



City of Sugar Land

Building Standards Commission Agenda

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

Wednesday, November 12, 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/xteIlejxj4?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 September 10, 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 103 St. Marks St. as a public nuisance and dangerous building.

Consideration of and action on the declaration of the residential property located at 103 St. Marks St. as a public nuisance and dangerous building.

Joshua Doyle, Chief Building Official

- B. **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 September 10, 2025, to perform a structural assessment to repair the structure and provide the engineer's report by September 26, 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 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 September 10, 2025, to perform a structural assessment to repair the structure and provide the engineer's report by September 26, 2025. 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 5th day of November, 2025 at 3:30 P.M.



Building Standards Commission Agenda Request **November 12, 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 September 10, 2025 meeting.

Recommended Action:

Consideration of and action on the minutes of the September 10, 2025 meeting.

Executive Summary:

Consider the minutes of the September 10, 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. 9.10.25 BSC meeting minutes (2)



City of Sugar Land

Building Standards Commission Minutes

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

Wednesday, September 10, 2025
Building Standards Commission Meeting Minutes
City Council Chamber
5:30 PM

I. Attention

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The meeting will live stream at <https://youtube.com/live/IHgFUC9hIK8?feature=share>

II. Call to Order

QUORUM PRESENT

Kelly Knake, Lana Goldberg, Mumtaz Qureshi, Sanjay Jain, Ravi Arora, and Mal Lusky were present. Sivaraja Pothi 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 August 13, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the August 13, 2025, meeting**, was made by Ravi Arora and seconded by Mumtaz Qureshi; the motion **Passed**.

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

Absent: 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 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

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

Chairman Kelly Knake opened the public hearing at 5:39 p.m. Angela Nicotra and Anna Acosta spoke on item V. A. Chairman Kelly Knake closed the public hearing at 5:47 p.m.

A motion to **Approve a recommendation for property located at 2627 Ferry Land to determine compliance order issued on August 13, 2025**, to remain vacant and be secured, repaired, and /or demolished, was made by Sanjay Jain and seconded by Mumtaz Qureshi; the motion **Passed**.

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

VI. Adjournment

A motion to **Adjourn at 6:28 p.m.** , was made by Lana Goldberg and seconded by Sanjay Jain, the motion .

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



Building Standards Commission Agenda Request

November 12, 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 on the declaration of the residential property located at 103 St. Marks St. as a public nuisance and dangerous building.

Consideration of and action on the declaration of the residential property located at 103 St. Marks St. 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 103 St. Marks St. 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 secure the property, 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 103 St. Marks St., 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 as a result of non-permitted construction activity and subsequent deterioration of the building.

Upon walking the property and assessing the structure, staff observed that the rear portion of the home was demolished, and the interior exposed to the weather elements. As a result of this exposure, water is now penetrating the residential structure, accelerating the deterioration of structural components which may collapse. These conditions create a safety hazard and a nuisance to the surrounding neighbors, and emergency personnel who may need to access the structure.

A public hearing has been scheduled to allow the property owner the opportunity to respond to these findings, present any corrective measures or action to bring the property into compliance

with City codes. 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. Map - 103 St Marks Street
- 2. Recordation - BSC - 103 St. Marks Street 10-24-25
- 3. 1st Public Notice - 103 St Marks
- 4. Timeline 103 St Marks
- 5. 1st BSC Hearing Notice - 103 St. Marks - (Owner)(v1)_TD - Jose Parada
- 6. 1st BSC Hearing Notice - 103 St. Marks - (Owner)(v1)_TD - Adrian Parada
- 7. 1st BSC Hearing Notice - 103 St. Marks - (Lienholder)(v1)_TD_Anchor Loans-Kellogg
- 8. 1st BSC Hearing Notice - 103 St. Marks - (Lienholder)(v1)_TD_US Bank
- 9. 1st BSC Hearing Notice - 103 St. Marks - (Lienholder)(v1)_TD_Anchor Loans-Rossitto
- 10. 1st BSC Hearing Notice - 103 St. Marks - (Lienholder)(v1)_TD_Anchor Assets-Donaghy

103 St. Marks Street

The screenshot displays a web-based GIS application interface. At the top, a search bar contains the text "R15730" and a dropdown menu shows "Show search results for R15...". The main view is an aerial photograph with red lines delineating property boundaries. A specific parcel, R15730, is highlighted with a cyan border. A popup window titled "(1 of 4)" provides the following details for this parcel:

