



City of Sugar Land

Building Standards Commission Agenda

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

Wednesday, September 10, 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/IHgFUC9hIK8?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 August 13, 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 August 13, 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 August 13, 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 and failure to comply will result in the City of Sugar Land repairing, removing, or demolishing the property and attaching a lien to the property for the expense.

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.

Posted on this 4th day of September 2025 at 1:30 p.m.



Building Standards Commission Agenda Request **September 10, 2025**

Agenda Request No: IV.A.

Agenda of: Building Standards Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Linda Mendenhall, City Clerk

Responsible Department: City Clerk's Office

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the August 13, 2025 meeting.

Recommended Action:

Consider the minutes of the August 13, 2025, meeting.

Executive Summary:

Consider the minutes of the August 13, 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. 8.13.25 BSC Meeting Minutes (1)



City of Sugar Land

Building Standards Commission Minutes

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

Wednesday, August 13, 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/FHEZgUAqHBM?feature=share>.

II. Call to Order

QUORUM PRESENT

Kelly Knake, Lana Goldberg, Mumtaz Qureshi, Sanjay Jain, Ravi Arora, Mal Lusky, Sivaraja Pothi were present.

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 June 11, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the June 11, 2025 meeting**, was made by Ravi Arora and seconded by Sanjay Jain; the motion **Passed**.

Ayes: Kelly Knake, Lana Goldberg, Mumtaz Qureshi, Sanjay Jain, Ravi Arora, Mal Lusky, Sivaraja Pothi

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

Joshua Doyle, Chief Building Official, gave a presentation, made comments, and answered questions from the Commission.

Kelly Knake, Chair, opened the public hearing at 5:48 p.m. Daniel Harris and Anna Acosta spoke regarding agenda item V.A. The public hearing was closed at 5:56 p.m.

A motion to **Approve a recommendation for property located at 2627 Ferry Land to determine compliance order issued on June 11, 2025, to remain vacant and be secured, repaired, and /or demolished**, was made by Ravi Arora and seconded by Lana Goldberg; the motion **Passed**.

Ayes: Kelly Knake, Lana Goldberg, Mumtaz Qureshi, Sanjay Jain, Ravi Arora, Mal Lusky, Sivaraja Pothi

VI. Adjournment

A motion to **Adjourn at 6:54 p.m.**, was made by Sanjay Jain and seconded by Mal Lusky; the motion **Passed**.

Ayes: Kelly Knake, Lana Goldberg, Mumtaz Qureshi, Sanjay Jain, Ravi Arora, Mal Lusky, Sivaraja Pothi

Linda Mendenhall, City Clerk





Building Standards Commission Agenda Request **September 10, 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 August 13, 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 August 13, 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 and failure to comply will result in the City of Sugar Land repairing, removing, or demolishing the property and attaching a lien to the property for the expense.

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 bring the property into compliance with City codes, including, but not limited to, repairing, removing or demolishing the property, and in the event the owner, lienholder or mortgagee fails to comply with the Order, the City may repair, remove, or demolish the property and attach a lien to the property for the expense.

Executive Summary:

On August 13, 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 the owner, mortgagee or lienholder to keep the property vacant, secure the property, provide proof of heirship, conduct structural inspections and submit the structural engineer reports, attend weekly meetings with staff, prepare a full plan to bring the property into compliance, and appear before the Building Standards Commission for a compliance hearing on September 10, 2025. During the hearing, the owner, mortgagee, or lienholder must submit proof of the scope of work completed to bring the property into compliance with the Building Standards Commission's Order, dated August 13, 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 bring the property into compliance with City codes, including, but not limited to, repairing, removing or demolishing the property, and in the event the owner, lienholder or mortgagee fails to comply with the Order, 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. Map - 2627 Ferry Landing
- 2. 2nd BSC Final Order - August 2025 - 2627 Ferry Landing - Recorded
- 3. 2nd BSC Final Order Notice - 2627 Ferry Landing - Newspaper
- 4. 3rd Public Notice - Sep 2025 - 2627 Ferry Landing
- 5. 3rd BSC Hearing Notice - 2627 Ferry Landing - Owner - Dr Joseph Angel Acosta
- 6. 3rd BSC Hearing Notice - 2627 Ferry Landing - Owner - Paul Acosta
- 7. 3rd BSC Hearing Notice - 2627 Ferry Landing - Owner - Anna Maria Acosta
- 8. 3rd BSC Hearing Notice - 2627 Ferry Landing - Lienholder - Crest Mgmt
- 9. 3rd BSC Hearing Notice - 2627 Ferry Landing - Owner - Angela Marie Acosta Nicotra
- 10. 2nd BSC Final Order Notice - 2627 Ferry Landing - Owner - Angela Marie Acosta Nicotra
- 11. 2nd BSC Final Order Notice - 2627 Ferry Landing - Owner - Dr Joseph Angel Acosta
- 12. 2nd BSC Final Order Notice - 2627 Ferry Landing - Owner - Paul Acosta
- 13. 2nd BSC Final Order Notice - 2627 Ferry Landing - Owner - Anna Maria Acosta
- 14. 2nd BSC Final Order Notice - 2627 Ferry Landing - Lienholder - Crest Mgmt

