



# City of Sugar Land

## Building Standards Commission Agenda

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

Wednesday, January 14, 2026  
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/HjjKjUL89N0?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 approval of the minutes of the December 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 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 November 12, 2025 Order requiring repairs by December 12, 2025. During the hearing, the owner, lienholder, or mortgagee shall present proof of work completed to bring the property into compliance.

Review of and action regarding compliance with the November 12, 2025 Order for the property located at 2627 Ferry Landing, Sugar Land, Texas 77478, The Highlands Sec 1, Block 4, Lot 83–84 (PT). The Building Standards Commission may order corrective action, including repair, removal, or demolition of the structure. Failure to comply may result in the City performing the work and assessing a lien against the property for associated costs.

**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 103 St. Marks Street, Sugar Land, Texas 77478, Venetian Estates Sec 1, Lot 33, Acres 0.501, to determine compliance with the November 12, 2025 Order requiring the structure to be secured from unauthorized entry within 24 hours and demolished by December 12, 2025. During the hearing, the owner, lienholder, or mortgagee shall present proof of work completed to bring the property into compliance.

Review of and action regarding compliance with the November 12, 2025 Order for the property located at 103 St. Marks Street, Sugar Land, Texas 77478, Venetian Estates Sec 1, Lot 33, Acres 0.501. The Building Standards Commission may order corrective action, including repair, removal, or demolition of the structure. Failure to comply may result in the City performing the work and assessing a lien against the property for associated costs.

**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 the 7th day of January 2026 at 2:45 P.M.**



## **Building Standards Commission Agenda Request** **January 14, 2026**

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**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

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**Agenda Caption:**

**MINUTES**

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

**Recommended Action:**

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

**Executive Summary:**

Consider the minutes of the December 10, 2025 meeting.

### **Budget**

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**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. 12.10.25 BSC Minutes (1)



## City of Sugar Land

### Building Standards Commission Minutes

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

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

#### I. Attention

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

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

#### II. Call to Order

##### QUORUM PRESENT

Sanjay Jain, Ravi Arora, Lana Goldberg, Malvern Lusky, Mumtaz Qureshi, and Jitesh Chanchani were present. Kelly Knake, Sivaraja Pothi, Hakim Bouadi, and Lisa Morris were 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 November 12, 2025 meeting.  
**Linda Mendenhall, City Clerk**

A motion to **Approve the minutes of the November 12, 2025 meeting**, was made by Malvern Lusky and seconded by Ravi Arora; the motion **Passed**.

Ayes: Sanjay Jain, Ravi Arora, Lana Goldberg, Malvern Lusky, Mumtaz Qureshi, Jitesh Chanchani

Nays: None

Absent: Kelly Knake, Sivaraja Pothi, Hakim Bouadi, Lisa Morris

## V. Orientation

### A. **BOARD ORIENTATION**

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

**Joshua Doyle, Chief Building Official, Nicole Guevara, Assistant Director of Neighborhood Services, Stephen Lammers, Building Inspector III**

Joshua Doyle, Chief Building Official, Nicole Guevara, Assistant Director of Neighborhood Services, Stephen Lammers, Building Inspector III, and Angelie Thomas, Senior Assistant City Attorney, gave a presentation, made comments, and answered questions from the Commission.

## VI. Adjournment

A motion to **Adjourn a 6:34 p.m.**, was made by Lana Goldberg and seconded by Mumtaz Qureshi; the motion **Passed**.

Ayes: Sanjay Jain, Ravi Arora, Lana Goldberg, Malvern Lusky, Mumtaz Qureshi, Jitesh Chanchani

Absent: Kelly Knake, Sivaraja Pothi, Hakim Bouadi, Lisa Morris

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**Linda Mendenhall, City Clerk**





## **Building Standards Commission Agenda Request** **January 14, 2026**

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**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

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**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 November 12, 2025 Order requiring repairs by December 12, 2025. During the hearing, the owner, lienholder, or mortgagee shall present proof of work completed to bring the property into compliance.

Review of and action regarding compliance with the November 12, 2025 Order for the property located at 2627 Ferry Landing, Sugar Land, Texas 77478, The Highlands Sec 1, Block 4, Lot 83–84 (PT). The Building Standards Commission may order corrective action, including repair, removal, or demolition of the structure. Failure to comply may result in the City performing the work and assessing a lien against the property for associated costs.

