



# City of Sugar Land

## Building Standards Commission Agenda

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

Wednesday, July 8, 2026  
Building Standards Commission Meeting  
City Council Chambers  
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/qXRHijlYoK0?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 regarding matters posted for consideration or workshop 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 January 14, 2026, meeting.

**Linda Mendenhall, City Clerk**

### V. Status Update

#### A. STATUS ON 13401 SOUTHWEST FREEWAY

Review of and discussion on the status of the property located at 13401 Southwest Freeway.

**Ornita Green, Code Compliance Manager**

### VI. Public Hearings

- A. PUBLIC HEARING 5:30 P.M.: Receive and hear all persons desiring to be heard on the declaration of the commercial property located at 13405 Southwest Fwy as a public nuisance and dangerous building.

Consideration of and action on the declaration of the commercial property located at 13405 Southwest Fwy as a public nuisance and dangerous building.

**Joshua Doyle, Chief Building Official**

## **VII. Adjournment**

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

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

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

**Posted on this 30th day of June 2026 at 12:30 P.M.**



## **Building Standards Commission Agenda Request July 8, 2026**

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**Agenda Request No:** IV.A.

**Agenda of:** Building Standards Commission Meeting

**Initiated by:** Nicole Fontenette, Agenda & Public Meeting Coordinator

**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 January 14, 2026, meeting.

**Recommended Action:**

Consideration of and action on the approval of the minutes of the January 14, 2026, meeting

**Executive Summary:**

Consider the minutes of the January 14, 2026, 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. 1.14.26 BSC Minutes



## City of Sugar Land

### Building Standards Commission Minutes

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

Wednesday, January 14, 2026  
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/HjjKjUL89N0?feature=share>

#### II. Call to Order

##### QUORUM PRESENT

Kelly Knake, Sanjay Jain, Lana Goldberg, Sivaraja Pothi, and Malvern Lusky were present. Mumtaz Qureshi, Hakim Bouadi, Lisa Morris, Ravi Arora, and Jitesh Chanchani 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 approval of the minutes of the December 10, 2025 meeting.

**Linda Mendenhall, City Clerk**

A motion to **Approve the December 10, 2025, meeting minutes**, was made by Sanjay Jain and seconded by Sivaraja Pothi; the motion **Passed**.

Ayes: Kelly Knake, Sanjay Jain, Lana Goldberg, Sivaraja Pothi, Malvern Lusky

Absent: Mumtaz Qureshi, Hakim Bouadi, Lisa Morris, Jitesh Chanchani, Ravi Arora

## 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**

James Posey, Deputy Building Official, gave a presentation, made comments, and answered questions from the Commission.

Kelly Knake, Chair, opened the public hearing at 5:37 p.m. No members of the public or property owners addressed the Commission. The public hearing closed at 5:37 p.m.

A motion to **Approve the compliance with the November 12, 2025 Order for the property located at 2627 Ferry Landing**, was made by Lana Goldberg and seconded by Sivaraja Pothi; the motion **Passed**.

Ayes: Kelly Knake, Sanjay Jain, Lana Goldberg, Sivaraja Pothi, Malvern Lusky

Absent: Mumtaz Qureshi, Hakim Bouadi, Lisa Morris, Jitesh Chanchani, Ravi Arora

- 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**

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

Kelly Knake, Chair, opened the public hearing at 5:49 p.m. No members of the public or property owners addressed the Commission. The public hearing closed at 5:49 p.m.

A motion to **Approve the compliance with the November 12, 2025 Order for the property located at 103 St. Marks Street**, was made by Malvern Lusky and seconded by Sivaraja Pothi; the motion **Passed**.

Ayes: Kelly Knake, Sanjay Jain, Lana Goldberg, Sivaraja Pothi, Malvern Lusky

Absent: Mumtaz Qureshi, Hakim Bouadi, Lisa Morris, Jitesh Chanchani, Ravi Arora

## **VI. Adjournment**

A motion to **Adjourn at 5:51 p.m.**, was made by Sivaraja Pothi and seconded by Malvern Lusky; the motion **Passed**.

