



City of Sugar Land

Building Standards Commission Agenda

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

Wednesday, June 11, 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/nEfc8PPf494?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.

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 February 12, 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 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

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 this 5th day of June, 2025 at 8:30A.M.



Building Standards Commission Agenda Request

June 11, 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: Admin

Agenda Caption:

MINUTES

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

Recommended Action:

Consider the minutes of the February 12, 2025, Building Standards Commission meeting.

Executive Summary:

Consider the minutes of the February 12, 2025, Building Standards Commission 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. 2.12.25 BSC Meeting Minutes



BUILDING STANDARDS COMMISSION

MINUTES

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

WEDNESDAY, FEBRUARY 12, 2025

BUILDING STANDARDS COMMISSION

CANE ROOM 161

<https://youtube.com/live/KmfxMAImgZc?feature=share>

5:30 PM

QUORUM PRESENT

All members of the Commission were present except for Kelly Knake, Hakim Bouadi and Hitesh Patel.

I. ATTENTION

- A. *Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through videoconferencing 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/KmfxMAImgZc?feature=share>.

II. 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 three (3) minutes, speakers requiring a translator will have six (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.

III. MINUTES

- A. Consideration of and action on the minutes of the February 28, 2024 meeting.
Ashley Newsome, Deputy City Secretary

A motion to **Approve**, Item III-A, Approval of the minutes of February 28, 2024, Building Standards Commission meeting, was made by Lana Goldberg and seconded by Sanjay Jain, the motion **Passed**.

Ayes: Arora, Goldberg, Gomez, Jain, Pothi, Qureshi

Absent: Bouadi, Knake, Patel

IV. ORIENTATION

- A. Review of and discussion on purpose, roles, responsibilities, and functions of the Building Standards Commission.

Joshua Doyle, Chief Building Official; Andrew Popescu, Building Inspector III; Nicole Solis, Assistant Director of Neighborhood Services; and Meredith Riede, City Attorney / Executive Director

Joshua Doyle, Chief Building Official, Andrew Popescu, Building Inspector III and Nicole Solis, Assistant Director of Neighborhood Services, gave a presentation, made comments and asked questions from the Commission.

V. ANNUAL ETHICS TRAINING

- A. Receive training related to the Sugar Land Code of Ethical Conduct and state laws regulating ethics and reporting responsibilities of City officials.

Meredith Riede, City Attorney / Executive Director

Meredith Riede, City Attorney / Executive Director, gave a presentation, made comments and answered questions from the Commission.

VI. ADJOURNMENT

A motion to **Approve**, Adjournment at 6:17 p.m. was made by Mumtaz Qureshi and seconded by Lana Goldberg, the motion **Passed**.

Ayes: Arora, Goldberg, Gomez, Jain, Pothi, Qureshi

Absent: Bouadi, Knake, Patel

Linda Mendenhall, City Clerk





Building Standards Commission Agenda Request

June 11, 2025

Agenda Request No: V.A.

Agenda of: Building Standards Commission Meeting

Initiated by: joshua doyle, Chief Building Official

Presented by: joshua doyle, Chief Building Official, Nicole Guevara, Assistant Director of Neighborhood Services

Responsible Department: Planning and Development Services

Agenda Caption:

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.

Recommended Action:

Staff recommends that the Building Standards Commission (BSC) review the findings and evidence presented regarding the dangerous building located at 2627 Ferry Landing. Based on the structural damage and public safety concerns, staff is forwarding this case to the BSC for consideration of next steps, which may include requiring the property owner to remove the fallen tree, make immediate structural repairs, or proceed with demolition of the structure to the foundation if repairs are not feasible.

Executive Summary:

The City of Sugar Land Chief Building Official has determined that the residential property located at 2627 Ferry Landing, Sugar Land, Texas 77478 constitutes a public nuisance and a dangerous building as defined under the City's Code of Ordinances. This determination is based on a recent inspection that revealed severe structural damage and hazardous conditions resulting from a fallen tree and subsequent deterioration of the building.

A large tree has collapsed onto the structure, severely compromising the framing of the home. The impact has caused a significant crack in the foundation, which has since begun to sink on the side where the tree landed. Upon walking the property and assessing the structure, staff observed that a portion of the home has started separating at the roof line, creating a visible gap. As a result of this separation, water is now penetrating the building envelope, accelerating the deterioration of structural components.

