the City of Richmond, Texas, has attached a lien against the hereinafter described property. The address of the City is 402 Morton Street, Richmond, Fort Bend County, Texas 77469.
2. The property at issue is described as follows: Lot 17 of Sanford Subdivision, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 319, Page 130, Deed Records, Fort Bend County, Texas, more commonly known as 1103 Jerry Street, Richmond, Texas 77469. The mailing address of such property is 1101 Jerry Street, Richmond, Fort Bend County, Texas 77469.
3. The owner of the above-described property is Douglas G. Moore. The last known address of the owner is 1101 Jerry Street, Richmond, Fort Bend County, Texas 77469.
4. After notice to the owner in accordance with the ordinances of the City, City declared the structure (addressed 1103 Jerry) located within the private property boundaries located at 1101 Jerry Street, Richmond, Fort Bend County, Texas 77469, to be a public nuisance and ordered the removal of the structure within the private property boundaries. The failure of the owner to repair or remove the structure within the private property boundaries within the time ordered by the City resulted in the City's removal of the rubbish within the private property boundaries, at the expense of the City, which expense has been assessed on the land.
5. The City of Richmond incurred expenses in the amount of Three Thousand One Hundred Fifty Dollars (\$3,150.00) in performing the removal of the structure (addressed 1103 Jerry) within the private property boundaries, on said property, exclusive administrative expenses, and the City makes claim against the above-named owner and assesses a claim on said property described herein. The City makes claim against the above-named owner and assesses a claim on said property for its administrative expenses of Two Hundred Fifty Dollars (\$250.00). Accordingly, the City is owed a balance of Three Thousand Four Hundred Dollars (\$3,400.00), and the City makes claim against said property in the amount of said balance. See Exhibit "A" attached hereto and incorporated herein. This amount shall bear interest at ten percent (10%) per annum until paid.
6. Notice and opportunity to remove the structure within the private property boundaries, was provided to all owners. Therefore, the balance owned from

section 5 above is a privileged lien subordinate only to tax liens and accrues interest at the rate of ten percent per annum from the date of the assessment until paid in full.

- 7. I personally know the above statements to be true and correct and am duly authorized to make this claim, assessment, and notice.

CITY OF RICHMOND, TEXAS




Terri Vela, City Manager

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF FORT BEND

The aforesaid instrument was signed before me on the 15th day of November, 2022, by Terri Vela, City Manager, of the City of Richmond, Texas, on behalf of the City.



Notary Public, State of Texas
My commission expires: 6/15/2025

Returned at counter to:
Lasha Gillespie
402 Morton St Richmond TX 77469

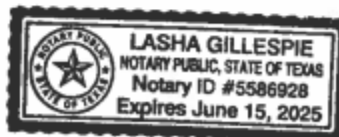


Exhibit "A"

<p>LANG CONSTRUCTION P. O. Box 445 Needville, Texas 77461 Richard (281) 686-3407</p>		
INVOICE		
Customer:	<p>Scott Fajkus Assistant Building Official City of Richmond sfajkus@richmondtx.gov</p>	<p><u>Date:</u> 11/7/2022</p>
<u>Quantity</u>	<u>Description</u>	<u>Price</u>
<u>Location: 1103 Jerry, Richmond TX</u>		
1 Lot	Demolition of house on blocks	\$ 3,150.00
All debris will be removed and deposited into approved landfill.		
		<p>TOTAL <u>\$ 3,150.00</u></p>
<p>NOTE: PROPERTY OWNER RESPONSIBLE FOR ENVIRONMENTAL ISSUES, ASBESTOS SURVEY & ABATEMENT, IF NECESSARY</p> <p><u>Property Owner is responsible for all permits and utility disconnects if applicable.</u></p>		
<p>Terms: Payment due upon completion</p>		

RETURNED AT COUNTER TO:

Lasha Gillespie
402. Martin St
Richmond, TX 77469

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas

November 15, 2022 11:12:56 AM

FEE: \$24.00 RMM

2022140849

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

Building and Standards Commission

Report: Dangerous Structure

Agenda Date: December 6, 2022

Agenda Item: D1a.

Agenda Item Subject: Dangerous Structure

Property Address: 1205 Preston

Case Date: May 2022

OVERVIEW

This case opened in May 2022. All the required notifications have been mailed out by City Staff and substandard orders were issued at the October 2022 Building and Standards Meeting. The owner of record is deceased. Currently, there is no electrical or water service, but people continue to occupy the structure. The individuals living at this location do not have power or water and were notified that they must vacate. This house continues to be occupied without a certificate of occupancy issued from the Building Department. Recent pictures indicate that more generators have been added to the back side of the house.



The following tables outline information for the violation, letters mailed to the owner and documentation made between the owner and staff.

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

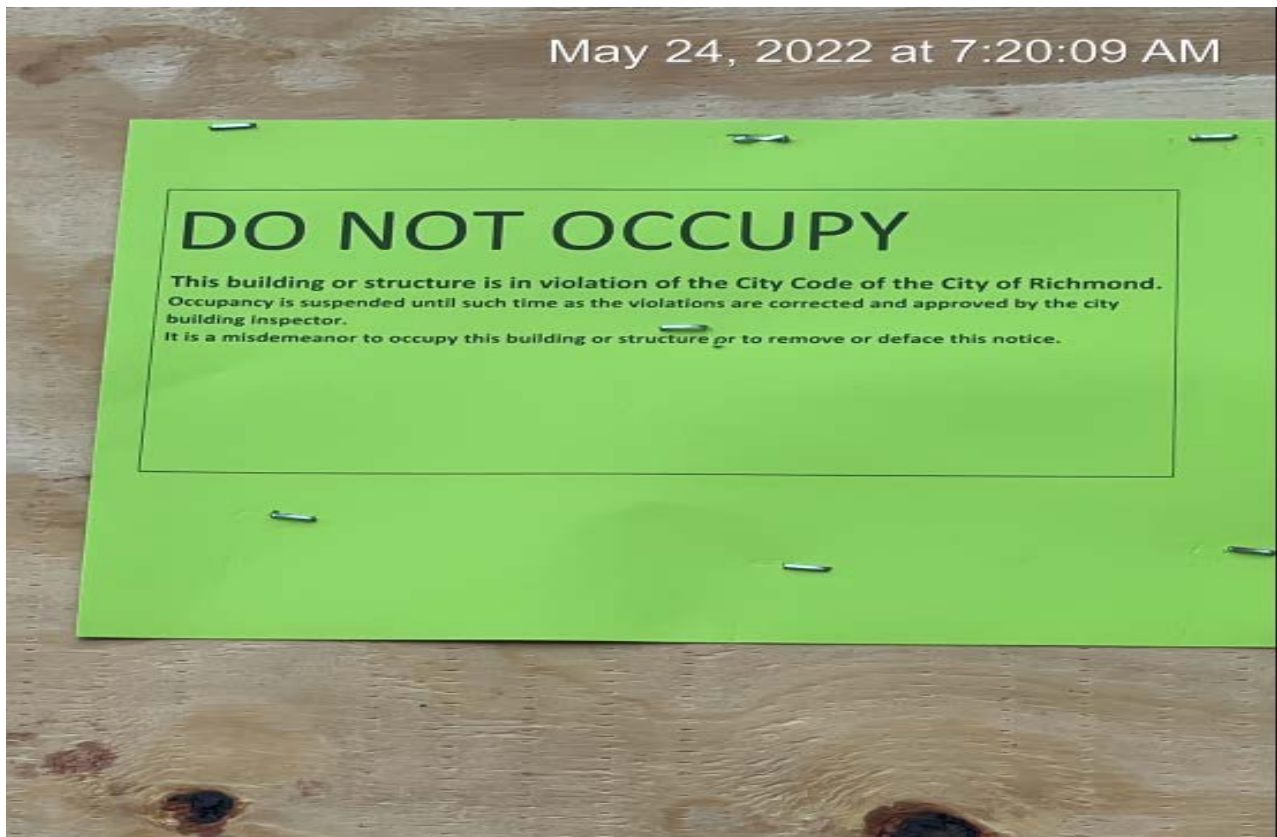


	Date	Entered By	Note	
	11/14/2022	Fajkus, Scott	Vehicle has been removed from property. The only violation is the substandard structure.	
	11/04/2022	Fajkus, Scott	Spoke to Marilyn Amy about the property. She will be working to establish probate for this address so she can make the necessary repairs. I explained to her that no one can live at this address without electricity or water.	
	11/01/2022	O'Reilly, Courtenay	Updated photos for court 11/3/2022	
	10/24/2022	O'Reilly, Courtenay	Marilyn Amy (daughter) informed me that she would be present in Court on November 2, 2023 with her decision on what exactly to do with this property.	
	10/18/2022	Fajkus, Scott	The individual that is living at this address asked for an extension to be able to show ownership to this address. However I have told him again that this house does not have electricity or water and is not able to be occupied.	
	10/06/2022	Heard, Aileen	Posted Building & Standard Order #20221004-01. RPD & Scott were present.	
	10/04/2022	O'Reilly, Courtenay	Updated photos for court 10/5/2022	
	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.	