Ayes: Kelly Knake, Sanjay Jain, Lana Goldberg, Sivaraja Pothi, Malvern Lusky

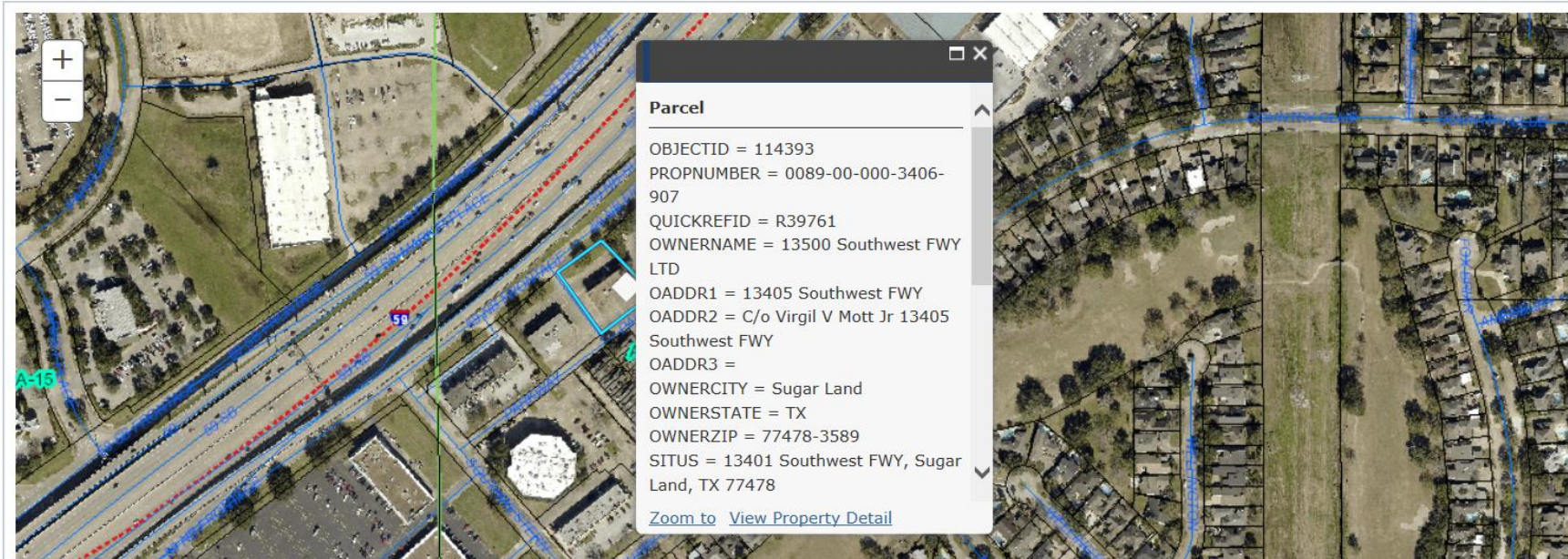
Absent: Mumtaz Qureshi, Hakim Bouadi, Lisa Morris, Jitesh Chanchani, Ravi Arora

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**Linda Mendenhall, City Clerk**



13401 Southwest Fwy



### **13401 Southwest Freeway**

August 23, 2017, a public hearing before the Building Standards Commission was held following complaints of significant water damage and unhealthy conditions.

On December 10, 2018, the property was cleared as a Dangerous Building following major remediation work to remove damaged interior materials. Property remained unoccupied but was allowed to be used as storage.

Between February 2023 and February 2026, various notices of were issued for exterior building and property maintenance issues which were brought into compliance with City codes.

On May 1, 2026, A partial building collapse occurred. Joshua Doyle, Chief Building Official inspected the site and observed the roof structure had collapsed through to the first floor. Contact was made with the property owner who was informed that the property must be secured within 24 hours.

On May 4, 2026, City staff executed a warrant at the property and documented dangerous conditions observed onsite. The collapsed building was partially fenced off and parking lot access was roped off with caution tape.

On May 5, 2026 City staff instructed and issued a notice of violation to the owner onsite to erect fencing to secure the site and block entry at both driveways by May 8, 2026 and provide a plan of action to abate the site issues to City staff by May 11, 2026.

On May 8, 2026 City staff conducted an inspection of the property and observed temporary fencing had been installed around the perimeter of the site.

On May 13, 2026 City staff met with the owner and restated the deadline for complete demolition of the collapsed building is June 13, 2026.

On May 14, 2026 City staff issued a notice of violation to remove trash debris from the site, mow the high grass, and obtain permits to complete demolition of the collapsed building by June 13, 2026.

On May 21, 2026 City staff inspected the site and observed no changes nor activity at the site.

On May 26, 2026 City staff attempted to contact the owner regarding demolition status of the collapsed building.

On May 28, 2026 City staff attempted to contact the owner regarding demolition status of the collapsed building.

On June 1, 2026 City staff attempted to contact the owner regarding continuing collapse and rapid decline of the exposed building.

On June 2, 2026 the owner notified City staff that demolition was to start the week of June 8, 2026.

On June 9, 2026 City staff inspected the site and observed no changes nor activity at the site.

On June 15, 2026, City staff inspected the property and found it to have undergone further deterioration. Staff spoke with the property owner to discuss the ongoing conditions and requirements to secure and bring the property into compliance.