**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 November 12, 2025, the Building Standards Commission conducted a public hearing regarding the 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 repair the structure by December 12, 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 November 12, 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**

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**Expenditure Required:** NA

**Current Budget:** NA

**Additional Funding:** NA

**Funding Source:** NA

**Account Number (ORG-OBJ-Project):** NA

**Attachments**

1. Map - 2627 Ferry Landing
2. 4th BSC Final Order Notice - 2627 Ferry Landing - Newspaper
3. 4th BSC Final Order - Nov 2025 - 2627 Ferry Landing
4. 4th BSC Final Order Notice - 2627 Ferry Landing - Owner - BiDi Investment Group1
5. 4th BSC Final Order Notice - 2627 Ferry Landing - Owner - BiDi Investment Group
6. 4th BSC Final Order Notice - 2627 Ferry Landing - Lienholder - Crest Mgmt
7. 4th BSC Final Order Notice - 2627 Ferry Landing - Lienholder - Trident Realty Investments LLC
8. 4th BSC Final Order Notice - 2627 Ferry Landing - Owner - Cork Drive Ventures LLC
9. 5th Public Notice - 2627 Ferry Landing\_ Newspaper
10. 5th BSC Hearing Notice - 2627 Ferry Landing - Lienholder - Crest Mgmt
11. 5th BSC Hearing Notice - 2627 Ferry Landing - Owner - Cork Drive Ventures LLC
12. 5th BSC Hearing Notice - 2627 Ferry Landing - Lienholder - Trident Realty Investments, LLC
13. 5th BSC Hearing Notice - 2627 Ferry Landing - Owner - BiDi Investment Group
14. Timeline 2627 Ferry Landing

2627 Ferry Landing





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

The City of Sugar Land Building Standards Commission conducted a public hearing on November 12, 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 repair the structure by December 12, 2025 and the Building Official may extend the deadline if substantial progress has made. It is further ordered that the owner, mortgagee or lienholder appear before the Commission for a compliance hearing on December 10, 2025, if needed, 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  
BUILDING AND STANDARDS COMMISSION'S  
FINDINGS AND ORDER**

BE IT REMEMBERED THAT ON November 12, 2025, the City of Sugar Land's Building and Standards Commission conducted a public hearing regarding the structure located at 2627 Ferry Landing, Sugar Land, Texas 77478, legal description The Highlands Sec 1, Block 4, Lot 83-84 (PT).

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

a safe structure.

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

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

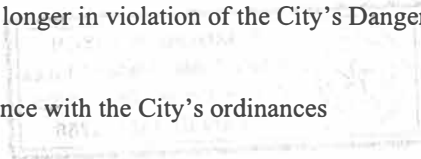
Having found the structure to be unsafe, the Commission also finds that the structure:

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

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

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

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



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

\_\_\_\_\_ vacate the structure within \_\_\_\_\_ days.

\_\_\_\_\_ secure the structure from unauthorized entry within 30 days.

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

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

Deadline                      Task

12/12/25 Repair structure, allowing Building Official to extend the deadline if the substantial progress has been made.

  x   appear before the Commission for a compliance hearing to be held in 12/10/25 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:**

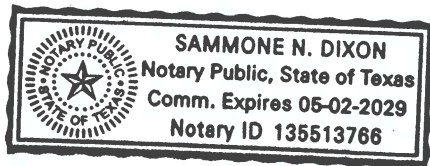
**In the event that the owner, mortgagee, or lienholder shall fail to comply with this Order in the allotted time as stated above, the City may secure the structure, repair and/or demolish the structure and attach a lien to the property for the expense of same in accordance with City ordinances.**


Entered this 12th day of November, 2025.

  
\_\_\_\_\_  
Sanjay Jain, Vice-Chairperson

State of Texas  
County of Fort Bend

Sworn to and subscribed before me on the 12<sup>th</sup> day of November, 2025, by Sanjay Jain.



  
\_\_\_\_\_  
Notary Public Signature

RETURNED AT COUNTER TO:

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

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas

November 13, 2025 01:29:59 PM

FEE: \$19.00 AM

**2025117575**





## CITY OF SUGAR LAND

### Notice of Building Standards Commission's Findings and Order

November 23, 2025

BiDi Investment Group  
C/O Kazi Zuhayr  
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: Emailed, Posted onsite, Regular & Certified Mail**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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

November 23, 2025

BiDi Investment Group  
C/O Kazi Zuhayr  
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: Emailed, Posted onsite, Regular & Certified Mail #7021 0950 0000 3030 2080**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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

November 23, 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 # 7021 0950 0000 3030 2073**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 2025. During that hearing, the BSC found the residential structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

A handwritten signature in black ink, appearing to read "Ornita Green", written over a horizontal line.

Ornita Green  
Code Compliance Manager



## CITY OF SUGAR LAND

### Notice of Building Standards Commission's Findings and Order

November 23, 2025

Trident Realty Investments, LLC, Lienholder  
C/O Michael L. Hoffman, P.C., Trustee  
17103 Preston Road, Suite 250  
Dallas, TX 75248

**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 #7021 0950 0000 3030 2103**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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

November 23, 2025

Cork Drive Ventures LLC, Owner  
C/O Ruhi Qais, Sole Member  
4114 Delta Wood Ct.  
Houston, TX 77059

**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 #7021 0950 0000 3030 2097**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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



**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 January 14, 2026, at 5:30 p.m. at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479, to determine compliance with the Order. During the hearing, the owner, lienholder, or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order dated November 12, 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.

