

AGENDA

**CITY OF DICKINSON, TEXAS
BUILDING STANDARDS COMMISSION
REGULAR MEETING
Wednesday, May 14, 2008
6:30 p.m.**

NOTICE is hereby given of a regular meeting of the Building Standards Commission of the City of Dickinson, Texas, to be held **WEDNESDAY, MAY 14, 2008, at 6:30 p.m.**, in the Council Chambers at City Hall, 1621 FM 517 East, for the purpose of considering the following:

ITEM 1) CALL TO ORDER

Roll Call of Members
Invocation
Pledge of Allegiance

ITEM 2) CONSIDERATION AND POSSIBLE ACTION CONCERNING:
Approval of Minutes for:

April 11, 2007 Meeting
June 13, 2007 Meeting
April 9, 2008 Meeting

ITEM 3) PUBLIC COMMENT

NEW BUSINESS

ITEM 4) PUBLIC HEARING – To obtain public input to consider an appeal and determine whether the building should be demolished or repaired in accordance with the notice and order of the Building Official. This request is for property located at **2909 FM 517 E**, Abstract 19 Page 10 Part of lots 3 Thru 6 (4-0) Block 3 Park & Dockrell.

- A. Applicant's Statement
- B. Those in Favor
- C. Those Opposed
- D. Applicant's Rebuttal
- E. Adjournment

ITEM 5) CONSIDERATION AND POSSIBLE ACTION CONCERNING: An appeal and determine whether the building should be demolished or repaired in accordance with the notice and order of the Building Official. This request is for property located at **2909 FM 517 E**,

Abstract 19 Page 10 Part of lots 3 Thru 6 (4-0) Block 3 Park & Dockrell.

ITEM 6) ADJOURNMENT

CERTIFICATION

I hereby certify that a copy of this notice of a Regular Meeting of the Building Standards Commission for **May 14, 2008**, was posted at City Hall, 1621 FM 517 East, Dickinson, Texas, on May 8, 2008, prior to 5:00 p.m.

Carol L. McLemore
City Secretary

MINUTES

**CITY OF DICKINSON
BUILDING STANDARDS COMMISSION
Regular Meeting**

April 11, 2007

A regular meeting of the Building Standards Commission of the City of Dickinson, Texas was held on April 11, 2007 at **6:30 p.m.** at City Hall, 2716 FM 517 East, for the purpose of considering the following:

ITEM 1) CALL TO ORDER

Walter Wilson called the meeting to order at 6:30 PM.

Board members present were Chairman Walter Wilson, Lee Gana, and Frank Stansfield. Bob Bratz and Angie Hennington were also in attendance. Lee Gana gave the invocation and Frank Stansfield led the Pledge of Allegiance.

ITEM 2) DISCUSSION/ACTION – Approval of the Minutes of March 14, 2007.

Lee Gana made a motion to approve the minutes from March 14, 2007. Frank Stansfield seconded the motion. **MOTION UNANIMOUSLY APPROVED.**

ITEM 3) PUBLIC COMMENT

No Public Comment

OLD BUSINESS

ITEM 4) DISCUSSION/ACTION – 12230 Cove Ln

Walter Wilson asked for an update on the property. Bob Bratz stated the Street Department is in the process of ordering 7 roll-offs for demolition. **ACTION MOVED TO THE MAY MEETING.**

ITEM 5) DISCUSSION/ACTION – 1605 Oleander

Walter Wilson asked for an update on the property. **ACTION MOVED TO THE MAY MEETING.**

ITEM 6) DISCUSSION/ACTION – 2403 Highway 3

Walter Wilson asked for an update on the property. **ACTION MOVED TO THE MAY MEETING.**

ITEM 7) DISCUSSION/ACTION – 3401 Colorado

Walter Wilson asked for an update on the property. **ACTION MOVED TO THE MAY MEETING.**

ITEM 8) DISCUSSION/ACTION – 3414 Avenue G

Walter Wilson asked for a report on the property. **ACTION MOVED TO THE MAY MEETING.**

ITEM 9) DISCUSSION/ACTION – Corrective action List

The commission discussed putting a time limit of 30 days to start repairs on buildings. **ACTION MOVED TO THE MAY MEETING.**

NEW BUSINESS

ITEM 11) DISCUSSION/ACTION – Presentation of list of problem structures from the Area of Concentration Map.