On June 16, 2026, notices of the July 8, 2026 Building Standards Commission public hearing were posted at the site.

On June 17, 2026 City staff inspected the site and observed no changes nor activity at the site.

On June 18, 2026 City staff inspected the site and observed security fencing being installed.

On June 19, 2026 Security fencing enclosing the entire site (both buildings) was installed.

On June 22, 2026 demolition of the structure began.

**Update:** The site has been brought into compliance with City codes. The collapsed structure has been demolished and **no longer presents a danger to the public.**



## **Building Standards Commission Agenda Request** **July 8, 2026**

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**Agenda Request No:** VI.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 on the declaration of the commercial property located at 13405 Southwest Fwy as a public nuisance and dangerous building.

Consideration of and action on the declaration of the commercial property located at 13405 Southwest Fwy as a public nuisance and dangerous building.

**Recommended Action:**

Staff recommends that 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:**

The City of Sugar Land Chief Building Official has determined that the commercial property located at 13405 Southwest Fwy, Sugar Land, Texas 77478 constitutes a public nuisance and a dangerous building as defined under the City's Code of Ordinances. This determination is based on a recent inspection that revealed severe structural damage and hazardous conditions as a result of continual deterioration and decline of the building.

Upon walking the property and assessing the interior, in addition to the exterior conditions of the structure, staff observed the commercial building in a serious state of decay and decline in structural integrity. The building exhibits structural deficiencies similar to its twin building that partially collapsed next door at 13401 Southwest Fwy on May 1, 2026 resulting in complete demolition on June 25, 2026.

As a result of the inspection, City Staff observed that the building frame and interior has

continuously incurred water exposure that continues to penetrate the structure, accelerating the deterioration of structural components which may cause structural collapse. These conditions create a safety hazard and a nuisance to the surrounding neighbors, and emergency personnel who may need to access the structure.

Staff recommends the Building Standards Commission (BSC) hold a Public Hearing followed by Review of and Action on a recommendation to order the property owner, lienholder, or mortgagee to bring the property into compliance with City codes, including, but not limited to, repairing, removing or demolishing the property, and in the event the owner, lienholder or mortgagee fails to comply with the Order, the City may repair, remove, or demolish the property and attach a lien to the property for the expense.

## **Budget**

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**Expenditure Required:** N/A

**Current Budget:** N/A

**Additional Funding:** N/A

**Funding Source:** N/A

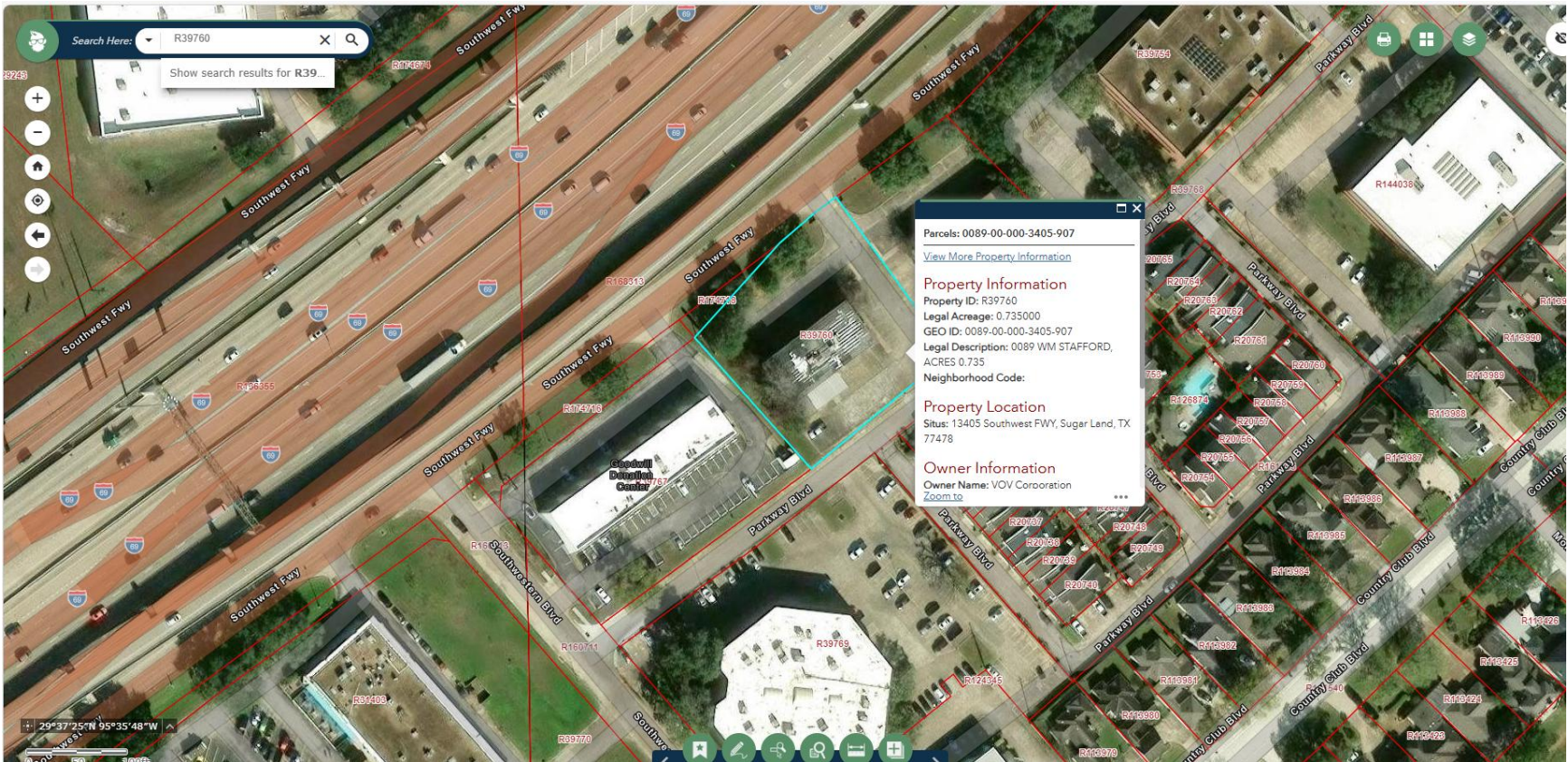
**Account Number (ORG-OBJ-Project):** N/A