- FBCAD Public Parcel Data:** OLA Investment Homes LLC
- [View More Property Information](#)
- Property Information**
 - Property ID: R15730
 - Legal Acreage: 0.50
 - GEO ID: 8500-01-000-3300-907
 - Legal Description: VENETIAN ESTATES SEC 1, LOT 33, ACRES .501
 - Neighborhood Code:
- Property Location**
 - Situs: 103 St Marks ST, Sugar Land, TX 77478
- Owner Information**
 - Owner Name: OLA Investment Homes LLC
 - [Zoom to](#)

At the bottom left, a scale bar indicates 0, 50, and 100 feet, with coordinates 29°37'16"N 95°37'33"W. The bottom right corner contains a list of contributors: "Contributors, City of Houston, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, To..."



NOTICE OF BUILDING STANDARDS COMMISSION HEARING

Property Owner: OLA Investment Homes, LLC
10049 Westpark Dr, Apt 140
Houston, Texas 77042-5901

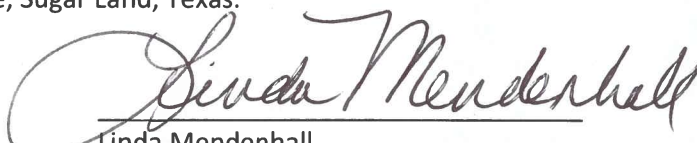
Property Site Address: 103 St Marks St
Sugar Land, Texas 77478

Legal Description: Venetian Estates Sec 1, Lot 33, Acres .501

The City of Sugar Land ("City") Building Official has deemed the residential property located at 103 St Marks, 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, 302.4, 302.7, 303.1, 304.1, 304.1.1, 304.4, 304.5, 304.6 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 **November 12, 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.

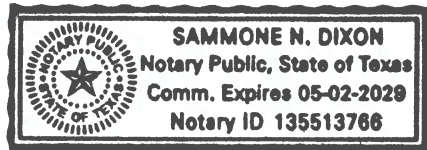
Details regarding the property and the associated Building Standards Commission hearing may be obtained by contacting the City of Sugar Land Neighborhood Services Department at 281-275-2170. The Neighborhood Services Department is open Monday through Friday from 8:00 a.m. to 5:00 p.m. and is located at Public Works Building B, 111 Gillingham Lane, Sugar Land, Texas.



Linda Mendenhall
City Secretary

State of Texas
County of Fort Bend

Sworn to and subscribed before me on the 24 day of October, 20 25SM by Linda Mendenhall.





Notary Public Signature
Sammone N. Dixon



2 pgs

2025110513

RETURNED AT COUNTER TO:

Sammone Dixon - City of Sugar Land
2700 Town Center Blvd
Sugar Land, TX 77479

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

October 24, 2025 01:21:04 PM

FEE: \$15.00 JR

2025110513





NOTICE OF BUILDING STANDARDS COMMISSION HEARING. The City of Sugar Land (“City”) Building Official has deemed the residential property located at 103 St Marks, 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, 302.4, 302.7, 303.1, 304.1, 304.1.1, 304.4, 304.5, 304.6 and 304.7 of the 2021 International Property Maintenance Code. The City recommends the property be 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 November 12, 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.

Details regarding the property and the associated Building Standards Commission hearing may be obtained 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.

Timeline 103 St Marks

July 17, 2025 Asst Director Nicole Guevara was notified by the HOA of non-permitted construction underway at the subject property.

Code Inspector Scott Holland and Bldg Inspector Thomas Bernal conducted an inspection of the property, issued and posted a notice of violation (NOV) for non-permitted construction and non-maintained swimming pool at the property. Bldg Inspector T. Bernal red tagged the property and informed the contractor or owner (via phone), and the workers onsite that work had to stop until a permit was obtained and that the open side of the property should be secured due to anticipated bad weather.

July 21, 2025 Code Enforcement conducted a re-inspection and found the violations still existed. Photos were taken of the property's rear from the adjacent property.

July 28, 2025 Code Enforcement conducted a re-inspection and found the violations still existed. A final notice of violation (FNOV) for SP was issued and posted onsite.

July 31, 2025 Code Enforcement conducted a re-inspection and found the violations still existed. A final notice of violation (FNOV) for CWOP was issued and posted onsite.