2001 Avenue I
3914 Wagon Road

ITEM 12) ADJOURNMENT

Walter Wilson adjourned the meeting at 6:55 p.m.

Walter Wilson, Chairman

MINUTES

**CITY OF DICKINSON
BUILDING STANDARDS COMMISSION
Regular Meeting**

June 13, 2007

A regular meeting of the Building Standards Commission of the City of Dickinson, Texas was held on June 13, 2007 at **6:30 p.m.** at City Hall, 2716 FM 517 East, for the purpose of considering the following:

ITEM 1) CALL TO ORDER

Walter Wilson called the meeting to order at 6:34 PM.

Board members present were Chairman Walter Wilson, Lee Gana, and Frank Stansfield. Bob Bratz was also in attendance. Lee Gana gave the invocation and Walter Wilson led the Pledge of Allegiance.

ITEM 2) DISCUSSION/ACTION – No minutes for May 9, 2007. Approval of Minutes for April 11, 2007 and June 13, 2007 will be on the August agenda.

ITEM 3) PUBLIC COMMENT

No Public Comment

OLD BUSINESS

ITEM 4) DISCUSSION/ACTION – 12230 Cove Ln

Walter Wilson asked for an update on the property. Bob Bratz stated the structure will be demolished at the end of June. **ACTION MOVED TO THE AUGUST MEETING.**

ITEM 5) DISCUSSION/ACTION – 1605 Oleander

Walter Wilson asked for an update on the property. **ACTION MOVED TO THE AUGUST MEETING.**

ITEM 6) DISCUSSION/ACTION – 2403 Highway 3

Walter Wilson asked for an update on the property. **ACTION MOVED TO THE AUGUST MEETING.**

ITEM 7) DISCUSSION/ACTION – 3401 Colorado

Walter Wilson asked for an update on the property. Bob Bratz stated the structure is in the process of being torn down. **ACTION MOVED TO THE AUGUST MEETING.**

ITEM 8) DISCUSSION/ACTION – 3414 Avenue G

Walter Wilson asked for a report on the property. **ACTION MOVED TO THE AUGUST MEETING.**

ITEM 9) DISCUSSION/ACTION – 2001 Avenue I

Walter Wilson asked for a report on the property. Structure has been torn down. Lee Gana made a motion to remove property from agenda. Frank Stansfield seconded the motion. Unanimously approved. **2001 Avenue I will be removed from agenda.**

ITEM 10) DISCUSSION/ACTION- 3914 Wagon Road

Walter Wilson asked for a report on the property. Bob Bratz stated the demolition bid had been accepted by TDHCA. Demolition is scheduled for July. **ACTION MOVED TO THE AUGUST MEETING.**

ITEM 11) DISCUSSION/ACTION – Corrective Action List.

Waiting on approval from City Administrator
No action taken.

NEW BUSINESS

ITEM 12) DISCUSSION/ACTION – Presentation of list of problem structures from the Area of Concentration Map.

No new business

ITEM 13) ADJOURNMENT

Walter Wilson adjourned the meeting at 6:55 p.m.

Walter Wilson, Chairman

MINUTES

CITY OF DICKINSON BUILDING STANDARDS COMMISSION Regular Meeting

April 9, 2008

A Regular Meeting of the Building Standards Commission of the City of Dickinson, Texas was held on **April 9, 2008 at 6:30 p.m.** at City Hall, 1621 FM 517 East, for the purpose of considering the following items:

ITEM 1) CALL TO ORDER

Walter Wilson called the meeting to order at 6:30 PM.

Board members present were Chairman Walter Wilson, Frank Stansfield, Donald Smith and Darren Burris. Cynthia Smith, Peter McKinney and Joe Winter were also in attendance. Frank Stansfield gave the invocation and Donald Smith led the Pledge of Allegiance.

ITEM 2) CONSIDERATION AND POSSIBLE ACTION CONCERNING:
Approval of the Minutes of October 3, 2008.

Donald Smith made a motion to approve the minutes from October 3, 2008. Frank Stansfield seconded the motion. **MOTION PASSED UNANIMOUSLY.**

ITEM 3) PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

ITEM 4) PUBLIC HEARING: 3414 Avenue G, Abstract. 19, Perry & Austin, Lot 72 O-L, 119 Addition D, Central Park.

Walter Wilson opened the Public Hearing at 6:35 pm. No one was present to discuss the property. The Public Hearing was closed at 6:36 pm.