## **Attachments**

1. Map - 13405 SW Fwy
2. 13405 Southwest FWY - Recorded Notice of Hearing
3. 1st Public Notice for Publication - 13405 SW Fwy
4. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_FNA 8 - San Antonio - Silicon
5. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_FNA 8
6. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_FNA 2019-1 Michael Martinez
7. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_FNA VI - Austin
8. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_FNA VI - San Antonio - Maribel Martinez
9. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_FNA VI - San Antonio - Michael Martinez
10. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_FNA VI - San Antonio
11. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_FNA VI - Silicon
12. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_Home Tax Solutions LLC
13. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_Hunter Kelsey III LLC dba Propel Tax - Houston
14. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_NationsBank

15. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_Propel Financial Services - Denisse Sanchez
16. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_Propel Financial Services - Margaret Gillespie
17. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_Propel Financial Services - San Antonio - Silicon Dr
18. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_Propel Financial Services - San Antonio
19. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_Propel Tax - Silicon Dr
20. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_Propel Tax
21. 1st BSC Hearing Notice - 13405 SW Fwy - (Owner)(v1)\_TD - Virgil
22. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_FNA 8 - Austin - Michael Matinez
23. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_FNA 8 - San Antonio - Christina Carney
24. 1st BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)\_TD\_FNA 8 - San Antonio - Michael Martinez
25. Cypress Structural Engineering
26. BSC Timeline - Jun 2026 - 13405 SW Fwy

# 13405 Southwest Fwy





**NOTICE OF BUILDING STANDARDS COMMISSION HEARING**

Property Owner: VOV Corporation  
 51 Benwood Dr  
 Sugar Land, TX 77478-3701

Property Site Address: 13405 Southwest FWY  
 Sugar Land, Texas 77478

Legal Description: 0089 WM Stafford, Acres 0.735

The City of Sugar Land ("City") Building Official has deemed the commercial property located at 13405 Southwest Fwy, Sugar Land, Texas 77478 a public nuisance and a dangerous building under the City's Code of Ordinances, Chapter 3, Article XII, Sec. 3-190. The property is in violation of Sections 302.1, 302.4, 302.7, 304.1, 304.1.1, 304.4, 304.5, 304.6, 304.7, and 304.9 of the 2024 International Property Maintenance Code. The City recommends the property be secured, repaired, or demolished in order to comply with the terms of Article XII – Dangerous Building.

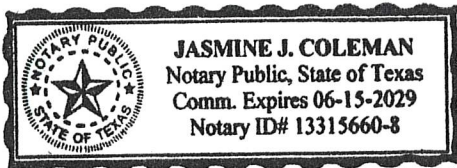
A hearing of the Building Standards Commission has been scheduled for July 8, 2026 at 5:30 p.m. at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479. The owner, lienholder, or mortgagee will be required to submit written proof at the hearing of the scope of any work that may be required to comply with the City's Code of Ordinances, Chapter 3, Article XII – Dangerous Buildings and the time it will reasonably take to perform the work. The Building Standards Commission will review all information concerning the property and make a final determination regarding the actions to be taken at the property. The City may perform the work required to abate the violation if the owner fails to do so and the City will place a lien on the property to recover all costs associated with the work.