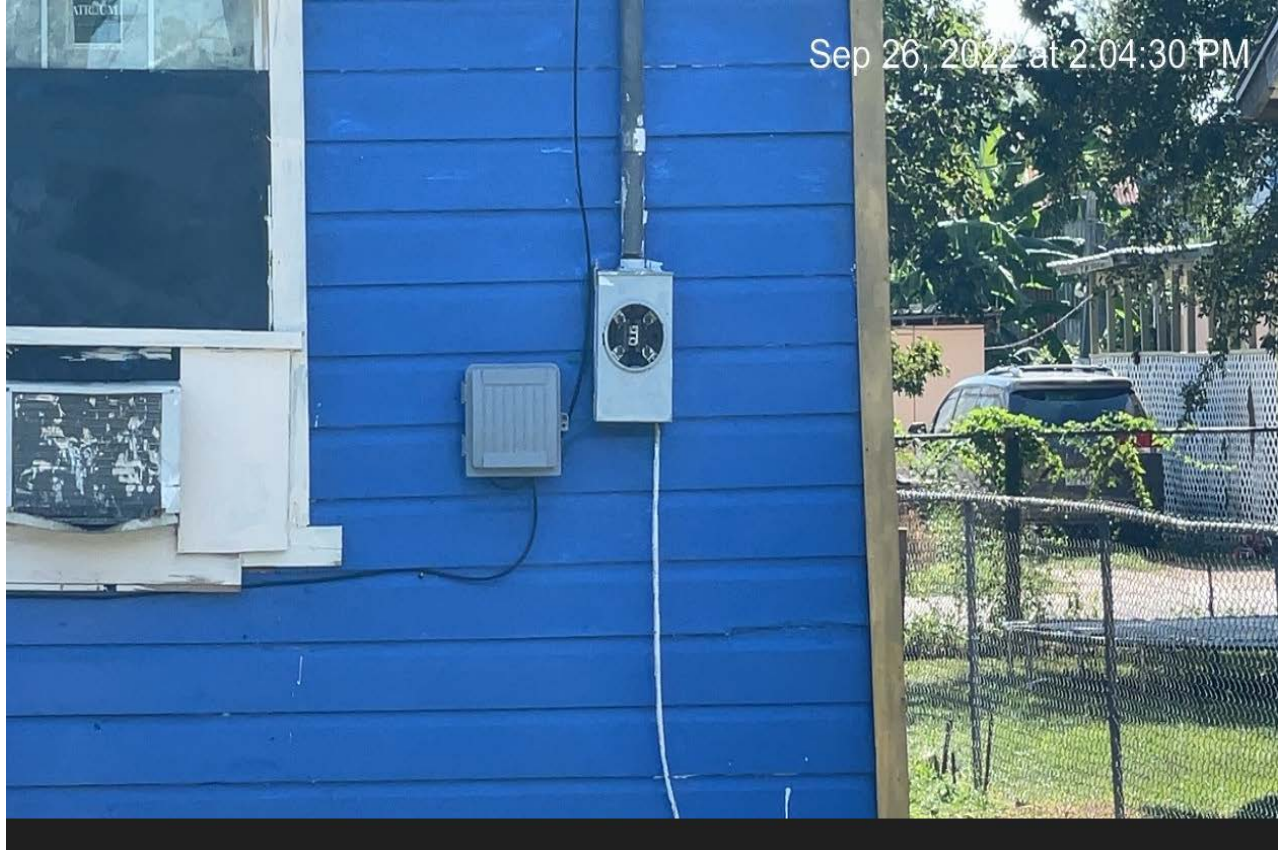














1205 Preston

12/17 rcvd. Call from CM T. Vela reference citizen complaint on above address

12/17 drove to review residence and noted I had met with homeowner in 2001 – 2004 reference abandoned structure. The person who handled the residence at that time was Joyce Carrington and to my knowledge she passed in 2013 in a residential fire in Orchard, Texas. I am unaware of who is responsible of the residence at this time.

I observed the yard to be maintained in the front yard and the residence appeared to be still be boarded up from the original boarding in 2005 estimate. A review of the rear yard shows a deteriorated tree has fallen and growth of weeds and grass have caused a massive pile in the back yard.

CAD Research shows the property to under the name of James B Carrington with an address on Johnston Rd, Wallis, Texas,

SSDI data shows James B Carrington to have died 01/04/2003

Research of tax information shows the residential taxes to be paid by Marilyn Amy.

A publicdata search provided an address of 1931 Landmark Dr Richmond, Texas for Marilyn Carrington Amy with TDL#06866857 DOB 08/09/1964

A google search shows Marilyn Amy to be owner of Pure Fitness located at 5529 FM 359 Richmond and a number of 832-595-3255

12/18 I traveled to Pure Fitness and upon speaking with staff was advised Marilyn Amy was out for lunch. I left my business card requesting a return call.

As of this date, January 09, 2015, I have not received a return call from Marilyn Amy reference this property. |

I public serviced the number 832-595-3255 and received a voice mail for Pure Fitness which I did not leave a message.

On January 12, 2015 I again public serviced the 832-595-3255 and was able to speak with Marilyn Amy who advised she is the youngest daughter of the owners, James and Dorothy Carrington. Marilyn advised she is currently working on establishing probate for all the Carrington properties including this one. Her long term goal for 1205 Preston is to remodel and use the property as a rental. We spoke about the complaints received on the property and the debris located around the yard. Ms. Amy advised she will have someone come out and look at the property and have the debris removed.

It should be noted when I checked FBC records, no probate case has been filed either reference James or Dorothy Carrington in Fort Bend County courts.

I now refer this matter to Permits for follow-up at a later date.

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.

Staff's Recommendation:

Staff has been working on this case since May of 2022. The Commission had issued Substandard Orders last Building and Standard Meeting October 4, 2022. Based on Ordinance Violation listed above staff is requesting demolition of the structure 30 days from this date unless ownership is achieved.

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

Building and Standards Commission

Report: Dangerous Structure

Agenda Date: December 6, 2022

Agenda Item: D1b.

Agenda Item Subject: Dangerous Structure

Property Address: 1114 Powell

Case Date: February 9, 2022

OVERVIEW

This case opened February 9, 2022. All notices have been sent to the owner of the mobile home. Substandard Orders were issued at the October 2022 Building and Standards Meeting. Staff has attempted to contact Ms. Newman, the owner of the mobile home, numerous times but has not been successful. Currently the mobile home has no water or electricity and is vacant



STATE OF TEXAS
COUNTY OF FORT BEND

MUNICIPAL COURT
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,

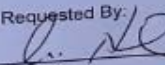
YOU ARE COMMANDED to enter and inspect any property located thereon, to gather evidence by any reasonable means, including photography and videography, as necessary to determine whether any of the Property is in violation of Article II "Quasi-Judicial Enforcement of Health and Safety Ordinances"; Chapter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























The

Following tables outline information for the violation, letters mailed to the owner and documentation made between the owner and staff.

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	
	11/03/2022	Fajkus, Scott	No contact made from Ms. Newman from previous message left. Called and left another message for Ms. Newman.	
	10/19/2022	Fajkus, Scott	Substandard Orders were served on 10/06/2022. Called and left message for Ms. Newman to call me about the substandard structure.	
	10/06/2022	Heard, Aileen	Posted Building & Standard Orders #20221004-01. RPD & Scott were present.	
	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.	

COPY

Notice of Substandard Structure Order in the City of Richmond, Texas

Manufacture Home and Street Address:

Manufactured Home Label #TEX295591/2 at 1114 Powell Street, Richmond, Fort Bend County, Texas

Date of Public Hearing:

October 4, 2022

Results of Order:

The Building and Standards Commission of the City of Richmond, Texas, finds the building, structures and conditions located on the property at 1114 Powell Street, Richmond, Fort Bend County, Texas, to be public nuisances.

