

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF RICHMOND



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

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

Commission Members Present:

Norma Cavazos  
Jim Jackson  
David Reese  
Bobbie Williams

City Staff Present:

Albert Cantu- Fire Marshal/Building Inspector and City Liaison  
Kay Moss –Building Inspector  
Gary Smith- Attorney  
Mike Youngblood-Fire Chief

A-2 Public Comments- Albert Cantu welcomed new a Building and Standards Commission Member Bobbie Williams.

A-3 Minutes for the October 24, 2016 meeting were read and approved. Motion given by Jim Jackson, second by Norma Cavazos, motion carried.

A-4 The commission to discuss follow ups for properties found to be in violation.

A 4.1 800/802 Fields- Dangerous Structure

Mr. Cantu advised the Commission that Catholic Charities is assisting Mr. Thompson with these properties, who is now ill. However, the attorney that volunteered to help with obtaining a clear title has now quit. Mr. Cantu stated that the house condition is now worse. Mr. Cantu recommended that 30day notice be issued to Mr. Thompson to have the structure removed. Motion to send Mr. Thompson 30 day notice to remove structure given by Jim Jackson, second by Norma Cavazos, motion carried.

A 4.2 509 Fannin Street- Dangerous Structure

Mr. Cantu reported to the Commission that the City of Richmond is still working with the family of the owner. The city wants all owners to agree to remove the structure. Once all agree and sign the appropriate document, the city will issue them a demolition permit. Mr. Cantu advised that the property is secure and recommends allowing the family more time. Mr. Cantu will report back to the committee on March

27, 2017 meeting. Motion to allow family additional time until March 27, 2017 meeting before notices will be sent out given by Norma Cavazos, second by David Reese, motion carried.

#### A 4.3 903 Canter Street- Dangerous Structure

Mr. Cantu advised that the new owner of the property is in the process of demolishing the bad part of the house. The owner is getting plans together for remodeling the remainder. Mr. Cantu stated that progress is being made and recommends that more time is allowed to the owner to continue. No action was needed by the commission now.

#### A 4.4 721 Lettie Street- Dangerous Structure

Mr. Cantu stated that the city has obtained control of this property. The house has been demolished and removed by the City. No further action necessary by the Commission and can be removed from the Commission's list.

#### A 4.5 1104 South Third Street- Dangerous Structure

Mr. Cantu stated that the city has obtained control of this property. The house has been demolished and removed by the City. No further action necessary by the Commission and can be removed from the Commission's list

#### A 4.6 1600 Maiden Lane- Dangerous Structure

Mr. Cantu stated that the owners are in a family feud. The City cannot determine who is in charge of this property. The house is secure and safe. Mr. Cantu suggests allowing until March 27, 2017 meeting to see what progresses. Motion to allow until March 27, 2017 meeting to determine progress given by Jim Jackson, second by David Reese, motion carried.

### A 5 The commission review and take action on the dangerous buildings found to be in violation.

#### A 5.2 504 Center Street- Dangerous Structure

Mr. Cantu stated this is was a mobile home and that the owner had been contacted. The owner has begun demolition and clearing the property. At this time, most of the debris has been removed. Mr. Cantu recommends we allow more time to remove the remainder of the debris. Motion to allow until March 27, 2017 meeting to remove remaining debris given by Jim Jackson, second by Norma Cavazos, motion carried.

#### A 5.3 205 Clark Street- Dangerous Structure

Beredine Allen, property owner was present. Mr. Cantu stated that the City has performed force mow and clean up on this property. On the property still remains a small shed and Ms. Allen advised she is working on demolishing the shed. Mr. Cantu suggests allowing until March 27, 2017 meeting to complete. Motion to allow until March 27, 2017 meeting to complete demolition of the shed given by Jim Jackson, second by David Reese, motion carried.

#### A 5.9 507 Travis Street(Front)- Dangerous Structure

Property is represented by Lana Douglas. Mr. Cantu stated that this house has been recently placed back on the Dangerous Structure list. The house is sound but needs work to bring up to code. Ms. Douglas stated that she knows the house needs smoke detectors, gas test, a power pole among other items. She stated that she and her brother live out of town. Mr. Cantu stated that the City has been dealing with this property since approximately 2007 and that the house is secure. Ms. Douglas stated they have little money and need more time to develop a plan to remodel. Norma Cavazos recommended that they meet with the City Inspector to develop an accurate game plan to proceed by. Motion was made to allow owner until March 27, 2017 meeting to report progress with City inspection and plan to remodel, given by Norma Cavazos, second by David Reese, motion carried.