August 4, 2025 Code Enforcement conducted a re-inspection and found the violations still existed. A notice of violation (NOV) for WAR (high grass) was issued and posted onsite.

August 7, 2025 Code Enforcement conducted a re-inspection and found the SP and CWOP violations still existed.

August 12, 2025 Code Enforcement conducted a re-inspection and found the violations still existed. A final notice of violation (FNOV) for WAR was issued.

August 15, 2025 Code Enforcement conducted a re-inspection and found the violations still existed.

August 18, 2025 Code Enforcement conducted a re-inspection and found the violations still existed.

August 20, 2025 Code Enforcement conducted a re-inspection and found the violations still existed.

August 25, 2025 Code Enforcement conducted a re-inspection and found the violations still existed.

August 28, 2025 Code Enforcement conducted a re-inspection and found the violations still existed.

September 3, 2025 Code Enforcement conducted a re-inspection and found the violations still existed.

September 10, 2025 Code Enforcement conducted a re-inspection and found the violations still existed.

September 16, 2025 Code Enforcement conducted a re-inspection and found the violations still existed, except for the WAR; the grass had been mowed.

September 25, 2025 Code Enforcement conducted a re-inspection and found the violations still existed. Code Officer ran into a former worker of the contractor who was onsite on July 17, when the Building Inspector issued the stop work order. The worker provided the Code Officer with a number to his former Supervisor. The Supervisor did not respond to Code Enforcement calls.

Code Enforcement conducted a re-inspection and found the violations still existed. A NOV was issued for needed repairs to the garage door.

September 30, 2025 Nicole Guevara, Asst Director of Neighborhood Services (NS), Ornita Green, Code Compliance Manger, and Code Enforcement Officer Robert Holland met with members of the Venetian Estates Property Owner's Associations onsite to discuss current conditions of the property and next steps in the enforcement process.

Code Enforcement conducted a re-inspection and found the violations still existed. A NOV was issued for needed repairs to the bulkhead.

October 1, 2025 Code Officer Robert Holland was contacted by Melina Flores who identified herself as an owner of the property. Mrs. Flores was informed of the existing condition/violations at the property and the steps to be taken to work on or demo the structure. She stated that she would start the permitting process. Mrs. Flores was hesitant to provide any information but gave a phone number and storefront mailing address.

October 6, 2025 Code Officer Robert Holland contacted Mrs Flores for a status update on applying for a permit. Mrs Flores responded that Code Officer Holland was threatening her. She stated that they submitted for a remodel permits and that she would have someone to tend to the pool and board up the house. Mrs Flores stated that she would be in town later today and requested to meet with staff. A meeting was scheduled for the next day, Tuesday, October 7, at 3:00 PM.

Code Enforcement conducted a re-inspection and found the violations still existed.

October 7, 2025 Joshua Doyle, Building Official, Nicole Guevara, Asst Director of NS, Ornita Green, Code Compliance Manger, and Code Enforcement Officer Robert Holland waited onsite for approximately 45 minutes to meet with Mrs. Flores who did not appear.

Code Enforcement conducted a re-inspection and found the violations still existed.

October 21, 2025 James Posey, Deputy Building Official, Nicole Guevara, Asst Director of NS, and Code Enforcement Officer Robert Holland executed a warrant to inspect the property and found the violations still existed.

October 22, 2025 Notice of the BSC's November 12, 2025 public hearing was published in the local newspaper, posted at the subject property, emailed, and mailed (regular and certified return receipt) to the owners and their registered agent.
The violations still existed.

October 23, 2025 Notice of the BSC's November 12, 2025 public hearing was posted at the subject property and mailed (regular and certified return receipt) to identified lienholders.
The violations still existed.

October 24, 2025 Notice of the Commission's November 12, 2025 public hearing was filed/recorded with Ft Bend County.

October 27, 2025 Code Enforcement conducted a re-inspection and found the violations still existed. A final notice of violation (FNOV) for the garage was issued and posted onsite.

