



City of Sugar Land

Building Standards Commission Agenda

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

Wednesday, September 9, 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/8QSA1_7OXBk?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 Clerk (281) 275-2730.

IV. Minutes

A. MINUTES

Consideration of and action on the approval of the minutes of the July 8, 2026, 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 13405 Southwest Fwy, Sugar Land, Texas 77478, to determine compliance with the July 8, 2026 Order requiring the structure to be repaired by August 10, 2026 or demolished by September 1, 2026. 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 July 8, 2026 Order for the property located at 13405 Southwest Fwy, Sugar Land, Texas 77478. 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 Clerk, (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 2nd day of September 2026 at 12:00 P.M.



Building Standards Commission Agenda Request

September 9, 2026

Agenda Request No: IV.A.

Agenda of: Building Standards Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:

MINUTES

Consideration of and action on the approval of the minutes of the July 8, 2026, meeting.

Recommended Action:

Consideration of and action on the approval of the minutes of the July 8, 2026 meeting.

Executive Summary:

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

Account Number (ORG-OBJ-Project): n/a

Attachments

1. 7.8.26 Building Standards Commission Meeting Minutes



City of Sugar Land

Building Standards Commission Minutes

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

Wednesday, July 8, 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/qXRHijlYoK0?feature=share>.

II. Call to Order

QUORUM PRESENT

Kelly Knake, Sanjay Jain, Lana Goldberg, Malvern Lusky, Mumtaz Qureshi, Hakim Bouadi, Ravi Arora, and Jitesh Chanchani were present. Sivaraja Pothe was absent.

III. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board, and/or Commission in person 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.

No members of the public addressed the Commission.

IV. Minutes

A. MINUTES

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

Linda Mendenhall, City Clerk

A motion to **Approve the January 14, 2026 meeting minutes**, was made by Sanjay Jain and seconded by Mumtaz Qureshi; the motion **Passed**.

Ayes: Kelly Knake, Sanjay Jain, Lana Goldberg, Malvern Lusky, Mumtaz Qureshi, Hakim Bouadi, Jitesh Chanchani, Ravi Arora

Absent: Sivaraja Pothe, Lisa Morris

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

Ornita Green, Code Compliance Manager, gave a presentation, made comments, and answered questions from the Commission.

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

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

Kelly Knake, Chair, opened the public hearing at 5:49 p.m. Virgil Mott addressed the Commission regarding agenda item VI. A. The public hearing was closed at 5:51 p.m.

A motion to **Approve the declaration of 13405 Southwest Fwy, as a public nuisance and dangerous building**, was made by Malvern Lusky and seconded by Lana Goldberg; the motion **Passed**.

Ayes: Kelly Knake, Sanjay Jain, Lana Goldberg, Malvern Lusky, Mumtaz Qureshi, Hakim Bouadi, Jitesh Chanchani, Ravi Arora

Absent: Sivaraja Pothi, Lisa Morris

VII. Adjournment

A motion to **Adjourn at 6:02 p.m.**, was made by Lana Goldberg and seconded by Sanjay Jain; the motion **Passed**.

Ayes: Kelly Knake, Sanjay Jain, Lana Goldberg, Malvern Lusky, Mumtaz Qureshi, Hakim Bouadi, Jitesh Chanchani

Absent: Sivaraja Pothi, Lisa Morris

Linda Mendenhall, City Clerk





Building Standards Commission Agenda Request

September 9, 2026

Agenda Request No: V.A.

Agenda of: Building Standards Commission Meeting

Initiated by: Ornita Green, Code Compliance Manager

Presented by: Joshua Doyle, Chief Building Official

Responsible Department: Planning and Development Services

Agenda Caption:

PUBLIC HEARING 5:30 P.M.: Receive and hear all persons desiring to be heard regarding the property located at 13405 Southwest Fwy, Sugar Land, Texas 77478, to determine compliance with the July 8, 2026 Order requiring the structure to be repaired by August 10, 2026 or demolished by September 1, 2026. 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 July 8, 2026 Order for the property located at 13405 Southwest Fwy, Sugar Land, Texas 77478. 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 July 8, 2026, the Building Standards Commission conducted a public hearing regarding the structure located at 13405 Southwest Fwy, Sugar Land, Texas 77478, 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 August 10, 2026 or demolish the structure by September 1, 2026 if it is not feasible to repair. 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 July 8, 2026.

