



City of Sugar Land

Building Standards Commission Agenda

Sugar Land City Hall
2700 Town Center
Boulevard North
Sugar Land, TX 77479

Wednesday, August 13, 2025
Building Standards Commission Meeting
City Council Chamber
5:30 PM

I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

The meeting will live stream at <https://youtube.com/live/FHEZgUAqHBM?feature=share>.

II. Call to Order

III. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the June 11, 2025 meeting.

Linda Mendenhall, City Clerk

V. Public Hearings

A. **PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard regarding the property located at 2627 Ferry Landing, Sugar Land, Texas 77478, The Highlands Sec 1, Block 4, Lot 83-84 (PT), to determine compliance with the order issued on June 11, 2025, to remain vacant, and be secured, repaired, and/or demolished. During the hearing, the owner, lienholder, or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review information and make a final determination regarding actions to be taken by the owner, lienholder or mortgagee to bring the property into compliance with the Code of Ordinances.

Review of and action on a recommendation for the property located at 2627 Ferry Landing, Sugar Land, Texas 77478, The Highlands Sec 1, Block 4, Lot 83-84 (PT), to determine compliance with the order issued on June 11, 2025, to remain vacant, and be secured, repaired, and/or demolished. The Building Standards Commission will

review information and make a final determination regarding actions to be taken by the owner, lienholder or mortgagee to bring the property into compliance with the Code of Ordinances, including, but not limited to, repairing, removing, or demolishing the property with failure to comply resulting in the City of Sugar Land repairing, removing, or demolishing the property.

Joshua Doyle, Chief Building Official

VI. Adjournment

The Building Standards Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (consultation with attorney).

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary, (281) 275-2730. Requests for special services must be received 48 hours prior to the meeting time. Reasonable accommodations will be made to assist your needs.

I hereby certify that the above notice was posted on the outside bulletin boards, a place convenient and readily accessible to the general public at all times, City of Sugar Land City Hall, 2700 Town Center Boulevard North, Sugar Land, Fort Bend County, Texas, 77479, and on the [City Website](#) under meeting agendas.



Building Standards Commission Agenda Request August 13, 2025

Agenda Request No: IV.A.

Agenda of: Building Standards Commission Meeting

Initiated by: Justin Perez, Agenda Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the June 11, 2025 meeting.

Recommended Action:

Consider the minutes of the June 11, 2025 meeting.

Executive Summary:

Consider the minutes of the June 11, 2025 meeting.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. 061125bsc_minutes



City of Sugar Land

Building Standards Commission Minutes

Sugar Land City Hall
2700 Town Center
Boulevard North
Sugar Land, TX 77479

Wednesday, June 11, 2025
Building Standards Commission Meeting Minutes
City Council Chamber
5:30 PM

I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

The meeting will live stream at <https://youtube.com/live/4nFyFNBv6qc?feature=share>

II. Call to Order

The Chair will call the meeting to order, verify the presence of a quorum, and open the public meeting.

QUORUM PRESENT

Kelly Knake, Alyssa Gomez, Mal Lusky, Mumtaz Qureshi, and Lana Goldberg were present.
Ravi Arora and Sivaraja Pothe was absent

III. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

No members of the public addressed the Commission.

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the February 12, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the February 12, 2025 meeting**, was made by Mal Lusky and seconded by Alyssa Gomez, the motion **Passed**.

Ayes: Lana Goldberg, Alyssa Gomez, Kelly Knake, Mal Lusky, Mumtaz Qureshi

Absent: Ravi Arora and Sivaraja Pothi

V. Public Hearings

- A. **PUBLIC HEARING 5:00 P.M.:** Receive and hear all persons desiring to be heard on the declaration of the residential property located at 2627 Ferry Landing as a public nuisance and dangerous building.

Consideration of and action on the declaration of the residential property located at 2627 Ferry Landing as a public nuisance and dangerous building.

Joshua Doyle, Chief Building Official, Nicole Guevara, Assistant Director of Neighborhood Services

Joshua Doyle, Chief Building Official, and Nicole Guevara, Assistant Director of Neighborhood Services, gave a presentation, made comments, and answered questions from the Commission.