November 12, 2025 The Building Standards Commission is scheduled to hold a public hearing to review all information concerning the property and make a final determination regarding the actions to be taken at the property



CITY OF SUGAR LAND
Notice of Building Standards Commission Hearing

October 21, 2025

OLA Investment Homes LLC, Owner
C/O Jose Mauricio Parada, Registered Agent
10049 Westpark Dr, Apt #140
Houston, TX 77042-5901

Property Address: 103 St Marks St / Parcel Number: 8500-01-000-3300-907
Legal Description: Venetian Estates Sec 1, Lot 33, Acres .501
Method of delivery: Emailed, Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2226 / #9590-9402-4997-9063-0821-93

Dear Sir/Madam:

During an inspection of the property, the City of Sugar Land (“City”) found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, a non-maintained swimming pool, deterioration and damage of the exterior of the residential structure and its structural members, foundation walls, exterior walls, roof, and accessory structure. Due to the conditions, the City deemed the residence at 103 St. Marks Street, 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 secured, repaired, or demolished as needed.

A hearing of the Building Standards Commission has been scheduled for **November 12, 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 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,

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

October 21, 2025

OLA Investment Homes LLC, Owner
C/O Adrian Parada, Managing Member
10049 Westpark Dr, Apt #140
Houston, TX 77042-5901

Property Address: 103 St Marks St / Parcel Number: 8500-01-000-3300-907
Legal Description: Venetian Estates Sec 1, Lot 33, Acres .501
Method of delivery: Emailed, Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2189 / #9590-9402-4997-9063-0821-55

Dear Sir/Madam:

During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, a non-maintained swimming pool, deterioration and damage of the exterior of the residential structure and its structural members, foundation walls, exterior walls, roof, and accessory structure. Due to the conditions, the City deemed the residence at 103 St Marks Street, 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 secured, repaired, or demolished as needed.

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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 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

October 21, 2025

Anchor Loans LP
C/O Paul Kellogg, Esq, Trustee
One Baxter Way, Ste 220
Thousand Oaks, CA 91362

Property Address: 103 St Marks St / Parcel Number: 8500-01-000-3300-907
Legal Description: Venetian Estates Sec 1, Lot 33, Acres .501
Method of delivery: Posted onsite, Regular & Certified Mail #7021-0950-0000-3030-2172 / #9590-9402-4997-9063-0821-48

Dear Sir/Madam:

You have been identified as a potential mortgagee or lienholder of the subject property. During an inspection of the property, the City of Sugar Land (“City”) found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, a non-maintained swimming pool, deterioration and damage of the exterior of the residential structure and its structural members, foundation walls, exterior walls, roof, and accessory structure. Due to the conditions, the City deemed the residence at 103 St. Marks Street 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 secured, repaired, or demolished as needed.

A hearing of the Building Standards Commission has been scheduled for **November 12, 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 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,

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

October 21, 2025

Park Funding III Trust
US Bank Trust National Association, Trustee
C/O Pretium SMA Manager, LLC
60 Columbus Circle, 19th Fl
New York, NY 10023

Property Address: 103 St Marks St / Parcel Number: 8500-01-000-3300-907
Legal Description: Venetian Estates Sec 1, Lot 33, Acres .501
Method of delivery: Posted onsite, Regular & Certified Mail #7021-0950-0000-3030-2219 / #9590-9402-4997-9063-0821-86

Dear Sir/Madam:

You have been identified as a potential mortgagee or lienholder of the subject property. During an inspection of the property, the City of Sugar Land (“City”) found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, a non-maintained swimming pool, deterioration and damage of the exterior of the residential structure and its structural members, foundation walls, exterior walls, roof, and accessory structure. Due to the conditions, the City deemed the residence at 103 St. Marks Street 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 secured, repaired, or demolished as needed.

A hearing of the Building Standards Commission has been scheduled for **November 12, 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 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 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

October 21, 2025

Anchor Loans LP
C/O Louis John Rossitto, Esq, Trustee
One Baxter Way, Ste 220
Thousand Oaks, CA 91362

Property Address: 103 St Marks St / Parcel Number: 8500-01-000-3300-907
Legal Description: Venetian Estates Sec 1, Lot 33, Acres .501
Method of delivery: Posted onsite, Regular & Certified Mail #7021-0950-0000-3030-2196 / #9590-9402-4997-9063-0821-62

Dear Sir/Madam:

You have been identified as a potential mortgagee or lienholder of the subject property. During an inspection of the property, the City of Sugar Land (“City”) found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, a non-maintained swimming pool, deterioration and damage of the exterior of the residential structure and its structural members, foundation walls, exterior walls, roof, and accessory structure. Due to the conditions, the City deemed the residence at 103 St. Marks Street 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 secured, repaired, or demolished as needed.