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

Budget

Expenditure Required: NA

Current Budget: NA

Additional Funding: NA

Funding Source: NA

Account Number (ORG-OBJ-Project): NA

Attachments

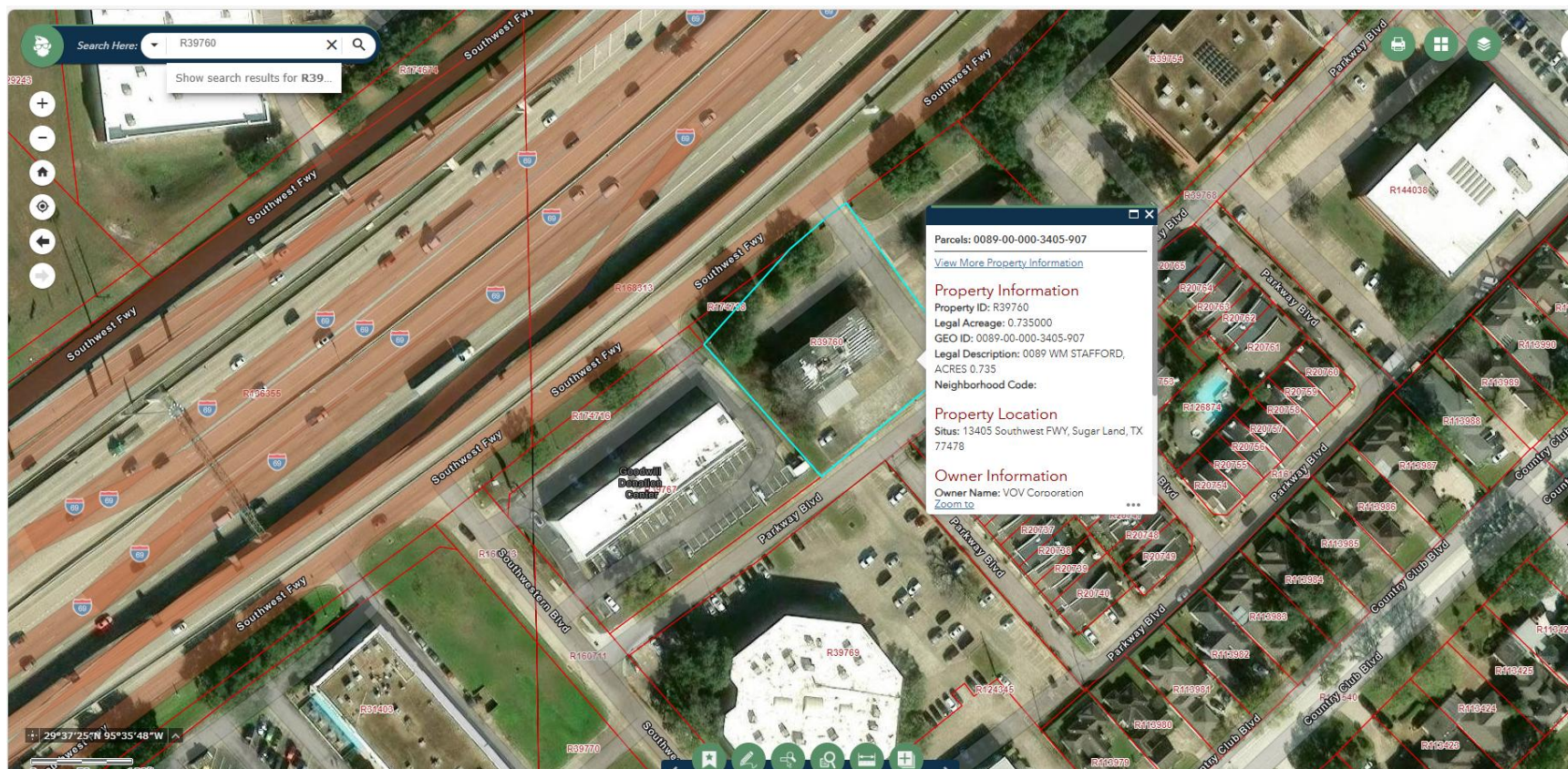
1. Map - 13405 SW Fwy
2. 1st BSC Final Order - 13405 Southwest FWY - Recorded
3. 1st BSC Final Order Notice - 13405 SW Fwy - Newspaper_TD_rev 081525
4. 1st BSC Final Order Notice - 13405 SW Fwy - (Owner)(v1)_TD - Virgil
5. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 8 - Austin - Michael Martinez
6. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 8 - San Antonio - Christina Carney
7. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 8 - San Antonio - Michael Martinez
8. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 8 - San Antonio - Silicon
9. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 8
10. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 2019-1 Michael Martinez
11. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA VI - Austin
12. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA VI - San Antonio - Maribel Martinez
13. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA VI - San Antonio - Michael Martinez
14. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA VI - San Antonio
15. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA VI - Silicon
16. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Home Tax Solutions