2627 Ferry Landing





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

BE IT REMEMBERED THAT ON August 13, 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 and Secure
vacate the structure within ___ days.

___ secure the structure from unauthorized entry within 30 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

___ 8/15/2025- Installation of Fence _____

___ 8/20/2025 – Proof of Heirship _____

___ 8/29/2025 – Evaluation of Property by Structural Engineer _____

___ 9/10/2025 – Provide report from structural engineer, full plan, budget, timeline, proof of HOA and back taxes have been fully paid. Financial Responsibility, Weekly Meetings _____

___ Property to remain vacant and secured _____

appear before the Commission for a compliance hearing to be held in _____ 9/10/2025 _____ 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 13th day of August, 2025.

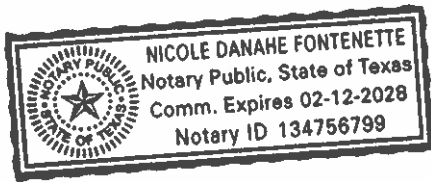

Chairperson
KELLY KNAKE

State of Texas
County of Fort Bend

Sworn to and subscribed before me on the 13TH day of AUGUST, 2025,
by KELLY KNAIKE.



Notary Public Signature



RETURNED AT COUNTER TO:

Sammone Dixon (City of Sugar Land)
2700 Town Center Blvd. N
Sugar Land, TX 77479

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk

Fort Bend County Texas

August 15, 2025 03:49:40 PM

FEE: \$23.00 AM

2025084017





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 August 13, 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: (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 or decay, or 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 the Code or other applicable codes, or a single violation that poses an imminent threat to life or property; and (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.

The Commission having found the property to be unsafe finds that the structure is unoccupied; must be fenced in such a manner to prevent unauthorized entry by a person, including a child; 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 install fencing around the site to secure the property by August 15, 2025; to provide proof of heirship by August 20, 2025; and to perform a structural assessment to repair the structure by August 29, 2025, and provide the engineer's report, full plan, budget, timeline, financial responsibility, and proof of payment of back taxes and HOA fees by September 10. It is further ordered that the owner, mortgagee or lienholder appear before the Commission for a compliance hearing on September 10, 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.



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. 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 September 10, 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 information as ordered by the Building Standards Commission on August 13, 2025, and the scope of work to be 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

August 18, 2025

Joe S Acosta Estate & Heirs
C/O Dr. Joseph Angel Acosta
7511 Crown Oak
Baton Rouge, LA 70806

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 #7018-0680-0000-2321-4901 / #9590-9402-3460-7275-3936-12

Dear Sir/Madam:

On August 13, 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 install fencing around the site to secure the property by August 15, 2025; to provide proof of heirship by August 20, 2025; to perform a structural assessment to repair the structure by August 29, 2025, and provide the engineer's report, full plan, budget, timeline, financial responsibility, and proof of payment of back taxes and HOA fees by September 10..

A BSC compliance hearing has been scheduled for **September 10, 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 August 13, 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
Herc 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

August 18, 2025

Joe S Acosta Estate & Heirs
C/O Paul Acosta
606 Shady Nook Dr
Brandon, FL 33511

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 #7018-0680-0000-2321-4918 / #9590-9402-3460-7275-3936-29

Dear Sir/Madam:

On August 13, 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 install fencing around the site to secure the property by August 15, 2025; to provide proof of heirship by August 20, 2025; to perform a structural assessment to repair the structure by August 29, 2025, and provide the engineer's report, full plan, budget, timeline, financial responsibility, and proof of payment of back taxes and HOA fees by September 10..