The owner(s) Cleola Newman, or any lawful grantee(s), heir(s), or assign(s), is hereby ordered, in accordance with the schedule provided in the Order, to repair, demolish or remove the building and all other structures and improvements located within the private property boundaries, including the concrete slab and driveway foundations, within 60 days of the Order. In the event that the owner fails or refuses to repair, demolish or remove such building and all other structures and improvements located within the private property boundaries, in the ordered timeframe, then any lienholder(s) or mortgagee(s) is hereby ordered to commence the repair, demolition, or removal of such building and all other structures and improvements within the private property boundaries, including the concrete slab and driveway foundations, within 70 days of the Order with the completion of the repair, demolition or removal of the building or structure to be finished within 90 days of the Order. In the event that the owner and lienholder(s) fail or refuse to repair, demolish or remove such building, and all other structures and improvements located within the private property boundaries, then such building and all other structures and improvements within the private property boundaries, including the concrete slab and driveway foundations, may be demolished and removed at the expense of the City and the expenses of such demolition and removal may be assessed against the owner.

A complete copy of the Order may be obtained from the City Secretary of the City of Richmond, 402 Morton Street, Richmond, Texas 77469.

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.

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.

Staff's Recommendation:

Staff has been working on this case since May of 2022. Substandard Orders were issued last Building and Standards Meeting October 4, 2022. Based on Ordinance Violation listed above staff is requesting demolition of the structure 30 days from this date.

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

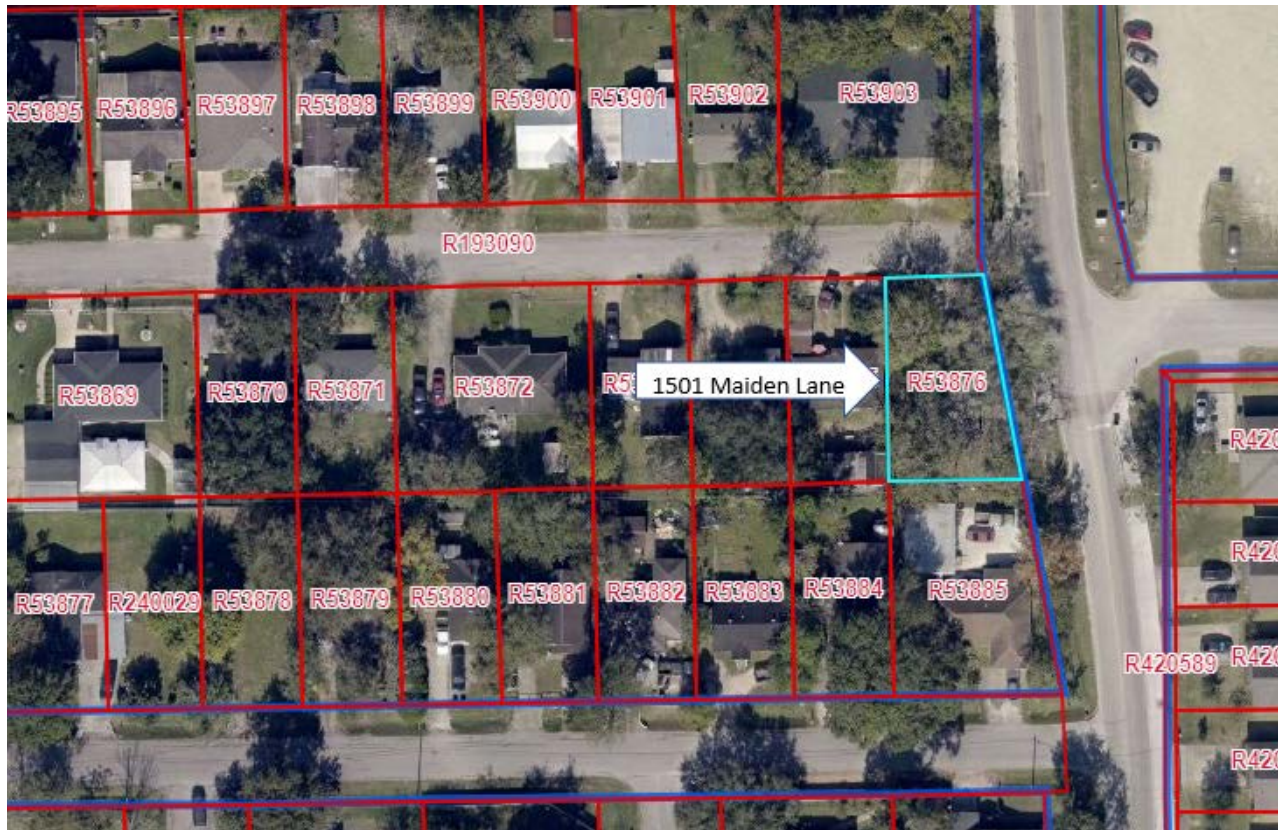
Building and Standards Commission
Report: Dangerous Structure

Agenda Date: December 6, 2022
Agenda Item: D1c.

Agenda Item Subject: Dangerous Structure
Property Address: 1501 Maiden Lane
Case Date: October 2022

OVERVIEW

This case opened in October 2022. A stop work order was given to the contractor on 11/03/2022 and staff conducted an exterior inspection. Marlene Philips is the owner of the house. Ms. Philips is working on providing a full set of plans to the building department for renovation of the structure. At this time the structure is vacant but has been secured. The Building Department has not current permits for this location.







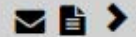


The following tables outline information for the violation, letters mailed to the owner and documentation made between the owner and staff.

Violations ♥ ▼

	Violation Date ⌵	Violation ⌵	Notes ⌵	Status ⌵	
✎	10/20/2022	Dangerous structure or premises		Open	🗑️
✎	10/20/2022	Rubbish		Open	🗑️
✎	11/04/2022	Permit Required		Open	🗑️

Letters



	Date	Letter	Description	
	11/22/2022	Notice of Enforcement Action		
	11/04/2022	Violation Notice		
	10/20/2022	Courtesy Notice		

Activities

Last 5 | Show All

	Activity Date	Scheduled Time	Type	Description	
	10/20/2022	00:00	Inspection	Unoccupied & unsecure structure. Front door is not secure. Front of structure has holes, breaks, and loose or rotting materials on siding, deterioration on fascia. Missing soffit on upper level, soffit on lower level is detaching. Broken windows. R/s has deterioration on fascia & siding. Back of structure is off of its concrete blocks, has holes, breaks, and loose or rotting materials on siding, deterioration on fascia, and missing soffit. L/s has holes, breaks, and loose or rotting materials on siding, deterioration on fascia. Trash/debris/rubbish on front porch, right side, left side, and back of property.	
	11/03/2022	00:00	CheckBack	Violations remain. Stop Work Order Posted. Sgt. Rychlik was present along with another officer for translation. Foundation work performed w/o a permit. Possibly electrical worked also performed w/o a permit. Interior down to studs. This is a total remodel. Added Permit violation. Placard Property.	
	10/20/2022	00:00	Send Letter	Courtesy Notice	
	11/04/2022	00:00	Send Letter	Violation Notice	
	11/22/2022	00:00	Send Letter	Notice of Enforcement Action	

Notes				
	Date	Entered By	Note	
	11/28/2022	Fajkus, Scott	Spoke to Marlene and she is working with an engineer and will submit a set of plans to the City of Richmond.	
	11/21/2022	Heard, Aileen	Site visit. Anonymous complaint that a mesh fence was being put up. Oscar assisted on site with translation. Contractors were advised that a mesh fence was not acceptable and to put up a temporary construction fence & secure the fence. They were also asked to secure the structure until the fence can be put up.	
	11/02/2022	Fajkus, Scott	I am going to recommend this structure to the Building and Standards Commission. Please follow standard operating procedures for notification to the owner.	

Ordinance 95-02

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

- (1) Those which have interior walls or other vertical structural members that list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.
- (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.
- (3) Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.
- (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.
- (9) Those which because of their condition are unsafe, unsanitary, or dangerous to the health, morals, safety, or general welfare of the people of this city.



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.

Staff's Recommendation:

It is Staff's recommendation the house be considered dangerous based on Ordinance violation listed above. Due to the stability of the structure staff is also recommendation substandard orders be issued at this time. Updates for this location will be provided at the next Building and Standards Commission Meeting.

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

Building and Standards Commission
Report: Dangerous Structure

Agenda Date: December 6, 2022
Agenda Item: D1d.