LLC

17. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Hunter Kelsey III LLC dba Propel Tax - Houston
18. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_NationsBank
19. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Financial Services - Denisse Sanchez
20. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Financial Services - Margaret Gillespie
21. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Financial Services - San Antonio - Silicon Dr
22. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Financial Services - San Antonio
23. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Tax - Silicon Dr
24. 1st BSC Final Order Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Tax
25. 2nd BSC Public Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Tax - Silicon Dr
26. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 8 - Austin - Michael Martinez
27. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 8 - San Antonio - Christina Carney
28. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 8 - San Antonio - Michael Martinez
29. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 8 - San Antonio - Silicon
30. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 8
31. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA 2019-1 Michael Martinez
32. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA VI - Austin
33. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA VI - San Antonio - Maribel Martinez
34. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA VI - San Antonio - Michael Martinez
35. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA VI - San Antonio
36. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_FNA VI - Silicon
37. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Home Tax Solutions LLC
38. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Hunter Kelsey III LLC dba Propel Tax - Houston
39. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_NationsBank
40. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Financial Services - Denisse Sanchez
41. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Financial Services - Margaret Gillespie

42. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Financial Services - San Antonio - Silicon Dr
43. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Financial Services - San Antonio
44. 2nd BSC Hearing Notice - 13405 SW Fwy - (Lienholder)(v1)_TD_Propel Tax
45. 2nd BSC Hearing Notice - 13405 SW Fwy - (Owner)(v1)_TD - Virgil
46. BSC Timeline - Jun 2026 - 13405 SW Fwy

13405 Southwest Fwy





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

BE IT REMEMBERED THAT ON July 8, 2026, the City of Sugar Land's Building and Standards Commission conducted a public hearing regarding the structure located at 13405 Southwest Freeway, Sugar Land, Texas 77478, legal description 0089 WM Stafford, Acres 0.735.

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

 a safe structure.

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

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

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

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

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

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

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

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

_____ vacate the structure within _____ days.

_____ secure the structure from unauthorized entry within 30 days.

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

 x demolish/remove or repair [*circle one*] the structure within 30 days, in accordance with the schedule below:

<u>Deadline</u>	<u>Task</u>
-----------------	-------------

August 10, 2026	– To complete repairs and building officials may extend the deadline provided that the owner show progress.
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September 1, 2026-	demolish property if not feasible to repair
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_____ appear before the Commission for a compliance hearing to be held on _____ 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 8th day of July, 2026.



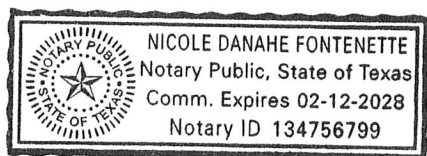
Kelly Knake, Chairperson

State of Texas
County of Fort Bend

Sworn to and subscribed before me on the 8th day of July, 2026, by Kelly Knake, Chairperson.



Notary Public Signature



RETURNED AT COUNTER TO:

Monique Blumenberg
2700 Town Square Blvd North
Sugar Land Tx 77479

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

July 13, 2026 11:22:19 AM

FEE: \$19.00 SH1

2026071725





NOTICE OF BUILDING STANDARDS COMMISSION FINDINGS AND ORDER FOR 13405 Southwest Fwy

The City of Sugar Land Building Standards Commission conducted a public hearing on July 8, 2026, at 5:30 p.m. at Sugar Land City Hall, 2700 Town Center Blvd. N., Sugar Land, Texas 77479 and has deemed the commercial property located at 13405 Southwest Fwy, Sugar Land, Texas 77478, 0089 WM Stafford, Acres 0.735, 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, 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 August 10, 2026 and the Building Official may extend the deadline if substantial progress has made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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 Hearing

July 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 # 7021-0950-0000-3030-2462 / #9590-9401-0023-5205-3328-26

Dear Sir:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial 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 blue 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 Hearing

July 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 # 7021-0950-0000-3030-2455 / #9590-9401-0023-5205-3328-19

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



CITY OF SUGAR LAND
Notice of Building Standards Commission Hearing

July 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 # 7021-0950-0000-3030-2479 / #9590-9401-0023-5205-3328-33

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial 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 dark ink, appearing to read "Ornita Green", with a long, sweeping horizontal line extending to the right.