A hearing of the Building Standards Commission has been scheduled for **November 12, 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 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 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

October 21, 2025

Anchor Assets XVIII LLC
C/O Joshua Donaghy, Manager
One Baxter Way, Ste 220
Thousand Oaks, CA 91362

Property Address: 103 St Marks St / Parcel Number: 8500-01-000-3300-907
Legal Description: Venetian Estates Sec 1, Lot 33, Acres .501
Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2202 / #9590-9402-4997-9063-0821-79

Dear Sir/Madam:

You have been identified as a potential mortgagee or lienholder of the subject property. During an inspection of the property, the City of Sugar Land (“City”) found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, a non-maintained swimming pool, deterioration and damage of the exterior of the residential structure and its structural members, foundation walls, exterior walls, roof, and accessory structure. Due to the conditions, the City deemed the residence at 103 St. Marks Street 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 secured, repaired, or demolished as needed.

A hearing of the Building Standards Commission has been scheduled for **November 12, 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 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,

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



Building Standards Commission Agenda Request **November 12, 2025**

Agenda Request No: V.B.

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 September 10, 2025, to perform a structural assessment to repair the structure and provide the engineer's report by September 26, 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 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 September 10, 2025, to perform a structural assessment to repair the structure and provide the engineer's report by September 26, 2025. 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 September 10, 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 an 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 perform a structural assessment to repair the structure and provide the engineer's report by September 26, 2025. It was further ordered that the owner, mortgagee or lienholder appear before the Commission for a compliance hearing to demonstrate compliance with the Order dated September 10, 2025.

Staff recommends the Building Standards Commission (BSC) hold a Public Hearing followed by a 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. Timeline 2627 Ferry Landing
3. Recordation - 4th Public Hearing Notice - 2627 Ferry Landing
4. 4th Public Hearing Notice - 2627 Ferry Landing - Newspaper
5. 3rd BSC Final Order - Sept 2025 - 2627 Ferry Landing
6. 3rd BSC Final Order Notice - 2627 Ferry Landing - Newspaper
7. 3rd BSC Final Order Notice - 2627 Ferry Landing - Owner - Anna Maria Acosta
8. 3rd BSC Final Order Notice - 2627 Ferry Landing - Owner - Angela Marie Acosta Nicostra
9. 3rd BSC Final Order Notice - 2627 Ferry Landing - Owner - Dr Joseph Angel Acosta
10. 3rd BSC Final Order Notice - 2627 Ferry Landing - Owner - Paul Acosta
11. 3rd BSC Final Order Notice - 2627 Ferry Landing - Lienholder - Crest Mgmt
12. 4th BSC Hearing Notice - 2627 Ferry Landing - Owner - Anna Maria Acosta
13. 4th BSC Hearing Notice - 2627 Ferry Landing - Owner - Angela Marie Acosta Nicostra
14. 4th BSC Hearing Notice - 2627 Ferry Landing - Owner - Dr Joseph Angel Acosta
15. 4th BSC Hearing Notice - 2627 Ferry Landing - Owner - Paul Acosta
16. 4th BSC Hearing Notice - 2627 Ferry Landing - Lienholder - Crest Mgmt

2627 Ferry Landing



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 Ornita Green, Code Compliance Manager, 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 Nicole Guevara, Asst Director of Neighborhood Services, 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 Notice of BSC's June 11, 2025 public hearing published in the local newspaper, posted at the subject property, and 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.
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	The Commission's June 11, 2025 Order was posted at the subject property and 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.
	Notice of the BSC's August 13, 2025 public hearing was published in the local newspaper, posted at the subject property, and mailed (regular and certified return receipt) to the property owner/unknown heirs and the lienholder.
August 8, 2025	Nicole Guevara, Asst Director of Neighborhood Services, obtained a search warrant to enter and inspect the property. Staff executed the warrant and verified continued deterioration of existing conditions of the property. No progress towards compliance were observed at the property. Angela Acosta Nicotra and Anna Acosta, two heirs of the estate, contacted staff regarding the BSC Order.
August 11, 2025	Nicole Guevara, Asst Director of Neighborhood Services, and Joshua Doyle, Building Official, met with Angela Acosta Nicotra and Anna Acosta (heirs of the estate) regarding property.
August 13, 2025	A compliance hearing with the Commission was held to review and determine compliance with the Commission's June 11, 2025 Order. Ms Ana Acosta, estate heir, provided contact information for the heir siblings to staff, along with a plan of action to bring the property into compliance to staff. Ms. Acosta addressed the Commission regarding the heirs' plan to address the current conditions of the site and to bring the property into compliance with the June 11, Order.
August 14, 2025	The Commission's Order was emailed to Anna Acosta, estate heir, and her/their real estate representative.
August 15, 2025	The Commission's August 13, 2025 Order was filed at the Fort Bend County Clerk's Office.