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



**CITY OF SUGAR LAND**  
**Notice of Building Standards Commission Hearing**

December 17, 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 #7019-1640-0000-6318-4798 / #9590-9402-1740-6074-0551-71**

Dear Sir/Madam:

On November 12, 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 repair the structure by December 12, 2025.

A BSC compliance hearing has been scheduled for **January 14, 2026 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 November 12, 2025. During the hearing, the owner, lienholder or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

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

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

Respectfully,

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

Joshua Doyle, CBO  
Building Official

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



**CITY OF SUGAR LAND**  
**Notice of Building Standards Commission Hearing**

December 17, 2025

Cork Drive Ventures LLC, Owner  
C/O Ruhi Qais, Sole Member  
4114 Delta Wood Ct.  
Houston, TX 77059

**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 #7019-1640-0000-6318-4781 / #9590-9402-1740-6074-0551-88**

Dear Sir/Madam:

On November 12, 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 repair the structure by December 12, 2025.

A BSC compliance hearing has been scheduled for **January 14, 2026 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 November 12, 2025. During the hearing, the owner, lienholder or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

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

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

Respectfully,

A handwritten signature in black ink, appearing to be "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**

December 17, 2025

Trident Realty Investments, LLC, Lienholder  
C/O Michael L. Hoffman, P.C., Trustee  
17103 Preston Road, Suite 250  
Dallas, TX 75248

**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 #7019-1640-0000-6318-4774 / #9590-9402-1740-6074-0551-95**

Dear Sir/Madam:

On November 12, 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 repair the structure by December 12, 2025.

A BSC compliance hearing has been scheduled for **January 14, 2026 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 November 12, 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**

December 17, 2025

BiDi Investment Group  
C/O Kazi Zuhayr  
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: Emailed, Posted onsite, Regular & Certified Mail #7019-1640-0000-6318-4767 / #9590-9402-1740-6074-0552-01**

Dear Sir/Madam:

On November 12, 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 repair the structure by December 12, 2025.

A BSC compliance hearing has been scheduled for **January 14, 2026 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 November 12, 2025. During the hearing, the owner, lienholder or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

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

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

Respectfully,

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

Joshua Doyle, CBO  
Building Official

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

### 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.

August 8, 2025 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.

August 8, 2025 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.
- October 30, 2025 Code Enforcement conducted an inspection and observed no activity.
- November 5, 2025 Staff met with new owners onsite.
- November 10, 2025 Owner obtained a demolition permit for interior work.
- November 12, 2025 A compliance hearing with the Commission was held to review and determine compliance with the Commission's September 10, 2025 Order.
- November 13, 2025 Owner submitted application for a remodel permit.
- November 19, 2025 The Commission's November 12, 2025 Order was posted at the subject property.
- November 26, 2025 The Commission's November 12, 2025 Order was published in the local newspaper.
- December 17, 2025 Notice of the BSC's January 14, 2026 public hearing was posted at the subject property and mailed (regular and certified return receipt) to the owner(s) and identified lienholders.
- A permit was issued for interior remodel, foundation, and roof work.
- December 24, 2025 Notice of the BSC's January 14, 2026 public hearing was published in the local newspaper.



## **Building Standards Commission Agenda Request**

### **January 14, 2026**

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**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

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#### **Agenda Caption:**

**PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard regarding the property located at 103 St. Marks Street, Sugar Land, Texas 77478, Venetian Estates Sec 1, Lot 33, Acres 0.501, to determine compliance with the November 12, 2025 Order requiring the structure to be secured from unauthorized entry within 24 hours and demolished by December 12, 2025. During the hearing, the owner, lienholder, or mortgagee shall present proof of work completed to bring the property into compliance.

Review of and action regarding compliance with the November 12, 2025 Order for the property located at 103 St. Marks Street, Sugar Land, Texas 77478, Venetian Estates Sec 1, Lot 33, Acres 0.501. The Building Standards Commission may order corrective action, including repair, removal, or demolition of the structure. Failure to comply may result in the City performing the work and assessing a lien against the property for associated costs.