Chairman Kelly Knake opened the public hearing at 5:33 p.m. No members of the public addressed the Commission during the public hearing.

A motion to **Approve the declaration of 2627 Ferry Landing, Sugar Land, Texas as a public nuisance and dangerous building**, was made by Lana Goldberg and seconded by Mumtaz Qureshi, the motion .

Ayes: Lana Goldberg, Alyssa Gomez, Kelly Knake, Mal Lusky, Mumtaz Qureshi
Absent: Ravi Arora and Sivaraja Pothi

VI. Adjournment

A motion to **Adjourn at 6:19 p.m.**, was made by Alyssa Gomez and seconded by Mal Lusky, the motion **Passed**.

Ayes: Lana Goldberg, Alyssa Gomez, Kelly Knake, Mal Lusky, Mumtaz Qureshi
Absent: Ravi Arora and Sivaraja Pothi

Linda Mendenhall, City Clerk





Building Standards Commission Agenda Request **August 13, 2025**

Agenda Request No: V.A.

Agenda of: Building Standards Commission Meeting

Initiated by: Ornita Green, Code Compliance Manager

Presented by: Joshua Doyle, Chief Building Official

Responsible Department: Planning and Development Services

Agenda Caption:

PUBLIC HEARING 5:30 P.M.: Receive and hear all persons desiring to be heard regarding the property located at 2627 Ferry Landing, Sugar Land, Texas 77478, The Highlands Sec 1, Block 4, Lot 83-84 (PT), to determine compliance with the order issued on June 11, 2025, to remain vacant, and be secured, repaired, and/or demolished. During the hearing, the owner, lienholder, or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review information and make a final determination regarding actions to be taken by the owner, lienholder or mortgagee to bring the property into compliance with the Code of Ordinances.

Review of and action on a recommendation for the property located at 2627 Ferry Landing, Sugar Land, Texas 77478, The Highlands Sec 1, Block 4, Lot 83-84 (PT), to determine compliance with the order issued on June 11, 2025, to remain vacant, and be secured, repaired, and/or demolished. The Building Standards Commission will review information and make a final determination regarding actions to be taken by the owner, lienholder or mortgagee to bring the property into compliance with the Code of Ordinances, including, but not limited to, repairing, removing, or demolishing the property with failure to comply resulting in the City of Sugar Land repairing, removing, or demolishing the property.

Recommended Action:

Staff recommends the Building Standards Commission (BSC) hold a Public Hearing followed by Review of and Action on a recommendation to order the property owner, lienholder, or mortgagee to remove or demolish the property within ten (10) days and in the event the owner, lienholder or mortgagee fails to comply with the Order in the allotted time, the City may repair, remove, or demolish the property and attach a lien to the property for the expense.

Executive Summary:

On June 11, 2025, the Building Standards Commission conducted a public hearing regarding a structure located at 2627 Ferry Landing, Sugar Land, Texas 77478, The Highlands Sec 1, Block 4, Lot 83-84 (PT), and found the structure to be unsafe/dangerous structure based on the

standards set forth in Section 3-190(a). The Building Standards Commission ordered that the owner, mortgagee or lienholder to keep the structure vacant, secure the structure, repair or demolish structure within 30 days, and appear before the Building Standards Commission for a compliance hearing on August 13, 2025. During the hearing, the owner, mortgagee, or lienholder must submit proof of the scope of work completed to bring the property in compliance with the Building Standards Commission's Order, dated June 11, 2025.

Staff recommends the Building Standards Commission (BSC) hold a Public Hearing followed by Review of and Action on a recommendation to order the property owner, lienholder, or mortgagee to remove or demolish the property within ten (10) days and in the event the owner, lienholder or mortgagee fails to comply with the Order in the allotted time, the City may repair, remove, or demolish the property and attach a lien to the property for the expense.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

- 1. BSC June 11, 2025 Order - Newspaper Publication - 2627 Ferry Landing
- 2. BSC June 11, 2025 Order Notice to the Property Owner of 2627 Ferry Landing
- 3. BSC June 11, 2025 Order Notice to the Lienholder of 2627 Ferry Landing
- 4. BSC June 11, 2025 Order
- 5. Map of 2627 Ferry Landing
- 6. Newspaper Notice of 2nd BSC Public Hearing on August 13, 2025 - 2627 Ferry Landing
- 7. Notice of 2nd BSC Public Hearing on August 13, 2025 to the Lienholder of 2627 Ferry Landing
- 8. Notice of 2nd BSC Public Hearing on August 13, 2025 to the Property Owner of 2627 Ferry Landing
- 9. Timeline 2627 Ferry Landing