Inside the home, we noted substantial cracking along interior walls, which are indicative of early stages of structural failure. These conditions collectively pose a serious risk of collapse, threatening the safety of occupants, neighboring properties, and emergency personnel who may need to access the structure.

Due to the urgency of the situation, City staff are recommending immediate action to either:

Remove the fallen tree and make critical structural repairs to stabilize the home and prevent further collapse, or

Demolish the structure down to the foundation if repairs are deemed infeasible or if no timely corrective action is taken by the property owner.

A public hearing has been scheduled to allow the property owner the opportunity to respond to these findings, present any corrective measures taken or proposed, and to ensure due process. The Building Standards Commission will review the evidence and testimony, and determine whether to affirm the Chief Building Official's designation and order appropriate remedial action in accordance with City regulations.

This process is essential to protect public health and safety while maintaining the structural integrity and livability of neighborhoods throughout Sugar Land.

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. 2627 Ferry Landing BSC notice
2. Timeline 2627 Ferry Landing
3. Map - 2627 Ferry Landing
4. BSC Hearing Notice - 2627 Ferry Landing - (Lienholder)(v1)_TD_signed
5. BSC Hearing Notice - 2627 Ferry Landing - (Owner)(v1)_TD_signed



NOTICE OF BUILDING STANDARDS COMMISSION HEARING. The City of Sugar Land ("City") Building Official 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 property is in violation of Sections 302.1, 302.7, and 304.7 of the 2021 International Property Maintenance Code. The City recommends the property be vacated, secured, repaired, removed or demolished in order to comply with the terms of Article XII – Dangerous Building.

A hearing of the Building Standards Commission has been scheduled for June 11, 2025 at 5:30 p.m. at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479. The owner, lienholder, or mortgagee will be required to submit written proof at the hearing of the scope of any work that may be required to comply with the City's Code of Ordinances, Chapter 3, Article XII – Dangerous Buildings and the time it will reasonably take to perform the work. The Building Standards Commission will review all information concerning the property and make a final determination regarding the actions to be taken at the property. The City may perform the work required to abate the violation if the owner fails to do so and the City will place a lien on the property to recover all costs associated with the work.

Timeline 2627 Ferry Landing

December 4, 2024	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. 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.
January 9, 2025	Code Enforcement conducted a re-inspection and found the violations still existed. A final notice of violation (FNOV) was issued.
March 27, 2025	Code Enforcement conducted a re-inspection and found the violations still existed. A final notice of violation (FNOV) was issued.
April 7, 2025	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.
April 11, 2025	Staff obtained a warrant for code abatement of the exterior of the property.
April 12, 2025	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.
April 25, 2025	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.
May 13, 2025	Staff obtained a search warrant to enter the property to inspect and verify the current conditions of the property.
May 14, 2025	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.
May 21, 2025	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).
May 22, 2025	Letter notification of BSC Hearing posted at the subject site.

2627 Ferry Landing





CITY OF SUGAR LAND
Notice of Building Standards Commission Hearing

May 21, 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, Emailed, Regular & Certified Mail # 7018-0680-0000-2321-4802 / # 9590-9402-3460-7275-3935-13

Dear Sir/Madam:

During an inspection of the property, the City of Sugar Land ("City") found several life-safety violations including, but not limited to, unsanitary conditions, deterioration of an accessory structure, and damaged roof structure. Due to the conditions, the City deemed the residence at 2627 Ferry Landing a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

To comply with Chapter 3, Article XII, Section 3-190, the property will need to be vacated, secured, repaired, or demolished as needed.

You have been identified as a possible lienholder. A hearing of the Building Standards Commission has been scheduled for **June 11, 2025 at 5:30 PM** at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479. During the hearing, the owner, lienholder or mortgagee must submit written proof of the scope of any work that may be required to bring the property into compliance and the time it will reasonably take to perform the work. 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 fails to do so. 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

May 21, 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 # 7018-0680-0000-2321-4819 / # 9590-9402-3460-7275-3935-20

Dear Sir/Madam:

During an inspection of the property, the City of Sugar Land ("City") found several life-safety violations including, but not limited to, unsanitary conditions, deterioration of an accessory structure, and damaged roof structure. Due to the conditions, the City deemed the residence at 2627 Ferry Landing a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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The City may perform the work required to abate the violation if you, the owner, fail to do so. 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
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