ITEM 5) CONSIDERATION AND POSSIBLE ACTION CONCERNING: 3414 Avenue G, Abstract. 19, Perry & Austin, Lot 72 O-L, 119 Addition D, Central Park.

Walter Wilson asked for a report on the property which was presented by Pete McKinney. Staff recommended the building be demolished. Donald Smith made a motion to issue an Order of Demolition. Frank Stansfield seconded the motion. **MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

ITEM 6) PUBLIC HEARING: 2213 Avenue H, Abstract 19, Perry & Austin, Lot 4, Block 189.

Walter Wilson opened the Public Hearing at 6:41 pm. No one was present to discuss the property. The Public Hearing was closed at 6:42 pm.

ITEM 7) CONSIDERATION AND POSSIBLE ACTION CONCERNING: 2213 Avenue H, Abstract. 19, Perry & Austin, Lot 4, Block 189.

Walter Wilson asked for a report on the property which was presented by Pete McKinney. Staff recommended the building be demolished. Frank Stansfield made a motion to issue an Order of Demolition. Donald Smith seconded the motion. **MOTION PASSED UNANIMOUSLY.**

ITEM 8) PUBLIC HEARING: 3709 Wood Sorrel Drive, Abstract. 60, E. P. Epperson, Abstract, 155, P. G. Merritt, Lot 159, Briar Glen Section 1, Phase II.

Walter Wilson opened the public hearing at 6:45 pm. No one was present to discuss the property. The Public Hearing was closed at 6:45 pm.

ITEM 9) CONSIDERATION AND POSSIBLE ACTION CONCERNING: 3709 Wood Sorrel Drive, Abstract 60, E. P. Epperson, Abstract 155, P. G. Merritt, Lot 159, Briar Glen Section 1, Phase II.

Walter Wilson asked for a report on the property which was presented by Pete McKinney. Staff recommended the building be demolished. Donald Smith made a motion to issue an Order of Demolition. Frank Stansfield seconded the motion. **MOTION PASSED UNANIMOUSLY.**

ITEM 10) PUBLIC HEARING: 2106 Avenue I, Abstract 29, Perry & Austin, Part NW 25 ft. Lot 11, and PT Lot 12, Block 250, Moore's Addition.

Walter Wilson opened the Public Hearing at 6:47 pm. Mr. Joe Winter who resides at 1705 Toddville Road, Seabrook, TX 77596, was present to discuss the property at 2106 Ave I. Mr. Winter purchased the property in February 2008. Mr. Winter expressed his wishes to repair the structure. Walter Wilson requested a time frame for the repairs. Mr. Winter stated the repairs would be completed within two weeks or before the end of the month. The Public Hearing was closed at 6:54 pm.

ITEM 11) CONSIDERATION AND POSSIBLE ACTION CONCERNING: 2106 Avenue I, Abstract 29, Perry & Austin, Part NW 25 ft. Lot 11, and PT Lot 12, Block 250, Moore's Addition.

Walter Wilson asked for a report on the property which was presented by Pete McKinney. Staff recommended the property owner be allowed to complete the repairs to the structure. Donald Smith made a motion to remove the structure located at 2106 Ave I from the demolition list contingent upon completed repairs in accordance with the Building Codes and the issuance of the Certificate of Occupancy. Frank Stansfield seconded the motion. **MOTION PASSED UNANIMOUSLY.**

ITEM 12) ADJOURNMENT

Walter Wilson adjourned the meeting at 7:05 p.m.

Walter Wilson, Chairman



Galveston Central Appraisal District

600 Gulf Freeway Suite 113, Texas City, TX 77591
 Data on this Web site represents Preliminary 2008 Information



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[Property Detail Sheet \(R166738\)](#)

[General Information](#)



[History](#)



[Plat Map](#)



[GIS Map](#)



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- [Website Feedback Form](#)
- [2007 Roll Zip File](#)

Owner Information

Owner ID: **O380319**
 Owner Name: **SOLACHE, JOSE**
 Owner Address: **4305 BENSON ST
 DICKINSON, TX 77539-6861**
 Property Address: **2909 E FM 517
 DICKINSON, TX 77539**

Parcel Information

Legal Description: **ABST 19 PAGE 10 PT OF LOTS 3 THRU 6 (4-0) BLK 3 PARK & DOCKRELL**
 Acreage: **.548**
 Cross Reference: **5640-0003-0004-000**
 Undivided Interest: **100%**