Ornita Green
Code Compliance Manager



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

July 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 # 7021-0950-0000-3030-2486 / #9590-9401-0023-5205-3328-40

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial 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 Hearing

July 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 # 7021-0950-0000-3030-2493 / #9590-9401-0023-5205-3328-57

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial 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 blue 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 Hearing

July 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 # 7021-0950-0000-3030-2509 / #9590-9401-0023-5205-3328-64

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



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

July 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 # 7021-0950-0000-3030-5012 / #9590-9401-0023-5205-3328-71

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial 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 dark ink, appearing to read "Ornita Green", with a long, sweeping horizontal line extending to the right.

Ornita Green
Code Compliance Manager



CITY OF SUGAR LAND

Notice of Building Standards Commission's Findings and Order

July 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 # 7021-0950-0000-3030-1632 / #9590-9401-0023-5205-3328-88

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



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

July 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 # 7021-0950-0000-3030-1649 / #9590-9401-0023-5205-3328-95

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



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

July 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 # 7021-0950-0000-3030-1656 / #9590-9401-0023-5205-3329-01

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial 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

July 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 # 7021-0950-0000-3029-8789 / #9590-9401-0023-5205-3329-18

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



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

July 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 # 7021-0950-0000-3029-8796 / #9590-9401-0023-5205-3329-25

Dear Sir/Madam:

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



CITY OF SUGAR LAND

Notice of Building Standards Commission's Findings and Order

July 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 # 7017-1450-0001-7394-5020 / #9590-9401-0023-5205-3329-32

Dear Sir/Madam:

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



CITY OF SUGAR LAND

Notice of Building Standards Commission's Findings and Order

July 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 # 7017-1450-0000-7394-5037 / #9590-9401-0023-5205-3329-49

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



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

July 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 # 7017-1450-0000-7394-5044 / #9590-9401-0023-5205-3329-56

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



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

July 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 # 7017-1450-0000-7394-5051 / #9590-9401-0023-5205-3329-63

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



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

July 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 # 7017-1450-0001-7394-5068 / #9590-9401-0023-5205-3329-70

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial 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 blue 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

July 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 # 7017-1450-0000-7394-5075 / #9590-9401-0023-5205-3329-87

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



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

July 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 # 7017-1450-0000-7394-5082 / #9590-9401-0023-5205-3329-94

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial 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, sweeping horizontal line extending to the right.

Ornita Green
Code Compliance Manager



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

July 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 # 7017-1450-0000-7394-5099 / #9590-9401-0023-5205-3330-07

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial structure to be an unsafe/dangerous structure based on the standards set forth in Section 3-190(a) of the City's Code of Ordinances.

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

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

Regards,

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Ornita Green
Code Compliance Manager



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

July 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 # 7017-1450-0000-7394-5105 / #9590-9401-0023-5205-3330-14

Dear Sir/Madam:

A public hearing of the Building Standards Commission (BSC) was held on July 8, 2026. During that hearing, the BSC found the commercial 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 dark ink, appearing to read "Ornita Green", with a long, sweeping horizontal line extending to the right.

Ornita Green
Code Compliance Manager



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5235 / #9590-9401-0023-5205-3323-21

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

A BSC compliance hearing has been scheduled for **September 9, 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 July 8, 2026. During the hearing, the owner, lienholder or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

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

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

Respectfully,

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

Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5181 / #9590-9401-0023-5205-3323-83

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

A BSC compliance hearing has been scheduled for **September 9, 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 July 8, 2026. During the hearing, the owner, lienholder or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

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

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

Respectfully,

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

Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5198 / #9590-9401-0023-5205-3323-76

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

A BSC compliance hearing has been scheduled for **September 9, 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 July 8, 2026. During the hearing, the owner, lienholder or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

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

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

Respectfully,

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

Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND
Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5174 / #9590-9401-0023-5205-3323-90

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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

Respectfully,

Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5211 / #9590-9401-0023-5205-3323-52

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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

Respectfully,

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

Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5204 / #9590-9401-0023-5205-3323-69

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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Respectfully,

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Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5228 / #9590-9401-0023-5205-3323-45

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

A BSC compliance hearing has been scheduled for **September 9, 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 July 8, 2026. During the hearing, the owner, lienholder or mortgagee must submit proof of the scope of work completed to bring the property into compliance with the Order. The Building Standards Commission will review all information concerning the property and make a final determination regarding actions to be taken at the property.