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

Linda Mendenhall  
 City Secretary

**State of Texas**  
**County of Fort Bend**

Sworn to and subscribed before me on the 18<sup>th</sup> day of June, 2026 by Linda Mendenhall.



Notary Public Signature

RETURNED AT COUNTER TO:

City of Sugar Land - Monique Humberg  
2700 Town Center Blvd North  
Sugar Land, Tx 77479

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

June 18, 2026 09:34:35 AM

FEE: \$15.00 BR1

2026062237





**NOTICE OF BUILDING STANDARDS COMMISSION HEARING.** The City of Sugar Land (“City”) Building Official has deemed the commercial property located at 13405 Southwest Fwy, Sugar Land, Texas 77478 a public nuisance and a dangerous building under the City’s Code of Ordinances, Chapter 3, Article XII, Sec. 3-190. The property is in violation of Sections 302.1, 302.4, 302.7, 304.1, 304.1.1, 304.4, 304.5, 304.6, 304.7, and 304.9 of the 2024 International Property Maintenance Code. The City recommends the property be secured, repaired, or demolished in order to comply with the terms of Article XII – Dangerous Building.

A hearing of the Building Standards Commission has been scheduled for July 8, 2026 at 5:30 p.m. at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479. The owner, lienholder, or mortgagee will be required to submit written proof at the hearing of the scope of any work that may be required to comply with the City’s Code of Ordinances, Chapter 3, Article XII – Dangerous Buildings and the time it will reasonably take to perform the work. The Building Standards Commission will review all information concerning the property and make a final determination regarding the actions to be taken at the property. The City may perform the work required to abate the violation if the owner fails to do so and the City will place a lien on the property to recover all costs associated with the work.

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



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

June 15, 2026

FNA 8 LLC  
12672 Silicon Dr, Ste 150  
San Antonio, TX 78249

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2370 / #9590-9401-0023-5205-3327-34**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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

A hearing of the Building Standards Commission has been scheduled for **July 8, 2026 at 5:30 PM** at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479. During the hearing, the owner, lienholder or mortgagee must submit written proof of the scope of any work that may be required to bring the property into compliance and the time it will reasonably take to perform the work. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

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

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

Respectfully,

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

Joshua Doyle, CBO  
Building Official

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



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

June 15, 2026

FNA 8, LLC  
PO Box 100350  
San Antonio, TX 78201

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**

**Legal Description: 0089 WM Stafford, Acres 0.735**

**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2363 / #9590-9401-0023-5205-3327-27**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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

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

Respectfully,

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**

June 15, 2026

FNA 2019-1, LLC  
C/O Michael Martinez, Authorized Representative  
7200 N. Mopac Expressway  
Austin, TX 78731

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7019-1640-0000-6318-4989 / #9590-9401-0023-5205-3326-35**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land (“City”) found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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

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

Respectfully,

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

June 15, 2026

FNA VI, LLC  
7200 N. Mopac Expressway, Ste 120  
Austin, TX 78731

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**

**Legal Description: 0089 WM Stafford, Acres 0.735**

**Method of delivery: Posted onsite, Regular & Certified Mail # 7019-1640-0000-6318-5016 / #9590-9401-0023-5205-3326-66**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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

A hearing of the Building Standards Commission has been scheduled for **July 8, 2026 at 5:30 PM** at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479. During the hearing, the owner, lienholder or mortgagee must submit written proof of the scope of any work that may be required to bring the property into compliance and the time it will reasonably take to perform the work. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

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

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

Respectfully,

A handwritten signature in 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**

June 15, 2026

FNA VI LLC  
C/O Maribel Martinez, Authorized Representative  
PO Box 100350  
San Antonio, TX 78201

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2332 / #9590-9401-0023-5205-3326-97**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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Respectfully,

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**

June 15, 2026

FNA VI LLC  
C/O Michael Martinez, Authorized Representative  
PO Box 100350  
San Antonio, TX 78201

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2325 / #9590-9401-0023-5205-3326-80**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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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

June 15, 2026

FNA VI LLC  
PO Box 100350  
San Antonio, TX 78201

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**

**Legal Description: 0089 WM Stafford, Acres 0.735**

**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2318 / #9590-9401-0023-5205-3326-73**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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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**

June 15, 2026

FNA VI LLC  
12672 Silicon Dr, Ste 150  
San Antonio, TX 78249

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2387 / #9590-9401-0023-5205-3327-41**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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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**

June 15, 2026

Home Tax Solutions, LLC  
C/O Trey Rome, President  
4849 Greenville Ave, Tower Two, Ste 1620  
Dallas, TX 75206