#### **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 November 12, 2025, the Building Standards Commission conducted a public hearing regarding a structure located at 103 St. Marks Street, Sugar Land, Texas 77478, Venetian Estates Sec 1, Lot 33, Acres .501, 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 secure the structure from authorized entry within 24 hours and demolish the structure by December 12, 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 November 12, 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**

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**Expenditure Required:** NA

**Current Budget:** NA

**Additional Funding:** NA

**Funding Source:** NA

**Account Number (ORG-OBJ-Project):** NA

## **Attachments**

1. Map - 103 St Marks Street
2. 1st BSC Final Order - Nov 2025 - 103 St. Marks Street
3. 1st BSC Final Order Notice - Nov 2025 - 103 St Marks Street - Newspaper
4. 1st BSC Final Order Notice - Nov 2025 - 103 St Marks Street - Lienholder\_Ancor Assets-Loans\_Chris Modoc
5. 1st BSC Final Order Notice - Nov 2025 - 103 St Marks Street - Lienholder\_Ancor Loans-Kellogg
6. 1st BSC Final Order Notice - Nov 2025 - 103 St Marks Street - Lienholder\_Ancor Loans-Rossitto
7. 1st BSC Final Order Notice - Nov 2025 - 103 St Marks Street - Lienholder\_US Bank
8. 1st BSC Final Order Notice - Nov 2025 - 103 St Marks Street - Owner - Adrian Parada
9. 1st BSC Final Order Notice - Nov 2025 - 103 St Marks Street - Owner - Jose Parada
10. 1st BSC Final Order Notice - Nov 2025 - 103 St Marks Street - Lienholder\_Ancor Assets-Donaghy
11. 1st BSC Final Order Notice - Nov 2025 - 103 St Marks Street - Lienholder\_Ancor Assets-Modoc
12. 2nd Public Notice - 103 St Marks
13. 2nd BSC Hearing Notice - 103 St. Marks - (Lienholder)(v1)\_TD\_Ancor Assets-Donaghy
14. 2nd BSC Hearing Notice - 103 St. Marks - (Lienholder)(v1)\_TD\_Ancor Loans - Chris M
15. 2nd BSC Hearing Notice - 103 St. Marks - (Lienholder)(v1)\_TD\_Ancor Loans-Kellogg
16. 2nd BSC Hearing Notice - 103 St. Marks - (Lienholder)(v1)\_TD\_Ancor Loans-Rossitto
17. 2nd BSC Hearing Notice - 103 St. Marks - (Lienholder)(v1)\_TD\_US Bank
18. 2nd BSC Hearing Notice - 103 St. Marks - (Owner)(v1)\_TD - Adrian Parada

19. 2nd BSC Hearing Notice - 103 St. Marks - (Owner)(v1)\_TD - Jose Parada
20. Timeline 103 St Marks

103 St. Marks Street

Search Here: R15730

Show search results for R15...

(1 of 4)

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](#)

29°37'16"N 95°37'33"W

0 50 100ft

Contributors, City of Houston, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, To...



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

BE IT REMEMBERED THAT ON November 12, 2025, the City of Sugar Land's Building and Standards Commission conducted a public hearing regarding the structure located at 103 St Marks St, Sugar Land, Texas 77478, legal description Venetian Estates Sec 1, Lot 33, Acres .501.

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

a safe structure.

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

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

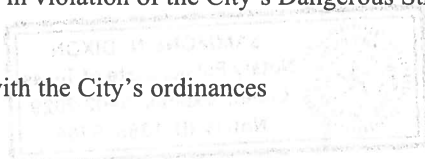
Having found the structure to be unsafe, the Commission also finds that the structure:

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

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

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

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



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

\_\_\_\_\_ vacate the structure within \_\_\_\_\_ days.

secure the structure from unauthorized entry within 24 hours.

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

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

Deadline                      Task

12/12/25 – Demolition

\_\_\_\_\_ appear before the Commission for a compliance hearing to be held in \_\_\_\_\_ 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:**

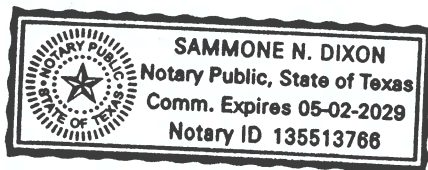
**In the event that the owner, mortgagee, or lienholder shall fail to comply with this Order in the allotted time as stated above, the City may secure the structure, repair and/or demolish the structure, and attach a lien to the property for the expense of same in accordance with City ordinances.**

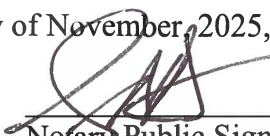
Entered this 12th day of November, 2025.

  
\_\_\_\_\_  
Sanjay Jain, Vice – Chairperson

State of Texas  
County of Fort Bend

Sworn to and subscribed before me on the 12<sup>th</sup> day of November, 2025, by Sanjay Jain.