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

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

Respectfully,

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

Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5167 / #9590-9401-0023-5205-3324-06

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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Respectfully,

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Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5143 / #9590-9401-0023-5205-3324-20

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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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

August 5, 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 # 7017-1450-0001-7394-5136 / #9590-9401-0023-5205-3324-37

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5129 / #9590-9401-0023-5205-3324-44

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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Respectfully,

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Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5150 / #9590-9401-0023-5205-3324-13

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5310 / #9590-9401-0023-5205-3330-21

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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Respectfully,

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Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5297 / #9590-9401-0023-5205-3322-39

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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Respectfully,

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Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5303 / #9590-9401-0023-5205-3324-82

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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Respectfully,

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Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5280 / #9590-9401-0023-5205-3323-77

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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Respectfully,

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Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5273 / #9590-9401-0023-5205-3322-84

Dear Sir/Madam:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

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Respectfully,

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Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5242 / #9590-9401-0023-5205-3323-14

Dear Sir/Madam:

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Respectfully,

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Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5266 / #9590-9401-0023-5205-3322-91

Dear Sir/Madam:

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Respectfully,

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Joshua Doyle, CBO
Building Official

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5259 / #9590-9401-0023-5205-3323-07

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.

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



CITY OF SUGAR LAND

Notice of Building Standards Commission Hearing

August 5, 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 # 7017-1450-0001-7394-5112 / #9590-9401-0023-5205-3324-51

Dear Sir:

On July 8, 2026, the Building Standards Commission (BSC) deemed the commercial property 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 BSC ordered the owner, lienholder or mortgagee to repair the structure by August 10, 2026, and the Building Official may extend the deadline if substantial progress has been made; or demolish the structure by September 1, 2026 if it is not feasible to repair.

A BSC compliance hearing has been scheduled for **September 9, 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 July 8, 2026. 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

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 Marshal. 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. Notice of the Building Standard Commission's July 8, 2026 public hearing was mailed (regular and certified return receipt) to the property owner and identified lienholders.

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 and emailed to the owner.

On June 17, 2026 City staff inspected the site and observed no changes nor activity at the site. Staff met with the owner at the property to discuss requirements of erecting security fencing around the entire perimeter of the site to by June 19, 2026. Notice of the Building Standard Commission's July 8, 2026 public hearing was published in the newspaper.

On June 18, 2026 City staff received the owner's engineering report. Staff inspected the site and observed security fencing being installed. Staff provided a written summary of conditions, current status of property violations, and next steps to the owner (via email). Notice of the Building Standard Commission's July 8, 2026 public hearing was recorded with the county.

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.

On July 8, 2026 The Building Standards Commission held a public hearing and deemed the commercial structure a public nuisance and a dangerous building and issued an Order for the owner to repair the property by August 10, 2026 or demolish it by September 1, 2026, if not feasible to repair.

On July 13, 2026 The Commission's July 8, 2026 Order was recorded with the county.

On July 15, 2026 The Commission's July 8, 2026 Order was mailed to the owner and lienholders.

On July 16, 2026 The Commission's July 8, 2026 Order was posted at the subject property and emailed to the owner.

On July 21, 2026 The Building Official emailed the property owner requesting a compliance update in adherence to the July 8, 2026 Order. Staff received no communication from the owner.

On July 22, 2026 The Commission's July 8, 2026 Order was published in the local newspaper.

On July 23, 2026 The Building Official emailed the property owner requesting a compliance update in adherence to the July 8, 2026 Order. Staff received no communication from the owner.

On July 30, 2026 The Building Official emailed the property owner requesting a compliance update in adherence to the July 8, 2026 Order. Staff received no communication from the owner.

On August 5, 2026 Notice of the Building Standard Commission's September 9, 2026 public hearing was posted at the subject property and mailed (regular and certified return receipt) to the property owner and identified lienholders. The documents were also emailed to the property owner.

On August 19, 2026 Notice of the Building Standard Commission's September 9, 2026 public hearing was published in the newspaper.

On August 28, 2026 The Building Official emailed the property owner requesting a compliance update in adherence to the July 8, 2026 Order and provided notice of the planned execution of a warrant to access and inspect the property.

On August 31, 2026 The property owner contacted the Building Official and agreed to meet Staff at the property at 2:00pm on Tuesday, September 1, 2026 to grant access to conduct an interior and exterior inspection of the structure and property.