August 18, 2025	Staff held the first weekly meeting with Anna Acosta, an heir of the estate and reviewed a preliminary schedule of dates in response to the Commission's August Order for progress towards compliance.
August 19, 2025	The Commission's August 13, 2025 Order and notice of the BSC's September 10, 2025 public hearing were mailed (regular and certified return receipt) to the estate's identified heirs and lienholder. The documents were also emailed to Anna Acosta, estate heir, and the lienholder.
August 20, 2025	The Commission's August 13, 2025 Order and notice of the BSC's September 10, 2025 public hearing were posted at the subject property and published in the local newspaper.
August 28, 2025	Staff held the second weekly meeting with Anna Acosta, an heir of the estate...
September 3, 2025	Code Enforcement conducted an inspection and observed the tree had been removed from the house.
September 9, 2025	Code Enforcement conducted an inspection and observed the roof had been tarped.
September 10, 2025	A compliance hearing with the Commission was held to review and determine compliance with the Commission's August 13, 2025 Order.
September 16, 2025	The Commission's September 10, 2025 Order was mailed (regular and certified return receipt) to the estate's identified heirs and lienholder. The documents were also emailed to Anna Acosta, estate heir, and the lienholder.
September 19, 2025	The Commission's September 10, 2025 Order was posted at the subject property. Code Enforcement conducted an inspection and observed the interior of the house had been cleared.
September 24, 2005	The Commission's September 10, 2025 Order was published in the local newspaper.
September 25, 2025	Anna Acosta submitted the Engineer's structural inspection report to staff. Code Enforcement conducted an inspection and observed no activity.
October 4, 2025	Code Enforcement conducted an inspection and observed no activity.
October 15, 2025	Staff held the weekly meeting with Anna Acosta, an heir of the estate, and was informed that the property is under contract to be sold with an expected closing date of October 30, 2025. Code Enforcement conducted an inspection and observed no activity.
October 22, 2025	Notice of the Commission's November 12, 2025 public hearing was published in the newspaper and mailed (regular and certified return receipt) to the estate's

identified heirs and lienholder. The documents were also emailed to Anna Acosta, estate heir, and the lienholder.

October 24, 2025 Notice of the Commission's November 12, 2025 public hearing was posted at the subject property and filed/recorded with Ft Bend County.

November 12, 2025 A compliance hearing with the Commission will be held to review and determine compliance with the Commission's September 10, 2025 Order.



NOTICE OF BUILDING STANDARDS COMMISSION PUBLIC HEARING

Property Owner: Nicotra Angela M et al
8822 Kilrenny
Spring, Texas 77379-8648

Property Site Address: 2627 Ferry Landing
Sugar Land, Texas 77478

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

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.

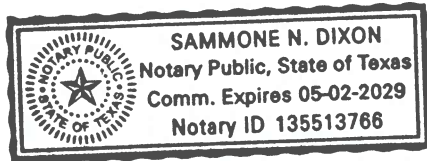
A hearing of the Building Standards Commission has been scheduled for **November 12, 2025, at 5:30 p.m.** at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479, to determine compliance with the Order. During the hearing, the owner, lienholder, or mortgagee must submit information as ordered by the Building Standards Commission on September 10, 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.

Linda Mendenhall
City Secretary

State of Texas
County of Fort Bend

Sworn to and subscribed before me on the 24 day of October, 2025 by Linda Mendenhall.



Notary Public Signature
Sammone N. Dixon

2 pgs

2025110514

RETURNED AT COUNTER TO:

Sammons Dixon - City of Sugar Land
2700 Town Center Blvd.
Sugar Land, TX 77479

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

October 24, 2025 01:21:04 PM

FEE: \$15.00 JR

2025110514





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 November 12, 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 September 10, 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
BUILDING AND STANDARDS COMMISSION'S
FINDINGS AND ORDER**

BE IT REMEMBERED THAT ON September 10, 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.