Agenda Item Subject: Dangerous Structure
Property Address: 406 Burnet
Case Date: August 2022

OVERVIEW

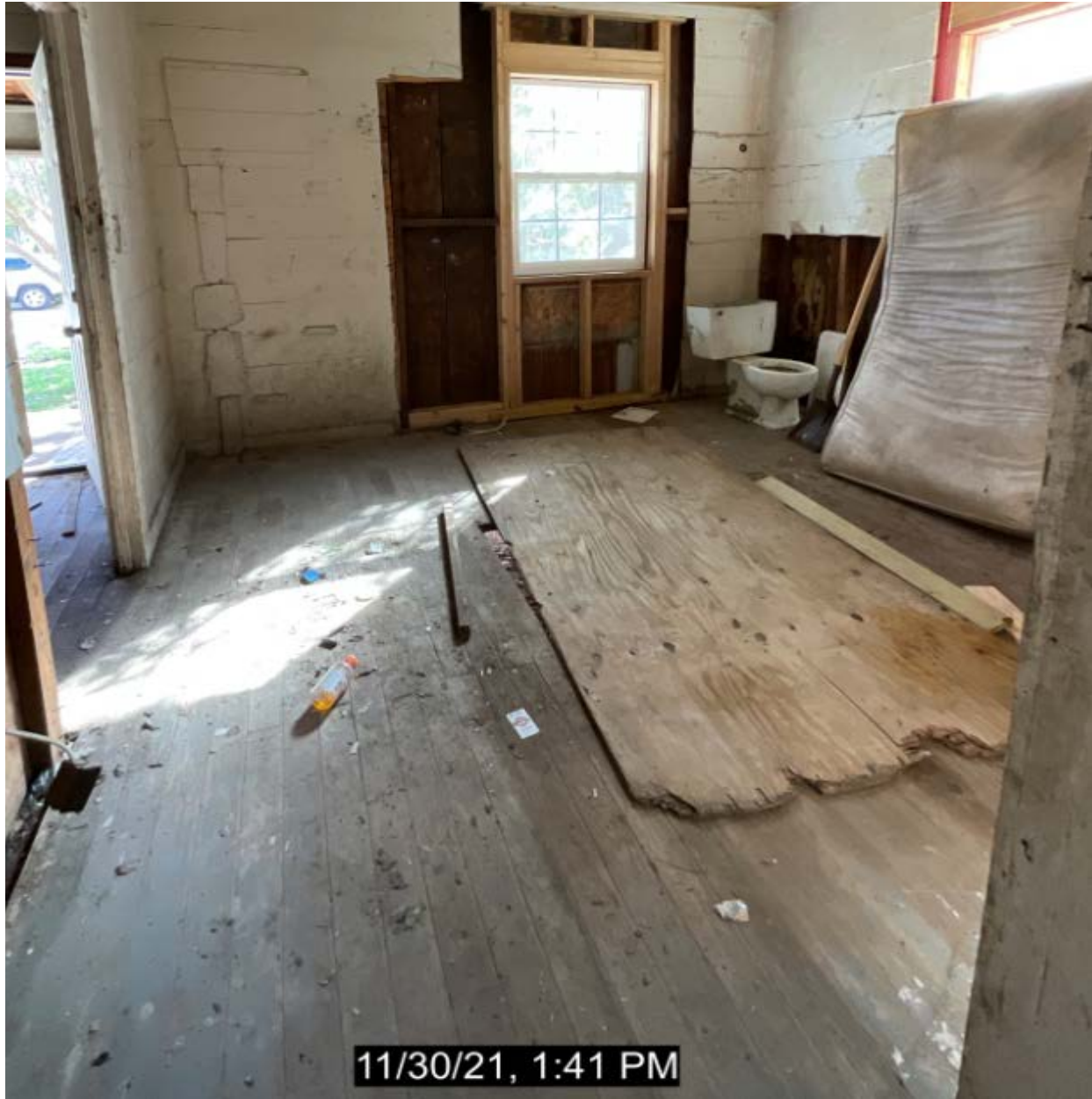
This address was scheduled for demolition July of 2022. The owner Ms. Reza sold the property before the contractor was able to demolish the structure. The new owner was contacted in August of 2022 and all letters have been mailed. The owner had mentioned that he would possibly demolish the structure and build new. The City of Richmond Building Department will be requesting detail plans be submitted for a new structure or for the remodel. Currently the house remains vacant. The Building Department has no construction permits for this stie.

















The following tables outline information for the violation, letters mailed to the owner and documentation made between the owner and staff.

Violations ♥ ▾



	Violation Date ▾	Violation ▾	Notes ▾	Status ▾	
	08/26/2022	Weeds		Open	
	08/26/2022	Dangerous structure or premises		Open	
















Notes 📄 ➔

	Date	Entered By	Note	
	11/14/2022	Heard, Aileen	Owner was given an extension till 11/30 to demolish the DB per Scott.	

Letters ✉ 📄 ➔

	Date	Letter	Description	
	11/14/2022	Notice of Enforcement Action		
	10/12/2022	Violation Notice		
	10/12/2022	Violation Notice		
	08/29/2022	Courtesy Notice		
	08/29/2022	Courtesy Notice	Sent to Representative Natalie Do	

Activities Last 5 | Show All  

	Activity Date	Scheduled Time	Type	Description	
 	11/30/2022	00:00	4th Checkback		
 	08/26/2022	00:00	Inspection	Unoccupied property. Front porch has deterioration. R/s has holes, breaks, and loose or rotting material, deterioration on roof rafters. Peeling, flaking, and chipped paint on siding. Back door is not secure and part of door frame is missing. Back window frame is partially missing. Roof rafters has deterioration. L/s has holes, breaks, and loose or rotting material, Peeling, flaking, and chipped paint on siding. It appears that the additional sqft that was added has detached. H/W front & back. Possibility that dwelling might be 2 ft over the property line, per surveyor hired by the owner. FBCAD ariel map does not show dwelling over property line.	
 	09/12/2022	00:00	CheckBack	Violations remain. Backdoor not secure. H/W in backyard. New owner has not submitted a structural engineers report nor made contact with the building official. Placard property.	
 	08/29/2022	00:00	Send Letter	Courtesy Notice	
 	10/12/2022	00:00	Send Letter	Violation Notice to new owner & representative.	

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.
- (9) Those which because of their condition are unsafe, unsanitary, or dangerous to the health, morals, safety, or general welfare of the people of this city.

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.

Staff's Recommendation:

Its staff recommendation that substandard orders be issued to the new owner. Staff will provide an update the next Building and Standards Commission Meeting.

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

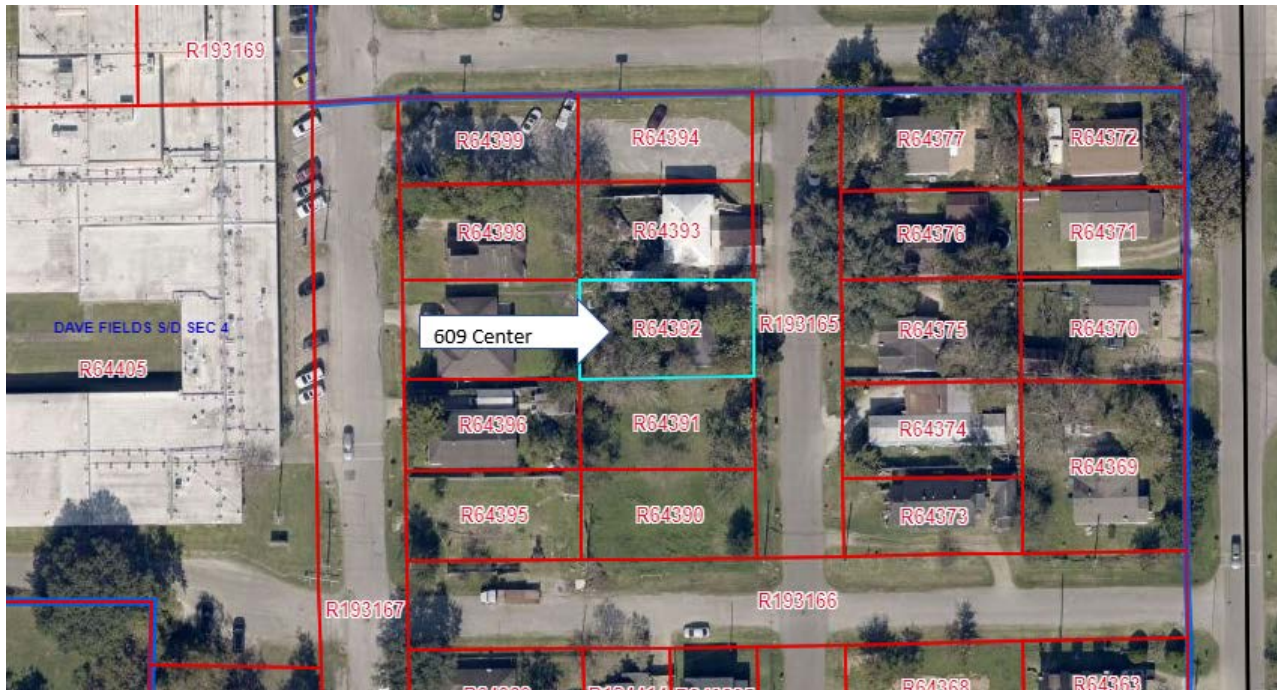
Building and Standards Commission
Report: Dangerous Structure

Agenda Date: December 6, 2022
Agenda Item: D1e.