NOTICE OF BUILDING STANDARDS COMMISSION FINDINGS AND ORDER FOR 2627 FERRY LANDING

The City of Sugar Land Building Standards Commission conducted a public hearing on June 11, 2025, at 5:30 p.m. at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479 and has deemed the single family structure located at 2627 Ferry Landing, Sugar Land, Texas 77478, The Highlands Sec. 1, Block 4, Lot 83-84 (PT), an unsafe/dangerous structure based on the standards set forth in the City of Sugar Land Code of Ordinances, Chapter 3, Article XII, Sec. 3-190(a) subsections: (1) A wall or other vertical structural member that lists, leans, or buckles to such an extent that a plumb line passing through the center of gravity falls outside of the middle third or its base; (2) Exclusive of the foundation, the structure has 33 percent or more damage or deterioration to the supporting member or members or 50 percent of damage or deterioration to the non-supporting enclosing or outside walls or coverings; (3) An improperly distributed load upon the floor or roof, or an overloaded roof or floor, or a floor or roof with insufficient strength to be reasonably safe for the purpose used; (4) Damaged by fire, wind or other causes so as to be dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the city; (5) Dilapidation or decay, or unsafe or unsanitary conditions; (6) Light, air or sanitation facilities that are inadequate to protect the health, safety or general welfare of human beings occupying the premises; (7) Inadequate facilities for egress in case of fire or panic or insufficient stairways, elevators, or fire escapes; (8) Two or more violations of any provisions of the Code or other applicable codes, or a single violation that poses an imminent threat to life or property; and (9) Been left unsecured from unauthorized entry to the extent that it may be entered and utilized by vagrants as a place of harborage or may be entered and utilized by children as a play area.

The Commission having found the property to be unsafe finds that the structure is unoccupied; is unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the structure; the structure may feasibly be repaired so that it is no longer in violation of the City's Dangerous Structures Ordinance, and has ordered the owner, lienholder or mortgagee to secure the property by June 16, 2025 and to perform a structural assessment and obtain building permits to repair the structure by July 11, 2025, or obtain a demolition permit and demolish the structure by July 28, 2025. It is further ordered that the owner, mortgagee or lienholder to appear before the Commission for a compliance hearing on August 13, 2025, to demonstrate compliance with the Order. The City may perform the work required to secure the property if the owner, mortgagee or lienholder fails to do so, and the City will place a lien on the property to recover all costs associated with the work.

A complete copy of the Order may be obtained from the City of Sugar Land, Office of the City Secretary, 2700 Town Center Boulevard North, Sugar Land, Texas 77479, Monday through Friday 8:00 am to 5:00 pm, or call 281-275-2730.



CITY OF SUGAR LAND

Notice of Building Standards Commission's Findings and Order

June 17, 2025

Joe S Acosta Estate, Owner
& Unknown Heirs
2627 Ferry Landing
Sugar Land, TX 77478-4312

Property Address: 2627 Ferry Landing / Parcel Number: 3770-01-004-0830-907

Legal Description: The Highlands Sec 1, Block 4, Lot 83-84 (PT)

Method of delivery: Posted onsite, Regular & Certified Mail # 7018-0680-0000-2321-4840 / # 9590-9402-3460-7275-3935-51

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on June 11, 2025. During that hearing, the BSC found the residential structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

Enclosed is a copy of the Commission's Findings and Order. Please contact us for information regarding outstanding Code violations and the process to address and remediate those conditions as ordered by the BSC.

Should you have any questions, please call 281-275-2170.

Regards,

A handwritten signature in black ink, appearing to read "Ornita Green".