 X 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) X 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) X 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) X The structure is in a state of dilapidation, decay, unsafe or unsanitary conditions.
- 6) X 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) X 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

 X 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:

___ 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.

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

Deadline Task

Weekly meetings with staff to discuss progress.

9/26/25 – Provide a Structural Engineer Report

Building Official is authorized to grant extensions to the owner, mortgagee or lienholder under the condition that the owner, mortgagee or lienholder is making significant progress towards achieving compliance.

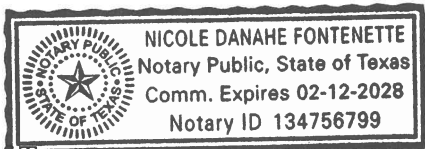
X appear before the Commission for a compliance hearing to be held in 10/8/25 to demonstrate compliance with this order.

___ 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 10th day of September, 2025.



State of Texas
County of Fort Bend

Chairperson
KELLY KWAKE

Sworn to and subscribed before me on the 10th day of SEPTEMBER, 2025, by
KELLY KWAKE.

[Signature]
Notary Public Signature

RETURNED AT COUNTER TO:

Sammons Dixon - Administrative Manager
City of Sugar Land (City Clerk's office)
2700 Town Center Blvd., Sugar Land, TX 77479

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

September 12, 2025 01:06:36 PM

FEE: \$19.00

BR1

2025094503





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 September 10, 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; and (8) the structure has two or more violations of any provisions of the Code or applicable codes, or a single violation that poses an imminent threat to life or property.

The Commission having found the property to be unsafe and unoccupied, also finds that 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 perform a structural assessment to repair the structure and provide the engineer's report by September 26, 2025. It is further ordered that the owner, mortgagee or lienholder appear before the Commission for a compliance hearing on October 8, 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

September 16, 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 #7018-0680-0000-2321-4963 / #9590-9402-3460-7275-4032-29

Dear Sir/Madam:

A hearing of the Building Standards Commission (BSC) was held on September 10, 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

September 16, 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 #7018-0680-0000-2321-4956 / #9590-9402-3460-7275-4032-12

Dear Sir/Madam:

A hearing of the Building Standards Commission (BSC) was held on September 10, 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

September 16, 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 #7018-0680-0000-2321-4949

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on September 10, 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

September 16, 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 #7018-0680-0000-2321-4932

Dear Sir/Madam:

A hearing of the Building Standards Commission (BSC) was held on September 10, 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,

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Ornita Green
Code Compliance Manager



CITY OF SUGAR LAND

Notice of Building Standards Commission's Findings and Order

September 16, 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, Posted onsite, Regular & Certified Mail #7018-0680-0000-2321-4925 / #9590-9402-3460-7275-3936-36

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on September 10, 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 Hearing

October 21, 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 #7018-0680-0000-2321-4970 / #9590-9402-1740-6074-0552-87

Dear Sir/Madam:

On September 10, 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 perform a structural assessment to repair the structure and provide the engineer's report by September 26, 2025.

A BSC compliance hearing has been scheduled for **November 12, 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 September 10, 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,

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

October 21, 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 #7018-0680-0000-2321-5007 / #9590-9402-4997-9063-0838-86

Dear Sir/Madam:

On September 10, 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 perform a structural assessment to repair the structure and provide the engineer's report by September 26, 2025.

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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 Hearing

October 21, 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 #7018-0680-0000-2321-4994 / #9590-9402-4997-9063-0838-55

Dear Sir/Madam:

On September 10, 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 perform a structural assessment to repair the structure and provide the engineer's report by September 26, 2025.

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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

October 21, 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 #7018-0680-0000-2321-4987 / #9590-9402-4997-9063-0838-48

Dear Sir/Madam:

On September 10, 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 perform a structural assessment to repair the structure and provide the engineer's report by September 26, 2025.

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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 Hearing

October 21, 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, Posted onsite, Regular & Certified Mail #7018-0680-0000-2321-7513 / #9590-9402-1740-6074-0552-70

Dear Sir/Madam:

On September 10, 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 perform a structural assessment to repair the structure and provide the engineer's report by September 26, 2025.

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James Posey, Deputy Building Official
Ornita Green, Code Compliance Manager