  
\_\_\_\_\_  
Notary Public Signature

RETURNED AT COUNTER TO:

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

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas

November 13, 2025 01:29:59 PM

FEE: \$19.00 AM

**2025117574**





## **NOTICE OF BUILDING STANDARDS COMMISSION FINDINGS AND ORDER FOR 103 ST. MARKS STREET**

The City of Sugar Land Building Standards Commission conducted a public hearing on November 12, 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 103 St. Marks Street, Sugar Land, Texas 77478, Venetian Estates Sec 1, Lot 33, Acres .501, 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: (2) exclusive of the foundation, the structure has 33 percent or more damage or deterioration to the supporting member or members or 50 percent of damage or deterioration to the nonsupporting enclosing or outside walls or coverings; (3) the structure has an improperly distributed load upon the floor or roof, or an overloaded floor or roof, or a floor or roof with insufficient strength to be reasonably safe for the purpose used; (4) the structure or any part thereof has been damaged by fire, wind, or other cause to such an extent that it has become dangerous to the public health, safety and welfare of the occupants or the people of the city; (5) the structure is in a state of dilapidation 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; (8) The structure has two or more violations of any provisions of the Code or other applicable codes, or a single violation that poses an imminent threat to life or property; and (9) the structure has been left unsecured from unauthorized entry to the extent that it may be entered and utilized by vagrants as a place of harborage or may be entered and utilized by children as a play area.

The Commission having found the property to be unsafe finds that the structure is unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the structure; the structure may not be feasibly repaired in compliance with the City's ordinances, and has ordered the owner, lienholder or mortgagee to secure the structure from unauthorized entry within 24 hours, and demolish the structure within 30 days, by December 12, 2025. 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 the City may perform the work required to secure and demolish 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

December 10, 2025

Anchor Loans LP  
C/O Chris Modoc, Representative  
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: Emailed**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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**

November 23, 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 # 7017 1450 0001 7394 4528**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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,

Ormita Green  
Code Compliance Manager

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

7017 1450 0001 7394 4528

**Certified Mail Fee**  
 \$ \_\_\_\_\_  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_  
 Postage \$ \_\_\_\_\_  
 Total Postage and Fees \$ \_\_\_\_\_

Seal To  
 Street and Apt. No. or PO Box No.  
 ONE PAUL KELLOGG  
 THOUSAND OAKS, CA 91320  
 City, State, ZIP+4®

NOV 25 2025  
 US POSTAL SERVICE  
 PEPPER HARBOR TX 77478

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

% Paul Kellogg  
 One Baxter Way #220  
 Thousand Oaks, CA 91320

9590 9401 0023 5205 3321 16



2 Article Number (Transfer from service label)

7017 1450 0001 7394 4528

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) Henry R C. Date of Delivery 12.5.25

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

ALERT: WINTER WEATHER IN THE NORTHERN PLAINS, GREAT LAKES, OHIO VALLEY, AND NORTHEASTER...



FAQs >

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Tracking Number:

Remove X

**7017145000173944528**

Copy

Add to Informed Delivery (https://informedelivery.usps.com/)

### Latest Update

Your item was delivered to the front desk, reception area, or mail room at 11:21 am on December 5, 2025 in THOUSAND OAKS, CA 91362.

Get More Out of USPS Tracking:

USPS Tracking Plus®

### Delivered

Delivered, Front Desk/Reception/Mail Room  
THOUSAND OAKS, CA 91362  
December 5, 2025, 11:21 am

Arrived at USPS Regional Facility  
SANTA CLARITA CA DISTRIBUTION  
CENTER  
December 4, 2025, 4:01 am

In Transit to Next Facility  
December 3, 2025

Arrived at USPS Regional Facility  
COPELL TX DISTRIBUTION  
CENTER  
December 2, 2025, 4:45 pm

Departed USPS Regional Facility  
DALLAS TX DISTRIBUTION  
CENTER  
December 2, 2025, 3:11 am

Arrived at USPS Regional Facility  
DALLAS TX DISTRIBUTION  
CENTER  
December 1, 2025, 5:50 am

Arrived at USPS Regional Facility

Feedback

NORTH HOUSTON TX  
DISTRIBUTION CENTER  
November 28, 2025, 8:05 am

Hide Tracking History

**What Do USPS Tracking Statuses Mean?**

(<https://faq.usps.com/s/article/Where-is-my-package>)

- Text & Email Updates** ▼

---

- USPS Tracking Plus®** ▼

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- Product Information** ▼

See Less ^

Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)



**CITY OF SUGAR LAND**  
**Notice of Building Standards Commission's Findings and Order**

November 23, 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 # 7017 1450 0001 7394 4535**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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

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7017 1450 0001 7394 4535

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
<b>Total Postage and Fees</b>	\$



Sent To: Ms Lois John Ross  
 Street and Apt. No., or PO Box No. One Baxter Way #220  
 City, State, ZIP+4® Thousand Oaks, CA 91362

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ALERT: WINTER WEATHER IN THE NORTHERN PLAINS, GREAT LAKES, OHIO VALLEY, AND NORTHEASTER...

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Tracking Number:

Remove X

## 7017145000173944535

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

### Latest Update

Your item was delivered to an individual at the address at 12:34 pm on December 2, 2025 in THOUSAND OAKS, CA 91362.