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7019-1640-0000-6318-4996 / #9590-9401-0023-5205-3326-42**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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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

June 15, 2026

Hunter Kelsey III, LLC, dba Propel Tax  
7200 N. Mopac Expressway  
Austin, TX 78731

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**

**Legal Description: 0089 WM Stafford, Acres 0.735**

**Method of delivery: Posted onsite, Regular & Certified Mail # 7019-1640-0000-6318-4972 / #9590-9401-0023-5205-3326-28**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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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**

June 15, 2026

NationsBank Of Texas, N.A.  
C/O Professional & Executive Banking  
P.O. Box 2518  
Houston, Texas 77252-2518

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7019-1640-0000-6318-4965 / #9590-9402-3460-7275-4032-43**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land (“City”) found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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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**

June 15, 2026

Propel Financial Services, LLC  
C/O Denisse Sanchez, Authorized Representative  
PO Box 100350  
San Antonio, TX 78201

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2431 / #9590-9401-0023-5205-3327-96**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land (“City”) found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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Respectfully,

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**

June 15, 2026

Propel Financial Services, LLC  
C/O Margaret Gillespie, Authorized Representative  
PO Box 100350  
San Antonio, TX 78201

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2424 / #9590-9401-0023-5205-3327-89**

Dear Sir/Madam:

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Respectfully,

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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**

June 15, 2026

Propel Financial Services, LLC  
12672 Silicon Dr, Ste 150  
San Antonio, TX 78249

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2394 / #9590-9401-0023-5205-3327-58**

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Joshua Doyle, CBO  
Building Official

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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**

June 15, 2026

Propel Financial Services, LLC  
PO Box 100350  
San Antonio, TX 78201

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2400 / #9590-9401-0023-5205-3327-65**

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Joshua Doyle, CBO  
Building Official

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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**

June 15, 2026

Propel Tax  
12672 Silicon Dr, Ste 150  
San Antonio, TX 78249

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2417 / #9590-9401-0023-5205-3327-72**

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Respectfully,

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**

June 15, 2026

Propel Tax  
PO Box 100350  
San Antonio, TX 78201

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**

**Legal Description: 0089 WM Stafford, Acres 0.735**

**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2448 / #9590-9401-0023-5205-3328-02**

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You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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Respectfully,

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

Joshua Doyle, CBO  
Building Official

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



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

June 15, 2026

VOV Corporation  
C/O Virgil Mott Jr., Registered Agent  
51 Bendwood Dr.  
Sugar Land, TX 77478-3701

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Emailed, Posted onsite, Regular & Certified Mail # 7019-1640-0000-6318-4910 / #9590-9402-1740-6074-0550-58**

Dear Sir:

During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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

A hearing of the Building Standards Commission has been scheduled for **July 8, 2026 at 5:30 PM** at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479. During the hearing, the owner, lienholder or mortgagee must submit written proof of the scope of any work that may be required to bring the property into compliance and the time it will reasonably take to perform the work. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

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

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

Respectfully,

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

Joshua Doyle, CBO  
Building Official

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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**

June 15, 2026

FNA 8, LLC  
C/O Michael Martinez, Authorized Representative  
7200 N. Mopac Expressway, Ste 120  
Austin, TX 78731

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7019-1640-0000-6318-5009 / #9590-9401-0023-5205-3326-59**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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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**

June 15, 2026

FNA 8, LLC  
C/O Christina Carney, Authorized Representative  
PO Box 100350  
San Antonio, TX 78201

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2356 / #9590-9401-0023-5205-3327-10**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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Respectfully,

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**

June 15, 2026

FNA 8, LLC  
C/O Michael Martinez, Authorized Representative  
PO Box 100350  
San Antonio, TX 78201

**Property Address: 13405 Southwest Fwy / Parcel Number: 0089-00-000-3405-907**  
**Legal Description: 0089 WM Stafford, Acres 0.735**  
**Method of delivery: Posted onsite, Regular & Certified Mail # 7021-0950-0000-3030-2349 / #9590-9401-0023-5205-3327-03**

Dear Sir/Madam:

You have been identified as a possible lienholder for this property. During an inspection of the property, the City of Sugar Land ("City") found an unsafe structure and several life-safety violations including, but not limited to, unsanitary conditions, high grass/weeds, deterioration and damage of the exterior of the structure and its structural members, foundation walls, exterior walls, and accessory structure. Due to the conditions, the City deemed the structure at 13405 Southwest Fwy, a Dangerous Building per Chapter 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

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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



June 2, 2026

Attn: VOV Corporation  
13405 Southwest Freeway  
Sugar Land, TX 77478

**Re: Structural Assessment Report – Water Damage at 13405 Southwest Freeway, Sugar Land, Texas  
Permit Requirement for Clean-up and Repair Authorization**

Dear Property Owner,

This letter summarizes the structural engineering assessment conducted to evaluate water damage and satisfy the City of Sugar Land's requirements prior to cleanup and repair.