Ornita Green
Code Compliance Manager



CITY OF SUGAR LAND

Notice of Building Standards Commission's Findings and Order

June 17, 2025

Community Association of the Highlands, Lienholder
C/O CIA Services
18333 Timber Forest Dr.
Humble, TX 77346

Property Address: 2627 Ferry Landing / Parcel Number: 3770-01-004-0830-907
Legal Description: The Highlands Sec 1, Block 4, Lot 83-84 (PT)
Method of delivery: Emailed, Regular & Certified Mail # 7018-0680-0000-2321-4833 / # 9590-9402-3460-7275-3935-44

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on June 11, 2025. During that hearing, the BSC found the residential structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

Enclosed, is a copy of the Commission's Findings and Order. Please contact us for information regarding outstanding Code violations and the process to address and remediate those conditions as ordered by the BSC.

Should you have any questions, please call 281-275-2170.

Regards,

A handwritten signature in black ink, appearing to read "Ornita Green".

Ornita Green
Code Compliance Manager

**CITY OF SUGAR LAND
BUILDING AND STANDARDS COMMISSION'S
FINDINGS AND ORDER**

BE IT REMEMBERED THAT ON June 11, 2025, the City of Sugar Land's Building and Standards Commission conducted a public hearing regarding the structure located at 2627 Ferry Landing, Sugar Land, Texas 77478, legal description The Highlands Sec 1, Block 4, Lot 83-84 (PT).

After considering the evidence presented, the Commission finds that the structure is:

a safe structure.

an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) subsection(s)]:

- 1) One or more walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third or its base.
- 2) Exclusive of the foundation, the structure has 33 percent or more damage or deterioration to the supporting member or members or 50 percent of damage or deterioration to the nonsupporting enclosing or outside walls or coverings.
- 3) The structure has an improperly distributed load upon the floor or roof, or an overloaded floor or roof, or a floor or roof with insufficient strength to be reasonably safe for the purpose used.
- 4) The structure or any part thereof has been damaged by fire, wind, or other cause to such an extent that it has become dangerous to the public health, safety and welfare of the occupants or the people of the city.
- 5) The structure is in a state of dilapidation, decay, unsafe or unsanitary conditions.
- 6) The structure does not have adequate light, air ventilation, or sanitation facilities to protect the health, safety or general welfare of human beings occupying the premises.
- 7) The structure or any part thereof has inadequate means of egress in case of fire or panic or insufficient stairways, elevators, or fire escapes.
- 8) The structure has two or more violations of any provisions of this Code or applicable codes, or a single violation that poses an imminent threat to life or property.
- 9) The structure has been left unsecured from unauthorized entry to the extent that it may be entered and utilized by vagrants as a place of harborage or may be entered and utilized by children as a play area.

Having found the structure to be unsafe, the Commission also finds that the structure:

is occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated

is unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the structure

may feasibly be repaired so that it is no longer in violation of the City's Dangerous Structures Ordinance

may not be feasibly repaired in compliance with the City's ordinances

IT IS THEREFORE ORDERED THAT THE OWNER, MORTGAGEE OR LIENHOLDER SHALL:

structure to remain vacant.

secure the structure from unauthorized entry within 5 days.

demolish/remove or repair [*circle one*] the structure within 30 days.

demolish/remove or repair [*circle one*] the structure within _____ days, in accordance with the schedule below:

Deadline Task

6/16/2025 – Secure Property.

7/11/2025 – Perform Structural assessment & submit & obtain construction permit.

7/28/2025 – Obtain a demolition permit & demolish structure.

9/9/2025 – Restore structural integrity based on engineers recommendation.

appear before the Commission for a compliance hearing to be held in August 13, 2025 to demonstrate compliance with this order.

____ Since the building is being ordered demolished, the Commission recommends that the City disconnect water and electric utilities.

IT IS FURTHER ORDERED BY THE COMMISSION THAT:

In the event that the owner, mortgagee, or lienholder shall fail to comply with this Order in the allotted time, the City may secure the structure and may attach a lien to the property for the expense of same in accordance with City ordinances.

Entered this 11th day of June, 2025.

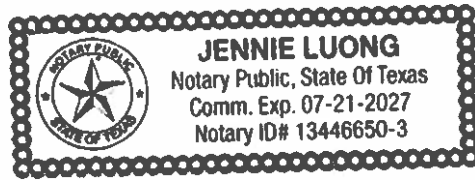

Chairperson

State of Texas
County of Fort Bend

Sworn to and subscribed before me on the 17 day of June, 2025,
by Kelly Andrew Knake.



