

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF RICHMOND



The Building and Standards Commission for the City of Richmond, Texas met on May 22, 2017 at 5:30 p.m. Meeting was held at 600 Morton Street, Richmond Annex Meeting Room.

Norma Cavasos, 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 Cavasos
Jim Jackson
David Reese
Albert Davis
Alice Bijarro

City Staff Present:

Albert Cantu- Fire Marshal/Building Inspector and City Liaison
Kay Moss –Building Inspector
Gary Smith- Attorney
Lori Bownds-Building Official
Barry Beard-Commissioner

A-2 Public Comments- No public comments

A-3 Minutes for the March 27, 2017 meeting were read and approved. Motion given by Albert Davis, second by Jim Jackson, motion carried.

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

A 5.5 1015 Preston Street- Dangerous Structure

Property was represented by owner Trinidad Ramirez. Mr. Cantu stated that this house is a dangerous structure. The City has been working with owners and that the house had potential to be remodeled. Owner requests 6 months to remodel. Mr. Cantu stated that the house is secure, needing some work on windows. Mr. Cantu stated that 6 months is ok with the City, but the owner needs to arrange a walk-thru inspection with the inspectors to create a repair plan and determine necessary permits. Norma Cavasos suggested the owner come to the July meeting to offer a progress report. Motion to allow 6 months to complete repair and return to the July meeting with progress report. Motion given by Jim Jackson, second by Albert Davis, motion carried.

A 5.6 1012 Calhoun & 1014 Calhoun- Dangerous Structure

Owner Juan Perales present at the meeting. Mr. Cantu advised a large tree fell on the trailer house at 1012 Calhoun and needs to be removed. The City has dealt with this situation since 2015 with no progress by owner, structure is dangerous and not secure. Motion to allow owner 10 days until June 5, 2017 to secure the property with a fence and return to the July meeting with a plan on demo. City will secure the property after June 6, 2017 and file necessary liens, if not done by property owner. Motion given by Jim Jackson, second by Norma Cavazos, motion carried.

A 4.8 1104 South Third St.- Dangerous Structure

Mr. Alvarez attended the meeting. Mr. Cantu advised that the owner has met with the City. The owner stated that he did develop a plan to repair the house. He has blueprints for repairing the structure and is ready to apply for permits. Motion to allow Mr. Alvarez until July meeting to have a progress report. Motion by Jim Jackson, Second by Albert Davis, motion carried.

A 4.9 507 Travis Street (Front)- Dangerous Structure

Owner present-Lana Douglas. Mr. Cantu advised that Ms. Douglas has contractors lined up to perform repairs. awaiting plumbing and electrical inspection from the City. Ms. Douglas stated that the electrician was ready to start his work. She has bids in for other work to be done. Motion to allow owner until the July meeting to report progress. Motion by Albert Davis, Second by Jim Jackson, motion carried.

A 4.10 507 Travis Street (Rear)- Dangerous Structure

Owner present-Lana Douglas. Mr. Cantu advised that the house is secure. Ms. Douglas stated that her plan now is to remodel the house and not sell it as is. Mr. Cantu stated that the City needs to inspect the property and determine a plan to proceed. Motion to allow owner until the July meeting to report progress. Motion by Albert Davis, Second by Jim Jackson, motion carried.

A 4.6 406 Burnet Street- Dangerous Structure

Owner Rosie Reza present. Mr. Cantu stated that the owner has been making progress. Dan Rivera, licensed plumber is also present and stated that he will assist Ms. Reza with the remodel. The owner stated that some windows had already been replaced. Mr. Cantu stated that the City needs to inspect after the house is gutted, check the flood elevation, and Ms. Reza needs to develop a plan. Motion to allow owner until the July meeting to present a progress report. Motion by Jim Jackson, Second by Albert Davis. Motion carried.

A 4.1 800 Fields Street- Dangerous Structure

Mr. Cantu stated that the house has been removed and property is cleaned. The work was performed by the City. All liens have been filed.