**Observed Conditions:**

- **Roof System (Suite 200 – right side):** Roof decking is saturated and softened and must be removed and replaced where required. The supporting wood I-joists show moisture-related degradation but do not require full replacement at this time.
- **Second Floor:** Floor decking in the hallway and the second office is saturated and requires complete removal and replacement. The existing floor joists remain structurally adequate for cleanup and repair loads.
- **Interior Load-Bearing Wall:** Water intrusion has rotted the studs and bottom plate of a second-floor interior load-bearing hallway wall, resulting in a loss of structural capacity that requires reinforcement before work on the roof should take place.

**Repair Recommendations and Sequencing:**

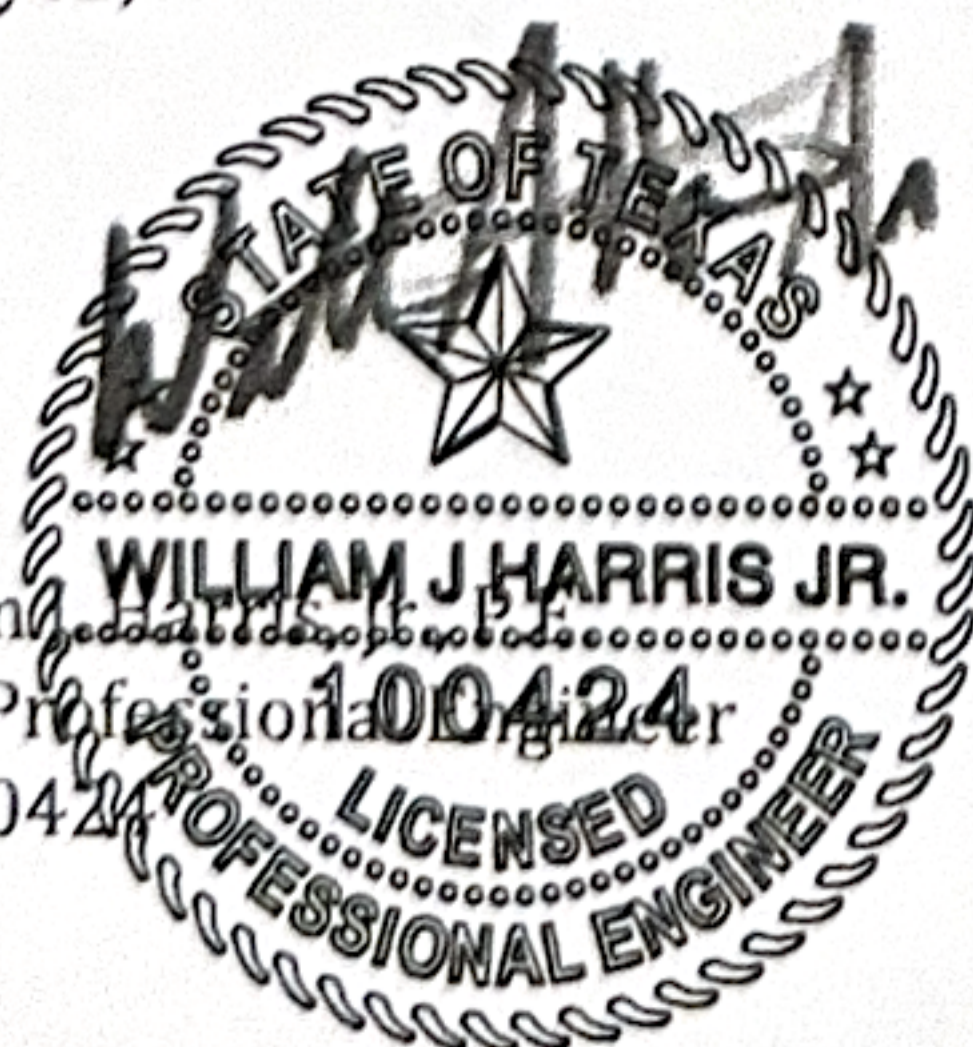
1. Install temporary shoring/support walls on both sides of the compromised interior load-bearing hallway wall. These supports must extend continuously from the concrete foundation to the roof structure.
2. Once the temporary shoring is properly installed and braced, proceed with cleanup and permanent repairs.

The area to the left of the main entryway is safe for immediate debris removal and cleanup. The area to the right of the main entryway requires the installation of the temporary shoring described above before extensive removal of damaged materials. No immediate risk of collapse exists if the temporary supports are installed prior to significant demolition.