Notary Public Signature





NOTICE OF BUILDING STANDARDS COMMISSION PUBLIC HEARING. The City of Sugar Land (“City”) Building Standards Commission has deemed the residential property located at 2627 Ferry Landing, Sugar Land, Texas 77478 a public nuisance and a dangerous building under the City’s Code of Ordinances, Chapter 3, Article XII, Sec. 3-190. On June 11, 2025, the Building Standards Commission ordered the property to remain vacant and be secured, repaired and/or demolished.

A hearing of the Building Standards Commission has been scheduled for August 13, 2025 at 5:30 p.m. at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479, to determine compliance with the Order. During the hearing, the owner, lienholder, or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review information and make a final determination regarding actions to be taken by the owner, lienholder or mortgagee to bring the property into compliance with the Code of Ordinances.

Inquiries or comments regarding this matter may be submitted online at www.sugarlandtx.gov/publichearingcomment or by contacting the City of Sugar Land Neighborhood Services Department at 281-275-2170. The Neighborhood Services Department is open Monday through Friday from 8:00 a.m. to 5:00 p.m. and is located at Public Works Building B, 111 Gillingham Lane, Sugar Land, Texas.



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

July 23, 2025

Community Association of the Highlands, Lienholder
C/O CIA Services
18333 Timber Forest Dr.
Humble, TX 77346

Property Address: 2627 Ferry Landing / Parcel Number: 3770-01-004-0830-907

Legal Description: The Highlands Sec 1, Block 4, Lot 83-84 (PT)

Method of delivery: Posted onsite, Regular & Certified Mail #7018-0680-0000-2321-4864 / #9590-9402-3460-7275-3935-68

Dear Sir/Madam:

On June 11, 2025, the Building Standards Commission (BSC) deemed the residence at 2627 Ferry Landing, Sugar Land, Texas 77478, unsafe/dangerous based on the standards set forth in Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances. The BSC ordered the owner, mortgagee or lienholder to secure the structure within five (5) days, perform structural assessment and obtain a permit within thirty (30) days to restore structural integrity and bring the structure into compliance with City codes within ninety (90) days, or obtain a demolition permit and demolish the structure by July 28, 2025.

A BSC compliance hearing has been scheduled for **August 13, 2025 at 5:30 PM** at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479 for the property owner, mortgagee, or lienholder to demonstrate compliance with the BSC Order issued on June 11, 2025. During the hearing, the owner, lienholder or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

The City may perform the work required to abate the violation if the owner, mortgagee, or lienholder fail to do so, and the City will place a lien on the property to recover all costs associated with the work.

A copy of this letter has also been posted onsite. Should you have any questions, please call 281-275-2170.

Respectfully,

A handwritten signature in black ink, appearing to read "Joshua Doyle".

Joshua Doyle, CBO
Building Official

CC: Meredith Riede, City Attorney
Here Meier, Director of Public Works
Nicole Solis, Assistant Director of Neighborhood Services
James Posey, Deputy Building Official
Ornita Green, Code Compliance Manager



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

July 23, 2025

Joe S Acosta Estate, Owner
& Unknown Heirs
2627 Ferry Landing
Sugar Land, TX 77478-4312

Property Address: 2627 Ferry Landing / Parcel Number: 3770-01-004-0830-907

Legal Description: The Highlands Sec 1, Block 4, Lot 83-84 (PT)

Method of delivery: Posted onsite, Regular & Certified Mail #7018-0680-0000-2321-4857 / #9590-9402-3460-7275-3935-75

Dear Sir/Madam:

On June 11, 2025, the Building Standards Commission (BSC) deemed the residence at 2627 Ferry Landing, Sugar Land, Texas 77478, unsafe/dangerous based on the standards set forth in Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances. The BSC ordered the owner, mortgagee or lienholder to secure the structure within five (5) days, perform structural assessment and obtain a permit within thirty (30) days to restore structural integrity and bring the structure into compliance with City codes within ninety (90) days, or obtain a demolition permit and demolish the structure by July 28, 2025.