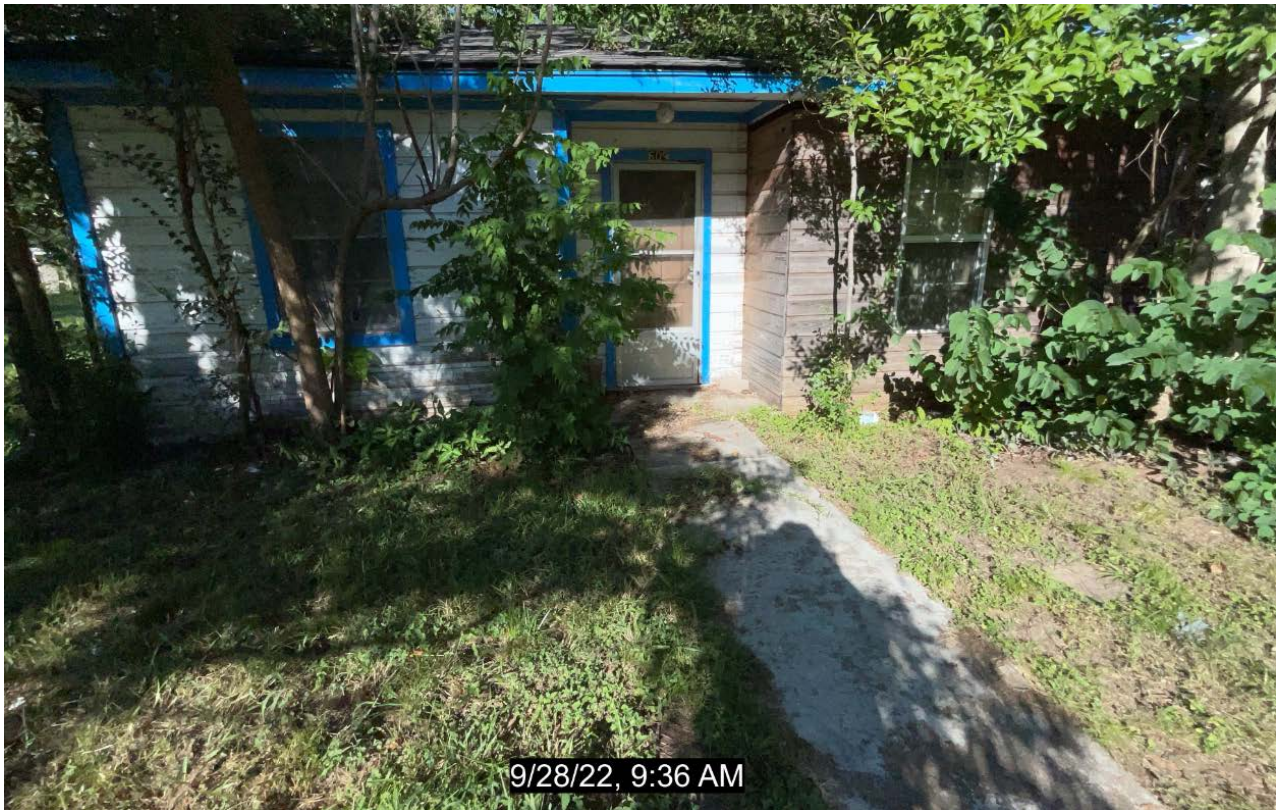
Agenda Item Subject: Dangerous Structure
Property Address: 609 Center
Case Date: September 2022

OVERVIEW

This case opened in September 2022. Staff conducted an exterior inspection. There has been no power or water at this location since October 2015. Currently the house remains vacant and appears to be a dangerous structure. Staff is currently working on an inspection warrant to provide more documentation for this location.











The following tables outline information for the violation, letters mailed to the owner and documentation made between the owner and staff.







Violations ♥ ▼



	Violation Date ⌵	Violation ⌵	Notes ⌵	Status ⌵	
	09/28/2022	Dangerous structure or premises		Open	
	09/28/2022	Junked Vehicles		Open	
	09/28/2022	Motor Vehicles		Open	
	09/28/2022	Weeds		Open	
	09/28/2022	Rubbish		Open	
	09/28/2022	Permit Required		Open	
	09/28/2022	Fences and Walls		Open	
	09/28/2022	Fence Permit		Open	
	09/28/2022	Accessory Structures		Open	
















Letters ✉ 📄 ➔

	Date	Letter	Description	
	11/17/2022	Notice of Enforcement Action	<input type="text"/>	
	11/04/2022	Violation Notice	<input type="text"/>	
	11/04/2022	Violation Notice	Sent to David Davila	
	09/28/2022	Courtesy Notice	<input type="text"/>	

Notes  

	Date	Entered By	Note	
	11/04/2022	Heard, Aileen	Left voice message for Mr. Davila to return my call.	
	11/03/2022	Heard, Aileen	Left voice message w/Mr. Davila to return my call. Per Tax Assessor website Antonio R. Davila paid the delinquent taxes for 2018-2021 on 05/13/22.	
	09/29/2022	Heard, Aileen	Owner resides in Waxahachie, Tx. Mr. David Davila (uncle) & his nephew Mathew Davila who resides in Gonzales, Tx. will be cleaning the property for the owner.	

Activities Last 5 | Show All  

	Activity Date	Scheduled Time	Type	Description	
 	12/01/2022	00:00	3rd Checkback		
 	09/28/2022	00:00	Inspection	Unoccupied property. Access granted by Mr. David Davila (owner's uncle) who was present at location. H/W, trash/debris/rubbish & two JMVS in the backyard. Siding has holes, breaks and loose or rotting materials on l/s, r/s & back of structure. Peeling, flaking & chipped paint on entire structure. Fence not structurally sound & in good repair.	
 	10/28/2022	00:00	CheckBack	Violations remain. Placard property.	
 	09/29/2022	00:00	Send Letter	Courtesy Notice	
 	11/04/2022	00:00	Send Letter	Violation Notice to David Davila & Michael Davila	

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.
- (9) Those which because of their condition are unsafe, unsanitary, or dangerous to the health, morals, safety, or general welfare of the people of this city.

Staff's Recommendation:

It is Staff's recommendation this structure be added to the dangerous structure list. Staff is currently working on an inspection warrant and will provide more information on this structure at the next Building and Standards Commission Meeting.

