



City of Richmond

Where History Meets Opportunity

Building and Standards Commission Minutes

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

Tuesday, February 7, 2023, at 5:00 p.m.

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, February 7, 2023, 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 5:00 p.m. A quorum was present, with the following Members in attendance:

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

Staff in attendance: Scott Fajkus, Building Official; Terri Vela, City Manager; 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., Review and approve minutes of the Regular Meeting held on Tuesday, December 6, 2022. 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, April 4, 2023, at 5:00 p.m. There was no objection.

Chairman Davis introduced regular agenda items C1. Elect Building and Standards Commission Chair, Vice Chair, and Secretary. The Board was all in favor of electing the following:

Albert Davis – Chair
Joe Garcia – Vice-Chair
James Kinsey – Secretary

Chairman Davis introduced regular agenda items D1a – D1b. Demolition completed on following addresses:

D1a. 217 Collins – Dangerous Structure

Mr. Fajkus gave the Board an overview of the case. As of January 3, 2023, the owner removed the structure. The case has been closed and will be removed from the Dangerous Structure list.

D1b. 1114 Powell – Dangerous Structure

Mr. Fajkus gave the Board an overview of the case. The City issued a demolition permit to the contractor on January 27, 2023. The structure has since been demolished. The contractor is currently in the process of clearing the area. As a result, the case has been closed and removed from the list of Dangerous Structures.

Chairman Davis introduced regular agenda items E1a – E1c., Review and consider taking action on following addresses:

E1a. 1205 Preston – Dangerous Structure

A brief overview of the case was presented by Mr. Fajkus to the Board. Staff requested a letter from Marilyn Amy's attorney showing that she was working towards ownership of the property. At this time, Ms. Amy has not made contact or provided any documentation indicating that she is in the process of acquiring the property. A recommendation was made by the Staff to demolish the structure. Marilyn Amy stated she does have the letter from her lawyer, but she was unsure where to send it. According to the letter, the process of obtaining ownership will take an additional four to six weeks. Board Member LaRock asked Ms. Amy what her plans for the property would be once she obtains ownership. Ms. Amy stated she will get quotes for demolition and rehabilitation, then she will decide. Board Member LaRock moved to approve an extension of 60-days for an update. All Board Members were in favor.

E1b. 609 Center – Dangerous Structure

The Board was given a brief overview of the case by Mr. Fajkus. An inspection warrant was obtained. Following the inspection of the property, the premises were secured by the Staff. Mr. Fajkus briefly discussed with the Board the photographs obtained during the inspection warrant. The Staff recommended that Substandard Orders be issued for this property. Board Member Kinsey made a motion to issue Substandard Orders. Board Member LaRock seconded the motion. The vote for approval was unanimous.

E1c. 215 Clark – Dangerous Structure

Mr. Fajkus presented a summary of the case to the Board. The Building Department received an email today from Ms. Davis outlining an estimate for roofing and foundation work. However, no plans were attached. It was stated in the previous meeting that the Building Department would require a detailed set of plans submitted by an Engineer or licensed Plan Designer for framing and foundation, including wind load requirements for the roofing. The Staff recommended that Substandard Orders be issued for this property.

It was stated by Katrina Davis that Crosstown Engineering will be assessing the property on February 14, 2023. Plans will be submitted following the assessment. A 60-day extension was requested by Ms. Davis. Mr. Fajkus explained the Substandard Order process to Ms. Davis. Board Member LaRock made a motion to issue Substandard Orders. Board Member Kinsey seconded the motion. The vote for approval was unanimous.

Chairman Davis introduced regular agenda items F1a – F1b., Review and discuss progress on following addresses:

F1a. 1501 Maiden – Dangerous Structure

Matthew Davis, Attorney at Nathan Sommers Jacobs Law Firm, introduced himself as the property representative to the Board. A summary of the case was provided by Mr. Fajkus. The Building Department received foundation plans on January 18, 2023. The plans were approved on February 1, 2023. Staff reached out to the contractor via email and by phone explaining that the foundation company would need to secure a permit before any work is started. They also requested framing plans, which will include wind load requirements for the roofing plans to be submitted by a licensed Engineer or Plan Designer. Additionally, the trades must be licensed by a state agency and require separate permits. A schedule detailing the completion of the project was requested by the Building Department. The Staff recommended that the repair process be extended by 60 days. Mr. Davis stated the foundation permit was pulled and paid for yesterday. A representative of the contractor has provided him with a detailed schedule. It is anticipated that the foundation work will begin on Friday and be completed within five to ten business days. The framing plans will be submitted by the end of the week, and he anticipates that the framing will take approximately three weeks to complete. Within the next five to six months, he hopes the project will be completed. Board Member LaRock inquired about the fence that was requested to be put up at the last meeting. Mr. Fajkus stated there has not been a fence update at this time. Mr. Davis stated he would reach out to Ms. Phillips regarding a temporary fence to secure the property.

F1b. 406 Burnet – Dangerous Structure

Mr. Fajkus stated as of January 18, 2023, Miguel Salvatierra has acquired the property. The notification process has been restarted by Staff. Code Enforcements met with the Mr. Salvatierra at the property on January 31, 2023. The owner expressed interest in removing the structure and building a new structure. Staff will continue to work with the new owner to ensure compliance.


Chairman Davis introduced regular agenda item G1., Staff Information Reports.

At 101 S 3rd St, the owner reached out to Mr. Fajkus regarding the possibility of demolishing the structure. Mr. Fajkus explained he has met with Mason Garcia, Planning Director, and Historic Preservation Officer, to get a better understanding of what steps need to be taken to have the structure demolished.

Chairman Davis introduced regular agenda item G2., 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 5:38 p.m.

Approved



Albert Davis, Chairman
Joe Garcia, vice chair

Attest



Scott Fajkus, Building Official