Exemption Codes:

Entity Codes: **S11 (Dickinson Isd)
 GGA (Galveston County)
 J05 (Mainland College)
 W01 (Wcid 1 Dickinson)
 C36 (Dickinson City)
 RFL (Co Road & Flood)**

Deed Type: **Warranty Deed**
 Deed Book:
 Deed Page: **2005003194**
 Map Page: **166-D**

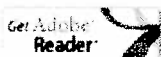
Land HS: **\$0 +**
 Land NHS: **\$47,780 +**
 Improvement HS: **\$0 +**
 Improvement NHS: **\$45,790 +**
 Ag Market: **\$0**
 Ag Use: **\$0 +**
 Timber Market: **\$0**
 Timber Use: **\$0 +**
 Assessed: **\$93,570 =**

Improvements

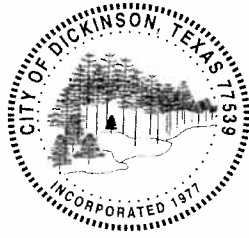
ID	Type	SPTB	Segs	Value
Imp1	C (Commercial)	F1 (Real Commercial)	3	\$ 23,750
Imp2	C (Commercial)	F1 (Real Commercial)	1	\$ 17,500
Imp3	C (Commercial)	F1 (Real Commercial)	1	\$ 4,540

Land

ID	Type	SPTB	Acre:	Market
Land1	CL (Commercial Lot)	F1 (Real Commercial)		\$ 47,780



* Adobe Acrobat Reader 5.0 (minimum) is required to view pdf documents. Acrobat Reader is a free program available [here](#).



April 23, 2008

Jose Solache
4305 Benson Street
Dickinson, TX 77539

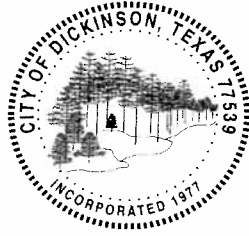
Re: Property located at 2909 FM 517 E

Dear Mr. Solache,

The City of Dickinson Community Development office had the property located at 2909 FM 517 E, Dickinson, Texas, inspected to determine if structures located on the property were in compliance with chapter 5 of the City of Dickinson Code of Ordinances. Inspection of the site and review of City of Dickinson ordinances revealed the following:

1. The front view of the building is included below for reference:



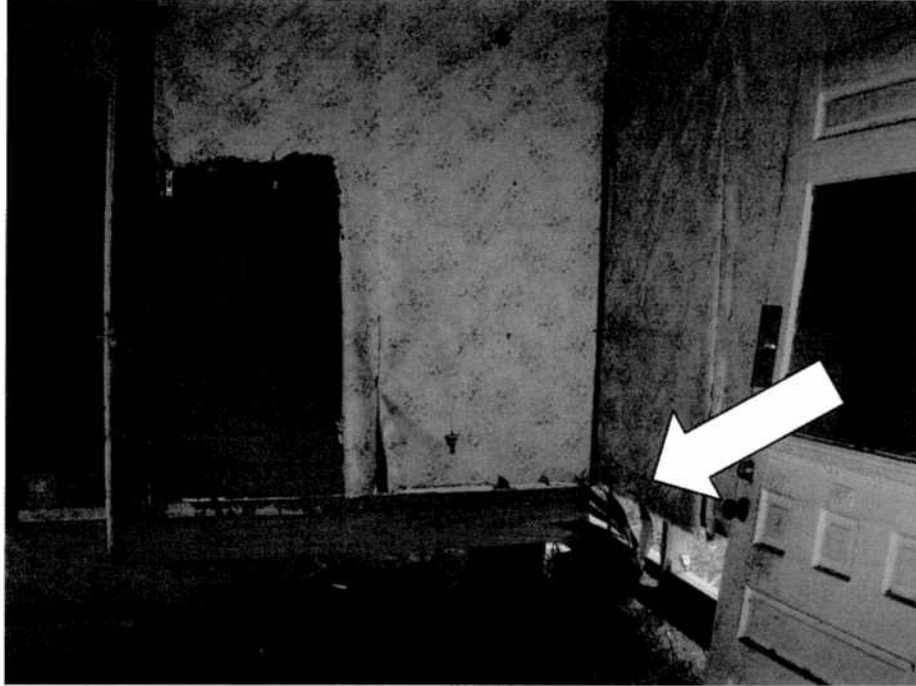
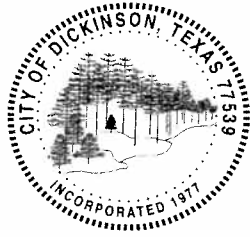