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

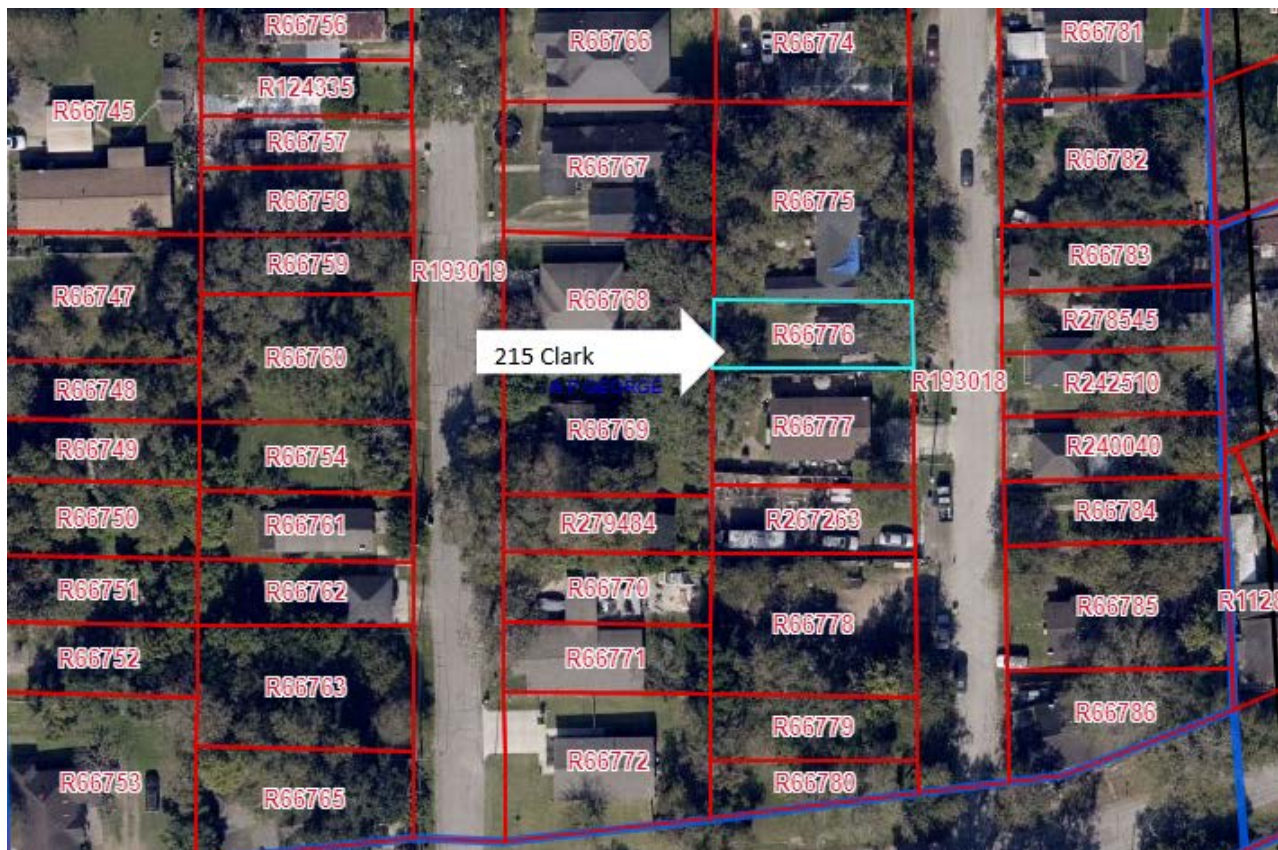
Building and Standards Commission
Report: Dangerous Structure

Agenda Date: December 6, 2022
Agenda Item: D1f.

Agenda Item Subject: Dangerous Structure
Property Address: 215 Clark Street
Case Date: October 2022

OVERVIEW

This case opened in October 2022. Staff conducted an exterior and interior inspection which was allowed by Mr. Davis who was present on the property at the time. Interior photos indicate that the house is being occupied to some extent. Currently there is no power or water for this location. Katrina Davis has mentioned that she wants to remodel the house. The City of Richmond Building Department will be requesting detail plans be submitted by an engineer or licensed plan designer for electrical, plumbing, framing, and mechanical.