A BSC compliance hearing has been scheduled for **September 10, 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 August 13, 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
Herc 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

August 18, 2025

Joe S Acosta Estate & Heirs
C/O Anna Maria Acosta
8822 Kilrenny Dr.
Spring, TX 77379

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, Posted onsite, Regular & Certified Mail #7018-0680-0000-2321-4895 / #9590-9402-3460-7275-3935-05

Dear Sir/Madam:

On August 13, 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 install fencing around the site to secure the property by August 15, 2025; to provide proof of heirship by August 20, 2025; to perform a structural assessment to repair the structure by August 29, 2025, and provide the engineer's report, full plan, budget, timeline, financial responsibility, and proof of payment of back taxes and HOA fees by September 10..

A BSC compliance hearing has been scheduled for **September 10, 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 August 13, 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
Herc 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

August 18, 2025

Community Association of the Highlands, Lienholder
C/O Crest Management Co.
Maggie McKay, Community Manager
17171 Park Row, Ste 310
Houston, TX 77084

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: Email, Regular & Certified Mail #7018-0680-0000-2321-4871 / #9590-9402-3460-7275-3935-82

Dear Sir/Madam:

On August 13, 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 install fencing around the site to secure the property by August 15, 2025; to provide proof of heirship by August 20, 2025; to perform a structural assessment to repair the structure by August 29, 2025, and provide the engineer's report, full plan, budget, timeline, financial responsibility, and proof of payment of back taxes and HOA fees by September 10.

A BSC compliance hearing has been scheduled for **September 10, 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 August 13, 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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 18, 2025

Joe S Acosta Estate & Heirs
C/O Angela Marie Acosta Nicotra
8822 Kilrenny Dr.
Spring, TX 77379

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 #7018-0680-0000-2321-4888 / #9590-9402-3460-7275-3935-99

Dear Sir/Madam:

On August 13, 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 install fencing around the site to secure the property by August 15, 2025; to provide proof of heirship by August 20, 2025; to perform a structural assessment to repair the structure by August 29, 2025, and provide the engineer's report, full plan, budget, timeline, financial responsibility, and proof of payment of back taxes and HOA fees by September 10..

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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,

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



CITY OF SUGAR LAND

Notice of Building Standards Commission's Findings and Order

August 18, 2025

Joe S Acosta Estate & Heirs
C/O Angela Marie Acosta Nicotra
8822 Kilrenny Dr.
Spring, TX 77379

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 #7018-0680-0000-2321-4888 / #9590-9402-3460-7275-3935-99

Dear Sir/Madam:

A hearing of the Building Standards Commission (BSC) was held on August 13, 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", written over a horizontal line.

Ornita Green
Code Compliance Manager



CITY OF SUGAR LAND

Notice of Building Standards Commission's Findings and Order

August 18, 2025

Joe S Acosta Estate & Heirs
C/O Dr. Joseph Angel Acosta
7511 Crown Oak
Baton Rouge, LA 70806

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 #7018-0680-0000-2321-4901 / #9590-9402-3460-7275-3936-12

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on August 13, 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

August 18, 2025

Joe S Acosta Estate & Heirs
C/O Paul Albert Acosta
606 Shady Nook Dr
Brandon, FL 33511

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 #7018-0680-0000-2321-4918 / #9590-9402-3460-7275-3936-29

Dear Sir/Madam:

A hearing of the Building Standards Commission (BSC) was held on August 13, 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", with a long horizontal flourish extending to the right.

Ornita Green
Code Compliance Manager



CITY OF SUGAR LAND

Notice of Building Standards Commission's Findings and Order

August 18, 2025

Joe S Acosta Estate & Heirs
C/O Anna Maria Acosta
8822 Kilrenny Dr.
Spring, TX 77379

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 #7018-0680-0000-2321-4895 / #9590-9402-3460-7275-3935-05

Dear Sir/Madam:

A hearing of the Building Standards Commission (BSC) was held on August 13, 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", with a long horizontal flourish extending to the right.

Ornita Green
Code Compliance Manager



CITY OF SUGAR LAND

Notice of Building Standards Commission's Findings and Order

August 18, 2025

Community Association of the Highlands, Lienholder
C/O Crest Management Co.
Maggie McKay, Community Manager
17171 Park Row, Ste 310
Houston, TX 77084

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 #7018-0680-0000-2321-4871 / #9590-9402-3460-7275-3935-82

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on August 13, 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