Please contact me if you have any questions.

Thank you,

William J. Harris Jr.  
Texas Professional Engineer  
No. 100424



### **13405 Southwest Freeway**

On February 18, 2026, City staff issued a notice of violation for exterior walls with an initial compliance period of 30 days. The notice was hand delivered to the owner at his residence.

On April 30, 2026, City staff inspected the site and observed no changes nor activity at the site. Staff attempted to meet with the owner. In his absence, staff met with his wife to discuss the status of applying for a permit to complete the repairs necessary to bring the building into compliance. A permit was obtained later that day for siding and soffit.

On May 1, 2026, City staff was informed of a partial building collapse of the twin building located on the property site at 13401 at FWY. While onsite, Joshua Doyle, the Building Official conducted an inspection of 13405 SW FWY and observed exterior structural failures similar to that of the collapsed building. Those structural failures included severe cracking and separation of the brick façade, lack of roof drainage, deteriorating roof flashing and eaves, and a collapsed metal canopy located at the rear of the building. Due to the visual condition of the building's exterior wall/structural failures, the permit for siding and soffit was revoked. A notice of violation was issued to the owner to secure the site with fencing surrounding both structures within 24hrs.

On May 4, 2026, City staff executed a warrant at the property and documented dangerous conditions at the property.

On May 5, 2026 The owner allowed City staff to inspect the interior of the building. Staff documented extreme water damage and unsafe conditions throughout the building with the most severe structural hazards encompassing the entire second floor. Due to the unsafe and unstable structural conditions, City Staff were instructed to vacate the building by the Fire Marshall. A notice of violation was issued onsite to the owner to erect fencing to secure the site and block entry at both driveways by May 8, 2026 and provide a plan of action to abate the site issues at the property by May 11, 2026.

On May 8, 2026 City staff conducted an inspection of the property and observed temporary fencing had been installed around the perimeter of the site.

On May 13, 2026 City staff met with the owner and restated the deadline for complete demolition of the collapsed building is June 13, 2026.

On May 14, 2026 City staff conducted an inspection of the site and issued a notice of violation to the owner to remove trash debris from the site and mow the high grass/excess vegetation by May 25; and submit an engineer's report to include prescriptive repairs and obtain permits to complete repairs to the building exterior and collapsed carport by June 13, 2026.

City staff also met with the owner to obtain an update on his plan of action for bringing the structure into compliance. The owner was instructed (1) that the site was to remain vacant until a structural engineering report, identifying prescriptive repairs was submitted to and approved by the City, (2) to have the collapsed carport (at the rear of the building), and (3) maintain the exterior of the property by mowing, removing excessive/overgrown vegetation, debris, and trash from the property by June 13.

On May 21, 2026 City staff inspected the site and observed no changes nor activity at the site.

On May 22, 2026 City staff inspected the site and observed no changes nor activity at the site to abate the excessive weed/plant growth and high grass. A final notice of violation was issued with a compliance deadline of June 2, 2026.

On May 26, 2026 City staff attempted to contact the owner regarding demolition status of the collapsed building.

On May 28, 2026 City staff attempted to contact the owner regarding demolition status of the collapsed building.

On June 1, 2026 City staff attempted to contact the owner regarding the continuing collapse of the building.

On June 2, 2026 the owner notified City staff that demolition was to start the week of June 8, 2026.

On June 4, 2026 City staff inspected the site and observed no changes nor activity at the site.

On June 5, 2026 a final notice of violation was issued to the owner to remove excessive vegetation and debris from the site by June 12, 2026.

On June 9, 2026 City staff inspected the site and observed no changes nor activity at the site.

On June 15, 2026, City staff inspected the property and found it to have undergone further deterioration. Staff spoke with the property representative, Virgil Mott, to discuss the ongoing conditions and requirements to secure and bring the property into compliance. A follow-up email was also sent to property representative outlining the requirements.

On June 16, 2026, City staff observed an individual installing t-posts and orange security netting. The individual departed before staff could make contact. Staff informed the property owner via email that the City would take action to secure the property if he failed to do so within 24 hours. Notices of the July 8, 2026 Building Standards Commission public hearing were posted at the site.

On June 17, 2026 City staff inspected the site and observed no changes nor activity at the site.

On June 18, 2026 City staff inspected the site and observed security fencing being installed.

On June 19, 2026 the owner emailed staff that security fencing enclosing the entire site (both buildings) was fully installed.

On June 22, 2026 City staff inspected the site and observed no changes nor activity at the site.

On June 23, 2026 City staff met with the owner to provide direction on the scheduled July 8, BSC meeting and review additional engineering/prescriptive work details required to be submitted as part of his plan of action to remodel options and permit processes.