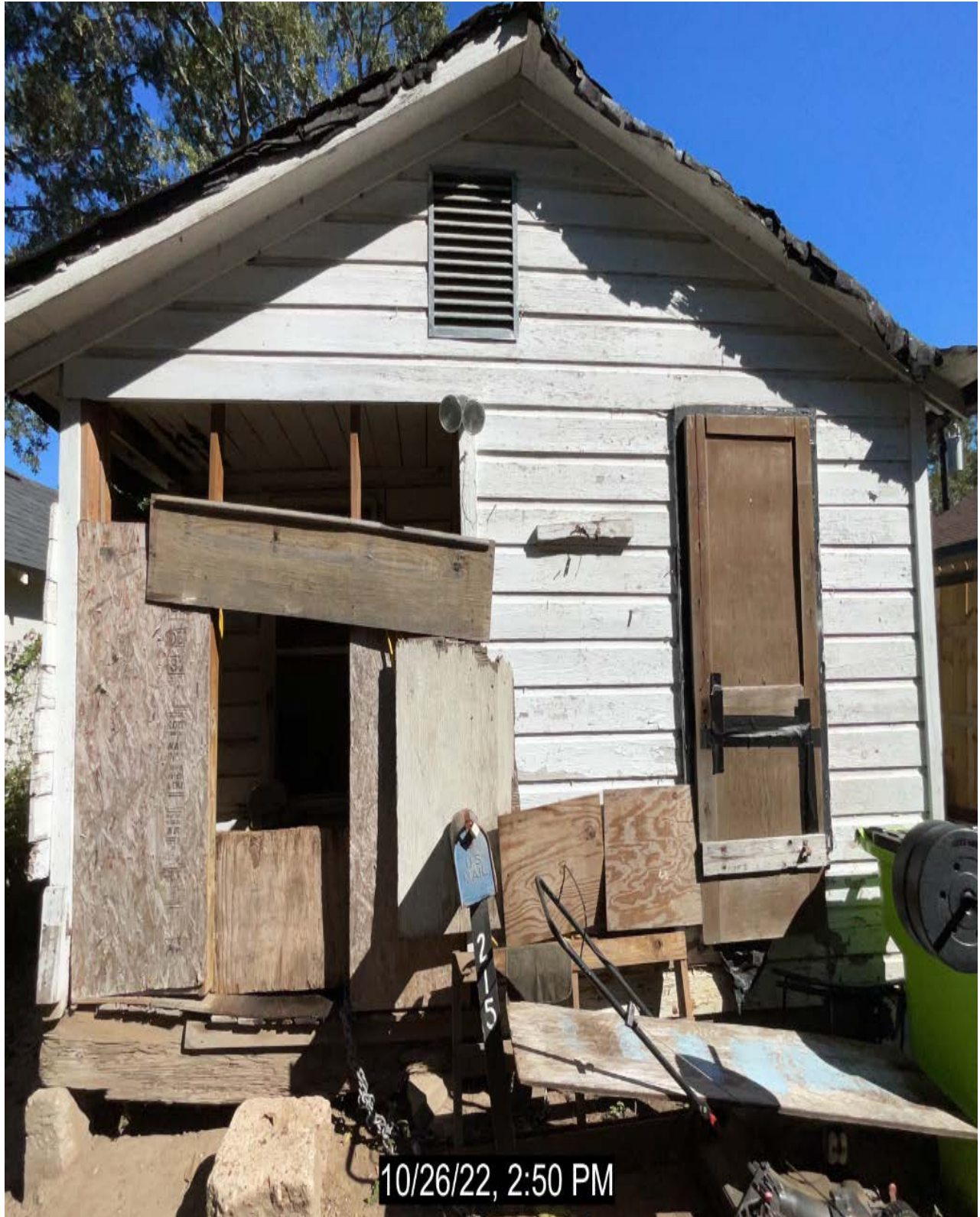






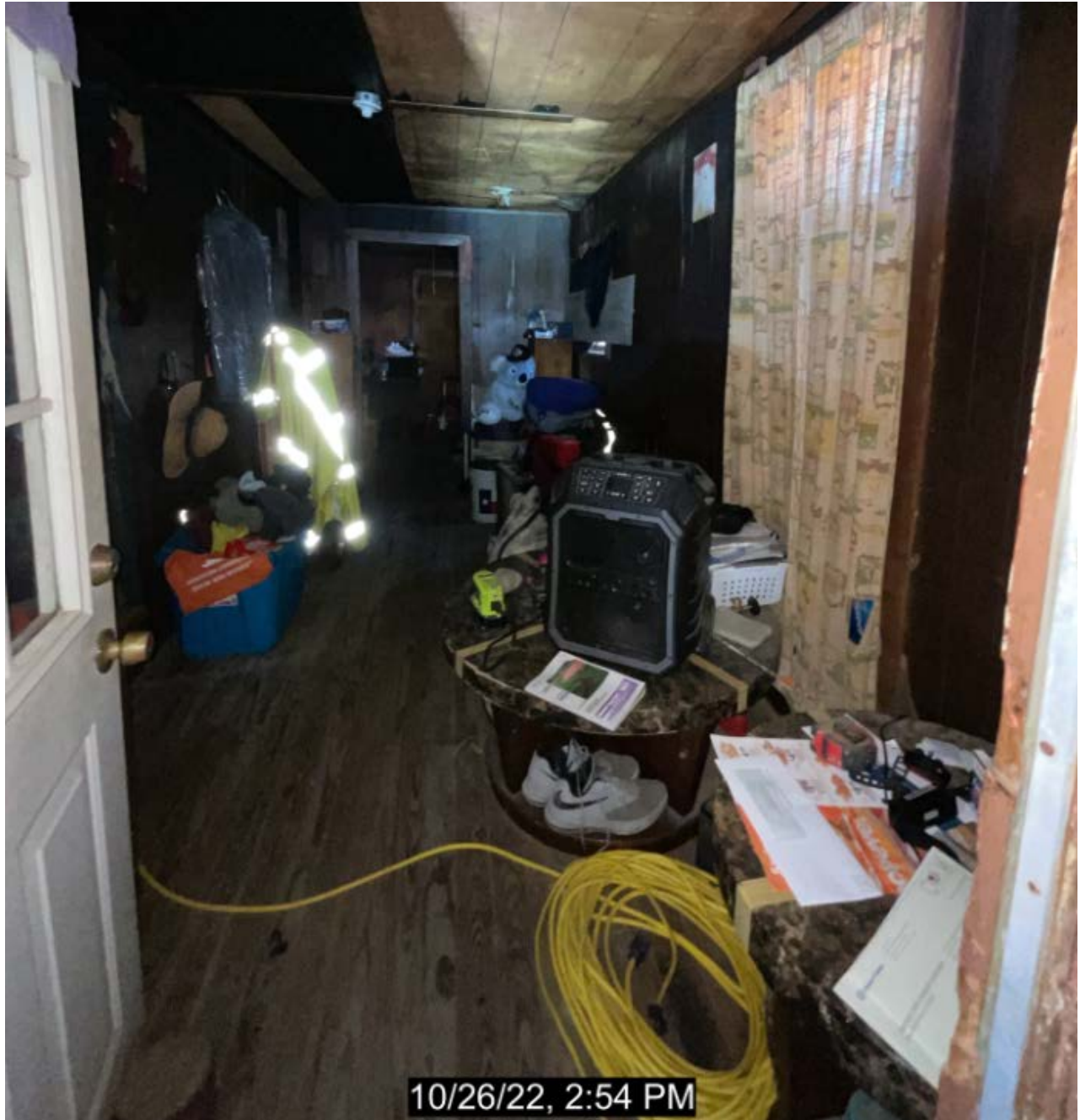


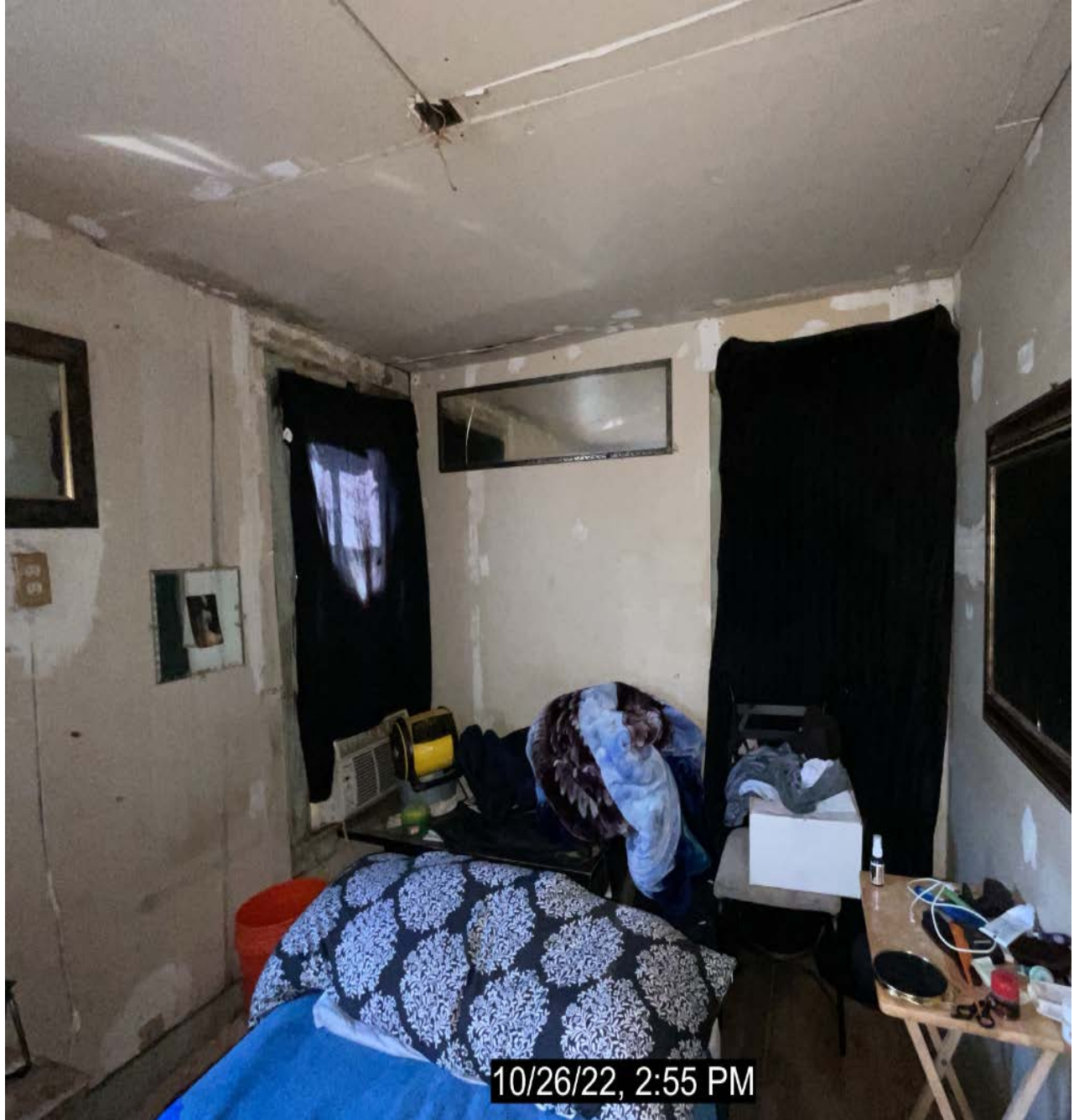


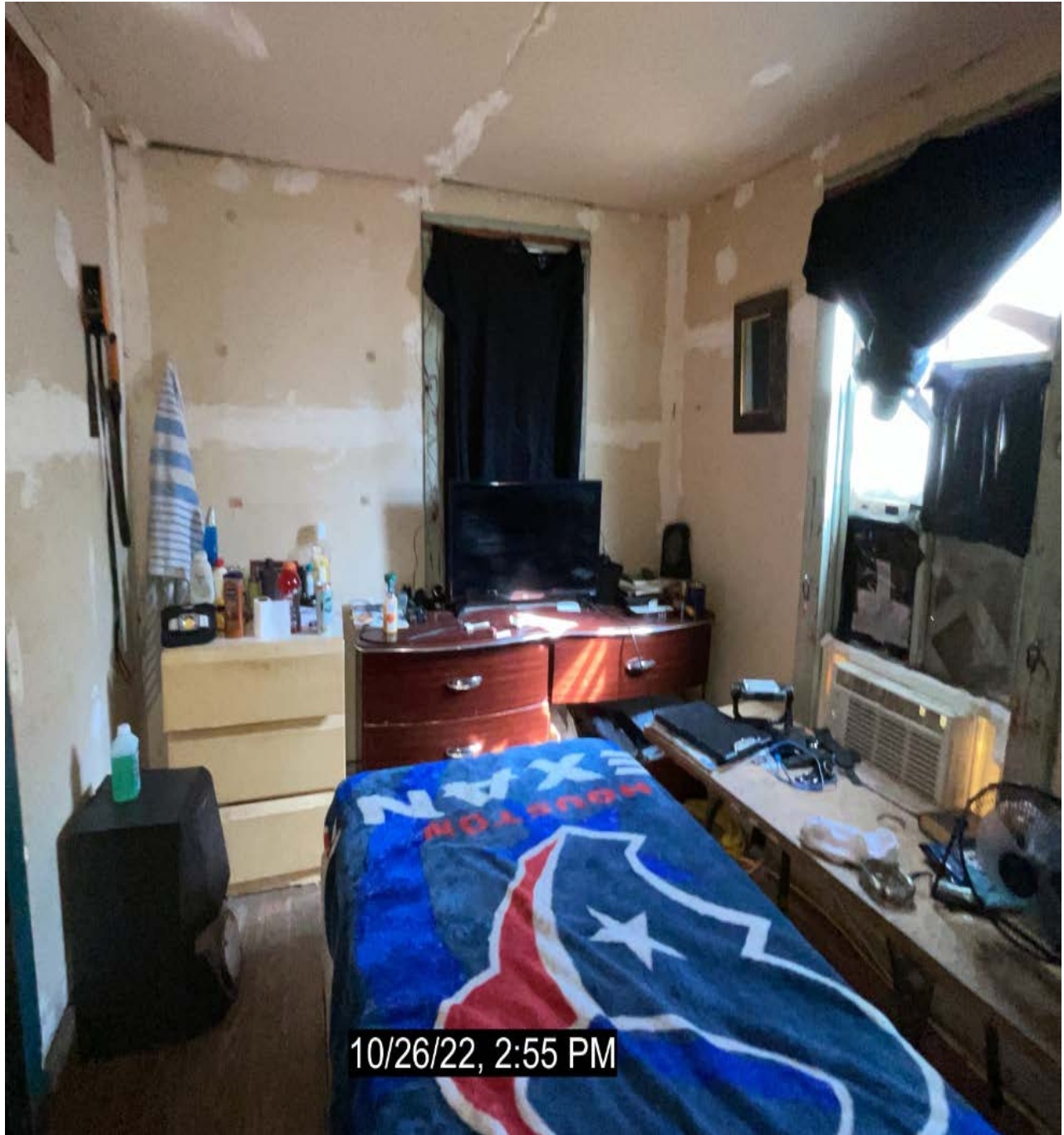




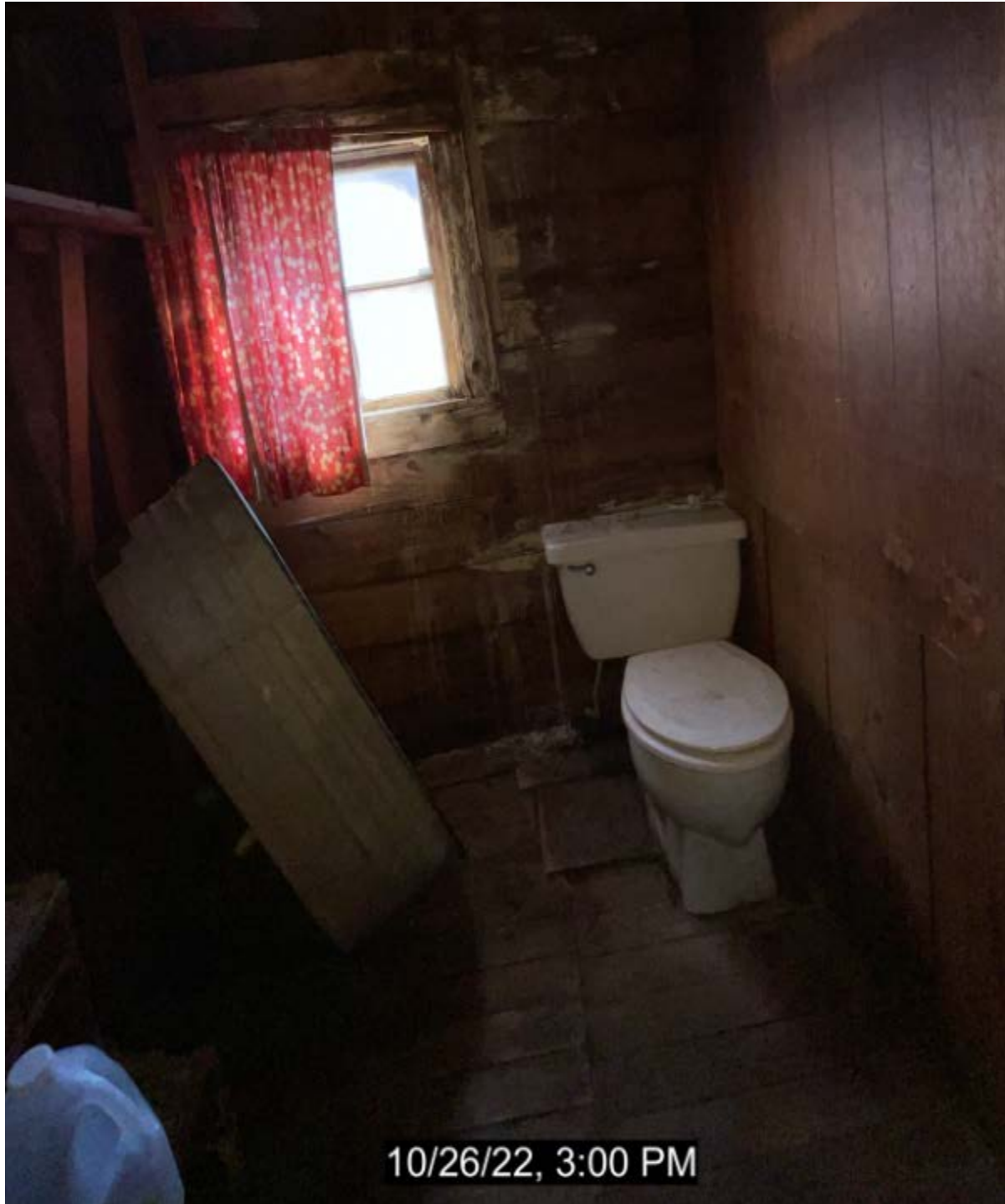

























The following tables outline information for the violation, letters mailed to the owner and documentation made between the owner and staff.




Violations ♥ ▼

	Violation Date ⌵	Violation ⌵	Notes ⌵	Status ⌵	
	10/27/2022	Dangerous structure or premises		Open	
	10/27/2022	Permit Required		Open	





Activities Last 5 | Show All ♥ ▼

	Activity Date ⌵	Scheduled Time ⌵	Type ⌵	Description ⌵	
 	11/17/2022	00:00	CheckBack		
 	10/27/2022	00:00	Inspection	Possibly occupied property. No electricity, no plumbing. Entire siding has deterioration, peeling, flaking and chipped paint. Roof appears to have several layers of shingles. Enclosed front porch is covered with plywood On right side floor joist is exposed, beam has deterioration possibly from termites, missing siding on bottom towards back. Possibly broken window covered with plywood. Back of structure has missing siding on back porch, back beam has deterioration possibly from termites. Left side has missing siding in the middle on the bottom & towards the back of the structure with deterioration on the beam possibly from termites & floor joist exposed with signs of deterioration, possibly three broken windows with plywood covering two bottom parts of the window & one top part of the window. Roof rafter above back window has deterioration. Living room ceiling towards back on right side & right side of wall above back window has decayed wood. First bedroom appears to have water damage in ceiling on left side towards back & possibly signs of mold, ceiling wires exposed. Bathroom has decayed wood & a hole on left side of ceiling, & decayed wood around bathroom window. Second bedroom has exposed wires in the ceiling. Kitchen ceiling on right side towards the back has decayed wood & ceiling is caving in, right side corner back wall panels are detaching.	