Get More Out of USPS Tracking:

**USPS Tracking Plus®**

### Delivered

**Delivered, Left with Individual**  
THOUSAND OAKS, CA 91362  
December 2, 2025, 12:34 pm

**Arrived at USPS Regional Facility**  
SANTA CLARITA CA DISTRIBUTION CENTER  
December 1, 2025, 2:01 am

**In Transit to Next Facility**  
November 30, 2025

**Arrived at USPS Regional Facility**  
NORTH HOUSTON TX DISTRIBUTION CENTER  
November 28, 2025, 8:05 am

Hide Tracking History

Feedback

[What Do USPS Tracking Statuses Mean?](#)

(<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates





**CITY OF SUGAR LAND**  
**Notice of Building Standards Commission's Findings and Order**

November 23, 2025

Park Funding III Trust  
US Bank Trust National Association, Trustee  
C/O Pretium SMA Manager, LLC  
60 Columbus Circle, 19<sup>th</sup> 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 # 7017 1450 0001 7394 4498**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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,

Ornita Green  
Code Compliance Manager

2700 Town Center Blvd North

P O Box 110

Sugar Land TX 77487-0110

PH 281-275-2170

FX 281-275-2360

ALERT: WINTER WEATHER IN THE NORTHERN PLAINS, GREAT LAKES, OHIO VALLEY, AND NORTHEASTER...

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(<https://reg.usps.com/xsell?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action>)

Tracking Number:

[Remove X](#)

## 70171450000173944498

[Copy](#)

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### Latest Update

Your item was delivered to an individual at the address at 1:45 pm on December 8, 2025 in NEW YORK, NY 10023.

**Get More Out of USPS Tracking:**

**USPS Tracking Plus®**

### Delivered

**Delivered, Left with Individual**  
NEW YORK, NY 10023  
December 8, 2025, 1:45 pm

### Arrived at USPS Regional Facility

NEW YORK NY DISTRIBUTION CENTER  
December 7, 2025, 3:06 pm

### In Transit to Next Facility

December 5, 2025

### Arrived at USPS Regional Facility

NORTH HOUSTON TX DISTRIBUTION CENTER  
November 28, 2025, 8:06 am

[Hide Tracking History](#)

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**Text & Email Updates**





**CITY OF SUGAR LAND**  
**Notice of Building Standards Commission's Findings and Order**

November 23, 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: Posted onsite, Regular & Certified Mail # 7017 1450 0001 7394 4481**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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,

Ormita Green  
Code Compliance Manager

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7037 1450 0001 7394 4481

Certified Mail Fee \$

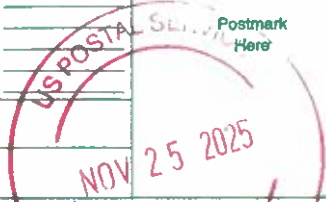
Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To  
Adrian Pacada  
Street and Apt. No., or PO Box No.  
10049 Westpark Dr #140  
City, State, ZIP+4®  
HOUSTON, TX 77072-5901



ALERT: WINTER WEATHER IN THE NORTHERN PLAINS, GREAT LAKES, OHIO VALLEY, AND NORTHE...

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Tracking Number:

Remove X

## 70171450000173944481

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### Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

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### Delivery Attempt

**Reminder to Schedule Redelivery of your item**

December 6, 2025

### Available for Pickup

DEBORA SUE SCHATZ  
2909 ROGERDALE RD  
HOUSTON TX 77042-9998  
M-F 0900-1700; SAT 0900-1200  
December 1, 2025, 7:09 pm

### Available for Pickup

DEBORA SUE SCHATZ  
2909 ROGERDALE RD  
HOUSTON TX 77042-9998  
M-F 0900-1700; SAT 0900-1200  
December 1, 2025, 7:08 pm

### Notice Left (No Authorized Recipient Available)

HOUSTON, TX 77042  
December 1, 2025, 3:45 pm

### In Transit to Next Facility

Feedback

November 30, 2025

**Arrived at USPS Regional Facility**

SOUTH HOUSTON PROCESSING CENTER

November 29, 2025, 6:49 am

**Arrived at USPS Regional Facility**

NORTH HOUSTON TX DISTRIBUTION CENTER

November 28, 2025, 8:06 am

**Hide Tracking History**

**What Do USPS Tracking Statuses Mean?**

(<https://faq.usps.com/s/article/Where-is-my-package>)

**Text & Email Updates**



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**Product Information**



**See Less** ^

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## Need More Help?

Contact USPS Tracking support for further assistance.

**FAQs**



**CITY OF SUGAR LAND**  
**Notice of Building Standards Commission's Findings and Order**

November 23, 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: Posted onsite, Regular & Certified Mail # 7017 1450 0001 7394 4511**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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,

Ormita Green  
Code Compliance Manager

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- Return Receipt (electronic) \$
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- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Dr. Jose MAURICIO SUGARBA  
Street and Apt. No., or PO Box No.