A 4.2 509 Fannin Street- Dangerous Structure

Mr. Cantu stated that the family is still trying to locate the other family members. The house is safe and secure.

- A 4.3 903 Center Street- Dangerous Structure
- Mr. Cantu advised that this house had a fire years ago. The house has been demolished and cleaned up. A new house will be built on this site.
- A 4.4 1600 Maiden Lane- Dangerous Structure
- Mr. Cantu stated this house has been sold and that we should allow the new owner time to repair it. Motion to allow until July meeting for new owners to show progress report. Motion by Jim Jackson, Second by Albert Davis. Motion carried.
- A 4.5 515 Burnet Street- Dangerous Structure
- Mr. Cantu advised the house has been demolished and is almost completely clean. Should be complete soon.
- A 4.7 309 Wheaton Street- Dangerous Structure
- Mr. Cantu stated that the City is still waiting on the owners to demo this property. He stated that we had allowed the owner 6 months to complete this and that approximately 1.5 months remains for completion.
- A 4.11 603 Maiden Lane- Dangerous Structure
- Mr. Cantu stated that the City has completed the demolition and clean up. All liens have been filed.
- A 4.12 613 Maiden Lane- Dangerous Structure
- Mr. Cantu stated that Calvary Episcopal Church has demolished the house. There was still some debris remaining and awaiting final clean up.
- A 5 The commission review and take action on the dangerous buildings found to be in violation.
- A 5.1 603 Fannin Street- Dangerous Structure
- Mr. Cantu stated that the house is still a dangerous structure, the garage is collapsing. All notices have been sent to owner with no response yet. Motion to issue a 30 day notice/demolition order to owner to remove garage, otherwise the City will do it. Motion by Jim Jackson, Second by Albert Davis. Motion carried.
- A 5.2 514 Travis Street- Dangerous Structure
- Mr. Cantu stated that the house had potential for remodel, however, owner had not yet been located. Motion to allow until July meeting to locate the owner before the City begins letter process. Motion by Albert Davis, Second by Norma Cavazos. Motion carried.
- A 5.3 708 Lettie Street- Dangerous Structure
- Mr. Cantu stated the City is in contact with owner. Owner has submitted plans today and the City is working with owner to get suitable plans. Owner wants to remodel. Motion to allow until the July meeting for progress report on remodel. Motion by Jim Jackson, Second by Albert Davis. Motion carried.

A 5.4 606 Fannin Street- Dangerous Structure

Mr. Cantu stated that the owner has secured a demolition company and that structure should be demolished and cleaned up by July meeting.

A 5.7 206 Fleming Street- Dangerous Structure

Mr. Cantu stated that the house is leaning and not secure. The city has had no response from the owner. City wants the property secured. Motion to have City secure property and structure. Motion by Jim Jackson, Second by Albert Davis. Motion carried.

A-6 Upcoming addresses for consideration by commission, presented by Kay Moss.

A 6.1 907 South Sixth Street

Kay Moss stated that all letters have been sent out and no response yet from the owners.

A 6.3 912 Thompson Road

Kay Moss stated that all letters have been sent out and the owner has been in contact. The owner's plan is to demolish the structure eventually and improve the front appearance soon.

A 6.4 1621 George Avenue

Kay Moss stated that the structure is secure and boarded up. All letters have been sent out in 2012. An enforcement letter has been sent out. No contact with owner yet.

A 6.5 307 Riveredge Drive

Kay Moss stated that all letters weren't sent out in December 2016. Owner had been contacted. Owner secured an open wall but has no other plans yet to demolish or remodel the structure.

A 6.6 314 Mellon Street

Kay Moss stated that only a courtesy letter has been sent out. Second letter was going out right away. No contact yet.

A-7 Adjournment

Motion to hold the next scheduled meeting set for July 24, 2017 at 5:30PM. Motion by Albert Davis, Second Jim Jackson. Motion carried.

A-8 Adjournment

Motion made to adjourn the meeting at 6:54 p.m. Motion given by Jim Jackson, second by Albert Davis, motion carried.

APPROVED:

ATTEST

David Reese

Albert Cantu