 	11/03/2022	00:00	Send Letter	Courtesy Notice sent to John & Katrina Davis	

Letters ✉ 📄 ➔

	Date	Letter	Description	
	11/28/2022	Violation Notice	sent to Katrina Davis	
	11/03/2022	Courtesy Notice	sent to John Davis	
	10/27/2022	Courtesy Notice	sent to Katrina Davis	

Notes 📄 ➔

	Date	Entered By	Note	
	11/28/2022	Fajkus, Scott	Spoke to Katrina Davis about the substandard house. She is interested in fixing up the house. I explained that no one can live at this location. It would appear that someone is living at this location without power and water.	
	10/27/2022	Heard, Aileen	<p>Previous case #20220276 with EXTERIOR STRUCTURE 304.1.1 Unsafe Conditions violation was closed, photos of the dwelling were taken from the public right of way.</p> <p>Mr. Davis (owner's ex-husband) granted me access to inspect the exterior & interior of the dwelling. Greg Ross assisted with the inspection. Sgt. Rychlik with RPD was present. Mr. Davis insisted that he no longer resides at the location but there are extension cords in the bedroom, a generator on the enclosed front porch, and food in the kitchen. Mr. Davis is responsible for the property and per Tax Assessor website he has been paying the taxes through out the years.</p>	

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.

Staff's Recommendation:

It is Staff's recommendation to add this address to dangerous structure based on the Ordinance Violation listed above. Staff will provide an update on this address the next Building and Standards Commission Meeting.

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