10049 WEST PARK DR. # 140  
City, State, ZIP+4®

HOUSTON TX 77042



7017 1450 0001 7394 4511

PS Form 3800, April 2015 PSN 7530-02-000-90-17

See Reverse for Instructions

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FAQs >

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Tracking Number:

**70171450000173944511**

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### Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

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**Delivery Attempt  
Reminder to Schedule  
Redelivery of your item**

December 6, 2025

**Available for Pickup**

DEBORA SUE SCHATZ  
2909 ROGERDALE RD  
HOUSTON TX 77042-9998  
M-F 0900-1700; SAT 0900-1200  
December 1, 2025, 7:09 pm

**Available for Pickup**

DEBORA SUE SCHATZ  
2909 ROGERDALE RD  
HOUSTON TX 77042-9998  
M-F 0900-1700; SAT 0900-1200  
December 1, 2025, 7:08 pm

**Notice Left (No Authorized  
Recipient Available)**

HOUSTON, TX 77042  
December 1, 2025, 3:45 pm

**In Transit to Next Facility**

Feedback

November 30, 2025

**Arrived at USPS Regional Facility**

SOUTH HOUSTON PROCESSING CENTER

November 29, 2025, 6:49 am

**Arrived at USPS Regional Facility**

NORTH HOUSTON TX DISTRIBUTION CENTER

November 28, 2025, 8:06 am

**Hide Tracking History**

**What Do USPS Tracking Statuses Mean?**

(<https://faq.usps.com/s/article/Where-is-my-package>)

**Text & Email Updates**



**USPS Tracking Plus®**



**Product Information**



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Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

**FAQs**



## CITY OF SUGAR LAND

### Notice of Building Standards Commission's Findings and Order

November 23, 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 # 7017 1450 0001 7394 4504**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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,

Ormita Green  
Code Compliance Manager

ALERT: WINTER WEATHER IN THE NORTHERN PLAINS, GREAT LAKES, OHIO VALLEY, AND NORTHEASTER...

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Tracking Number:

[Remove X](#)

## 70171450000173944504

[Copy](#)

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### Latest Update

Your item was delivered to an individual at the address at 2:40 pm on December 8, 2025 in THOUSAND OAKS, CA 91362.

**Get More Out of USPS Tracking:**

**USPS Tracking Plus®**

### Delivered

**Delivered, Left with Individual**  
THOUSAND OAKS, CA 91362  
December 8, 2025, 2:40 pm

**Arrived at USPS Regional Facility**  
SANTA CLARITA CA DISTRIBUTION CENTER  
December 6, 2025, 10:10 am

**In Transit to Next Facility**  
December 5, 2025

**Arrived at USPS Regional Facility**  
BALTIMORE MD DISTRIBUTION CENTER  
December 3, 2025, 2:21 pm

**Arrived at USPS Regional Facility**  
NORTH HOUSTON TX DISTRIBUTION CENTER  
November 28, 2025, 8:05 am

[Hide Tracking History](#)

[Feedback](#)

[What Do USPS Tracking Statuses Mean?](#)

<https://faq.usps.com/s/article/Where-is-my-package>



## CITY OF SUGAR LAND

### Notice of Building Standards Commission's Findings and Order

December 10, 2025

Anchor Loans LP  
C/O Chris Modoc, Representative  
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: Emailed**

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on November 12, 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



**NOTICE OF BUILDING STANDARDS COMMISSION PUBLIC HEARING.** The City of Sugar Land ("City") Building Standards Commission has deemed the residential property located at 103 St. Marks Street, 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, be secured, and demolished. as required by the Building Standards Commission Order dated November 12, 2025.

A hearing of the Building Standards Commission has been scheduled for January 14, 2026 at 5:30 p.m. at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479, to determine compliance with the Order. During the hearing, the owner, lienholder, or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order dated November 12, 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.

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



**CITY OF SUGAR LAND**  
**Notice of Building Standards Commission Hearing**

December 17, 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 # 7016-2070-0000-9398-1593 / #9590-9402-1740-6074-0552-63**

Dear Sir/Madam:

On November 12, 2025, the Building Standards Commission (BSC) deemed the residence at 2627 Ferry Landing, Sugar Land, Texas 77478, unsafe/dangerous based on the standards set forth in Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances. The BSC ordered the owner, mortgagee or lienholder to secure the structure within 24 hours and demolish the structure within 30 days, by December 12, 2025.

A BSC compliance hearing has been scheduled for **January 14, 2026 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 November 12, 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**

December 17, 2025

Anchor Loans LP  
C/O Chris Modoc, Representative  
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: Emailed, Posted onsite, Regular & Certified Mail #7019-1640-0000-6318-4804 / #9590-9402-1740-6074-0551-64**

Dear Sir/Madam:

On November 12, 2025, the Building Standards Commission (BSC) deemed the residence at 2627 Ferry Landing, Sugar Land, Texas 77478, unsafe/dangerous based on the standards set forth in Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances. The BSC ordered the owner, mortgagee or lienholder to secure the structure within 24 hours and demolish the structure within 30 days, by December 12, 2025.