A BSC compliance hearing has been scheduled for **August 13, 2025 at 5:30 PM** at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479 for the property owner, mortgagee, or lienholder to demonstrate compliance with the BSC Order issued on June 11, 2025. During the hearing, the owner, lienholder or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

The City may perform the work required to abate the violation if the owner, mortgagee, or lienholder fail to do so, and the City will place a lien on the property to recover all costs associated with the work.

A copy of this letter has also been posted onsite. Should you have any questions, please call 281-275-2170.

Respectfully,

A handwritten signature in blue ink, appearing to read "Joshua Doyle".

Joshua Doyle, CBO
Building Official

CC: Meredith Riede, City Attorney
Herc Meier, Director of Public Works
Nicole Solis, Assistant Director of Neighborhood Services
James Posey, Deputy Building Official
Ornita Green, Code Compliance Manager

Timeline 2627 Ferry Landing

December 4, 2024	<p>Code Enforcement investigated a complaint regarding unsanitary and unsafe exterior violations at the property. The Code Officer observed a fallen tree resting upon the rear of the roof structure surrounded by damaged and loose material, indicating a hole in the roof, allowing rain to enter the structure along with sections of fencing in need of repair.</p> <p>A notice of violation (NOV) was issued giving (1) fifteen days to remove the tree from the rear of the house and yard and (2) thirty days to repair the roof and fencing.</p>
January 9, 2025	<p>Code Enforcement conducted a re-inspection and found the violations still existed. A final notice of violation (FNOV) was issued.</p>
March 27, 2025	<p>Code Enforcement conducted a re-inspection and found the violations still existed. A final notice of violation (FNOV) was issued.</p>
April 7, 2025	<p>Herc Meier, Director of Public Works, Nicole Guevara, Asst Director of Neighborhood Services, and Ornita Green, Code Compliance Manager inspected the property to ascertain current conditions assess possibility of potential volunteer-based abatement of general property maintenance issues, including cleanup/mowing of the yard, and repair/removal of sections of the fence.</p>
April 11, 2025	<p>Staff obtained a warrant for code abatement of the exterior of the property.</p>
April 12, 2025	<p>Staff executed the warrant and worked alongside volunteers to mow, clear the rear yard of trash and green waste, and cut some of the branches from the fallen tree to clear a path near that section of the rear yard.</p>
April 25, 2025	<p>Nicole Guevara, Asst Director of Neighborhood Services, and Joshua Doyle, Building Official, conducted an inspection of the property. The Building Official determined that there is strong indication of significant interior damage resulting from the exterior of the structure.</p>
May 13, 2025	<p>Staff obtained a search warrant to enter the property to inspect and verify the current conditions of the property.</p>
May 14, 2025	<p>Staff executed the warrant and inspected the interior and exterior of the structure. The Chief Building Official deemed the structure a dangerous building. Property conditions were documented with pictures.</p>
May 21, 2025	<p>Public notice of BSC Hearing published in the local newspaper. Letter notification of BSC Hearing mailed (regular and certified return receipt) to the owner's estate, unknown heirs, and identified lienholder (also emailed).</p>
May 22, 2025	<p>Letter notification of BSC Hearing posted at the subject site.</p>

June 11, 2025 The Building Standards Commission held a public hearing and deemed the residential property a public nuisance and a dangerous building and issued an Order for the property to remain vacant and be secured, repaired and/or demolished by the owner.

June 17, 2025 Public notice of BSC Hearing published in the local newspaper. A copy of the Commission's June 11, 2025 Order was mailed (regular and certified return receipt) to the owner's estate and unknown heirs and identified lienholder.

June 18, 2025 The Commission's June 11, 2025 Order was filed at the Fort Bend County Clerk's Office and published in the local newspaper.

July 8, 2025 Code Enforcement conducted an inspection and observed no progress towards compliance with the Commission's Order.

July 23, 2025 Code Enforcement conducted an inspection and observed no progress towards compliance with the Commission's Order.

August 13, 2025 Notice of the BSC's August 13, 2025 public hearing was published in the local newspaper, posted at the subject property, and mailed to the property owner/unknown heirs and the lienholder.

August 13, 2025 A compliance hearing with the Commission is scheduled.