#### A 5.10 507 Travis Street(Rear)- Dangerous Structure

Property is represented by Lana Douglas. Mr. Cantu stated that house had a fire many years back. The interior of the property gutted and dilapidated, thou the house is secure from the outside. Mr. Cantu stated that the city wants this house to be removed from the property. Ms. Douglas and brother want to repair house if possible. Mr. Cantu stated that the house needs to be inspected by a structural engineer. Or, Mr. Cantu suggested to first have city inspectors come by and inspect the property and see how to proceed. Motion to allow owners until March 27, 2017 meeting to report plans to proceed, committee to hold action until March. Motion given by Jim Jackson, second David Reese, motion carried.

#### A 5.1 808 Fields Street- Dangerous Structure

Property is represented by Jessica Rodriguez, actual owner is deceased. Mr. Cantu stated that the interior of the house has been gutted. Ms. Rodriguez wants to try to save and restore the house. Mr. Cantu stated that the house is repairable and recommends we allow additional time for owner to develop a game pan. Motion to allow owners until March 27, 2017 meeting to report plans to proceed, committee to hold action until March. Motion given by Jim Jackson, second Norma Cavazos, motion carried.

#### A 5.5 515 Burnet Street- Dangerous Structure

Property is represented by the son, Daniel Martinez. Mr. Martinez stated that he wants to restore the house. He advised that he has been paying the taxes and that the title is still in his deceased parents name. He asked for more time to clean and come up with a plan to restore the residence. Mr. Cantu stated that there is a question of whether the property is in the flood zone. Mr. Cantu recommends we allow time for the City to inspect and develop a plan with Mr. Martinez. The house is secured from the outside. Motion to withhold action until March 27, 2017 meeting, for the city to inspect residence and Mr. Martinez come up with a plan of action. Motion given by Jim Jackson, second David Reese, motion carried.

#### A 5.8 1104 South Third Street- Dangerous Structure

Property is represented by Alex Alvarez, son of the owner. This property was recently placed on the dangerous structure list. Mr. Alvarez stated that he has been paying the taxes on the property. This house was flooded approximately 4 years

ago. Mr. Cantu stated that the house may be in a flood zone and the City needs to get inside the residence and inspect. Mr. Cantu recommends the Commission hold off on any further action until March 27, 2017 meeting. Motion to withhold any action pending inspections by the city inspectors and develop a plan to proceed until March 27, 2017. Motion given by Jim Jackson, second David Reese, motion carried.

#### A 5.6 406 Burnett Street- Dangerous Structure

Property is represented by owner, Rosie Reza. Mr. Cantu stated that house is secure but needs a lot of work and needs to be brought up to code. Ms. Reza wants to restore the house. She advised that she is waiting for bids on electrical and plumbing work. Mr. Cantu recommends the city reinspect the house and work with the owner on a plan to proceed. Motion to allow owner until March 27, 2017 meeting to report plans to proceed. Motion given by Jim Jackson, second David Reese, motion carried.

#### A 5.4 1011 Preston Street- Dangerous Structure

No owner present to represent this property. Mr. Cantu stated the city had to force mow and clean up the property. There is still a small shed on the property. Mr. Cantu recommends the Commission approve sending the proper 30day notice to owner to remove or repair the structure. Motion made to issue 30day notice. Motion given by Jim Jackson, second David Reese, motion carried.

#### A 5.11 603 Maiden Lane- Dangerous Structure

No owner present to represent the property. Mr. Cantu stated that this house is abandoned and that the city has had no response from the property owner. Mr. Cantu recommends that the Commission approve sending the proper 30day notice to remove or repair the structure. Motion made to issue 30day notice. Motion given by Jim Jackson, second David Reese, motion carried.

#### A 5.12 613 Maiden Lane- Dangerous Structure

No property owner present to represent this property. Mr. Cantu stated that Calvary Episcopal Church has committed to helping this owner demolish the house and clean the property. No further action is needed.

#### A 5.13 724 Lettie Street- Dangerous Structure

No owner present to represent this property. Mr. Cantu stated that the owner had planned to sell the property but there was no response. The property has been secured. Mr. Cantu recommends the commission to approve sending the required 30day notice to owners to repair or demolish the structure. Motion made to issue 30day notice. Motion given by Jim Jackson, second David Reese, motion carried.

A-8 Commission to approve next business meeting for March 22, 2017 at 5:30 pm.

Motion given by Jim Jackson, second by David Reese, motion carried.

A-9 Adjournment

Motion to adjourn at 6:58 p.m. given by Jim Jackson, second by David Reese, motion carried.

APPROVED:

ATTEST

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David Reese

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Albert Cantu