A BSC compliance hearing has been scheduled for **January 14, 2026 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 November 12, 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**

December 17, 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 #7016-2070-0000-9398-1609 / #9590-9402-1740-6074-0552-56**

Dear Sir/Madam:

On November 12, 2025, the Building Standards Commission (BSC) deemed the residence at 2627 Ferry Landing, Sugar Land, Texas 77478, unsafe/dangerous based on the standards set forth in Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances. The BSC ordered the owner, mortgagee or lienholder to secure the structure within 24 hours and demolish the structure within 30 days, by December 12, 2025.

A BSC compliance hearing has been scheduled for **January 14, 2026 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 November 12, 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**

December 17, 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 #7019-1640-0000-6318-4750 / #9590-9402-1740-6074-0552-49**

Dear Sir/Madam:

On November 12, 2025, the Building Standards Commission (BSC) deemed the residence at 2627 Ferry Landing, Sugar Land, Texas 77478, unsafe/dangerous based on the standards set forth in Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances. The BSC ordered the owner, mortgagee or lienholder to secure the structure within 24 hours and demolish the structure within 30 days, by December 12, 2025.

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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**

December 17, 2025

Park Funding III Trust  
US Bank Trust National Association, Trustee  
C/O Pretium SMA Manager, LLC  
60 Columbus Circle, 19<sup>th</sup> 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 #7019-1640-0000-6318-4729 / #9590-9402-1740-6074-0552-32**

Dear Sir/Madam:

On November 12, 2025, the Building Standards Commission (BSC) deemed the residence at 2627 Ferry Landing, Sugar Land, Texas 77478, unsafe/dangerous based on the standards set forth in Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances. The BSC ordered the owner, mortgagee or lienholder to secure the structure within 24 hours and demolish the structure within 30 days, by December 12, 2025.

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Respectfully,

A handwritten signature in blue 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

December 17, 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 # 7019-1640-0000-6318-4736 / #9590-9402-1740-6074-0552-25**

Dear Sir/Madam:

On November 12, 2025, the Building Standards Commission (BSC) deemed the residence at 2627 Ferry Landing, Sugar Land, Texas 77478, unsafe/dangerous based on the standards set forth in Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances. The BSC ordered the owner, mortgagee or lienholder to secure the structure within 24 hours and demolish the structure within 30 days, by December 12, 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**

December 17, 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: Posted onsite, Regular & Certified Mail #7019-1640-0000-6318-4743 / #9590-9402-1740-6074-0552-18**

Dear Sir/Madam:

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Nicole Solis, Assistant Director of Neighborhood Services  
James Posey, Deputy Building Official  
Ornita Green, Code Compliance Manager

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 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	<p>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.</p> <p>The violations still existed.</p>
October 23, 2025	<p>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.</p> <p>The violations still existed.</p>
October 24, 2025	<p>Notice of the Commission's November 12, 2025 public hearing was filed/recorded with Ft Bend County.</p>
October 27, 2025	<p>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.</p>
October 29, 2025	<p>Code Enforcement conducted a re-inspection and found the violations still existed.</p>
November 3, 2025	<p>Code Enforcement conducted a re-inspection and found the violations still existed. A final notice of violation (FNOV) for the bulkhead was issued.</p>
November 6, 2025	<p>Code Enforcement conducted a re-inspection and found the violations still existed.</p>
November 12, 2025	<p>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 be secured within 24 hours and demolished by December 12, 2025.</p>
November 19, 2025	<p>Code Enforcement conducted a re-inspection and found the violations still existed. The Commission's November 12, 2025 Order was posted at the subject property.</p>
November 23, 2025	<p>The Commission's November 12, 2025 Order was mailed (regular and certified return receipt) to the owners and identified lienholders.</p>
November 26, 2025	<p>The Commission's November 12, 2025 Order was published in the local newspaper.</p>
December 2, 2025	<p>Code Enforcement conducted a re-inspection and found the violations still existed.</p>
December 9, 2025	<p>Code Enforcement conducted a re-inspection and found the violations still existed.</p>
December 10, 2025	<p>Staff was contacted by a lienholder regarding the Commission's Order to demolish.</p>

December 15, 2025 Staff met with the lienholder to discuss the status of the property.

December 16, 2025 Code Enforcement conducted a re-inspection and found the violations still existed.

December 17, 2025 Notice of the BSC's January 14, 2026 public hearing was posted at the subject property and mailed (regular and certified return receipt) to the owner(s) and identified lienholders.

December 24, 2025 Notice of the BSC's January 14, 2026 public hearing was published in the local newspaper.