2. Section 5-04.(b)(1) of the Dickinson Code of Ordinances states:

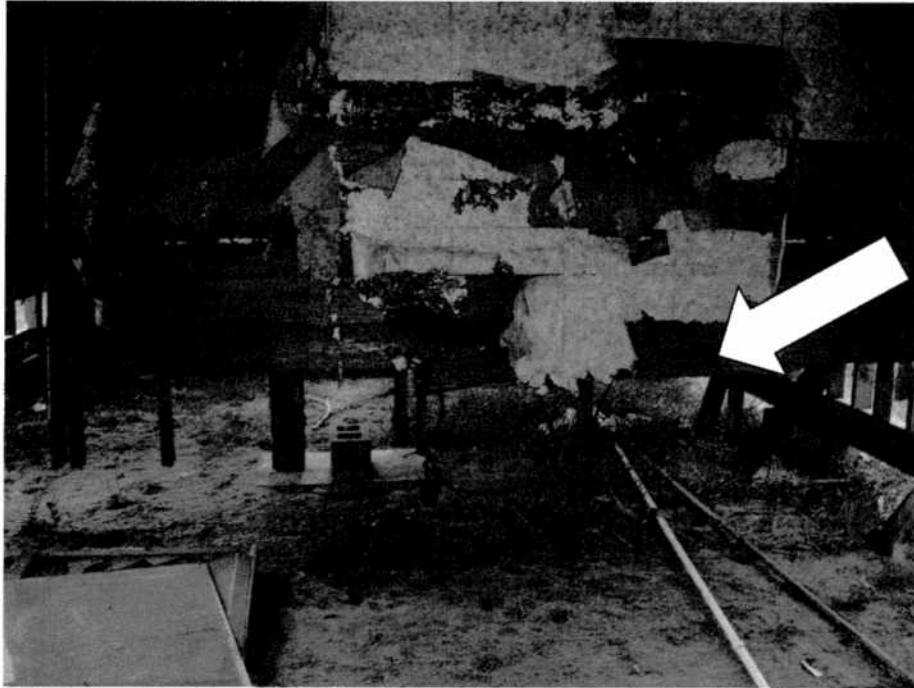
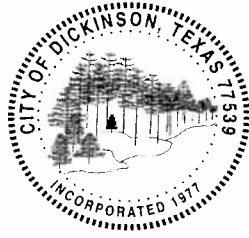
“Deteriorated building or structure. A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city.”

As indicated in the photographs below, the building has been exposed to the elements because the roof no longer reasonably protects the building from the weather. As a result, structural members and the interior of the structure were not protected from the rain and weather and have experienced accelerated deterioration due to the lack of protection from the elements. The windows, doors and lack of floor also contribute to the accelerated deterioration of said structure as indicated in the photos below.





PUBLIC SAFETY & COMMUNITY DEVELOPMENT
2716 FM 517 East · Dickinson, Texas 77539 · (281)337-2489



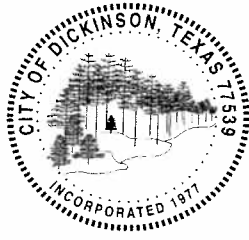
2. Section 5-04.(b)(6) of the Dickinson Code of Ordinances states:

Other. The existence of such other conditions or circumstances which may from time to time be delineated under the terms and provisions of law and within the scope of authority of the building standards commission.

Section 214.001.(2) of the Texas Local Government Code provides one definition for a substandard building and states that a municipality may require the vacation, relocation of occupants, securing, repair, removal, or demolition of a building that is:

“regardless of its structural condition, unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children”

The building was unsecured at the time of my inspection. Because the building is not secured, it can be used by vagrants or other uninvited persons.



It is the City's opinion that the building at the above referenced property is substandard and should be demolished for the following reasons:

- A. Is in a condition where the roof does not protect the inside of the structure or the structural elements of the building from rain.
- B. Debris exists within the building that allows for the harborage of rats, mice and other disease carrying animals or insects.
- C. The building is unsecured and creates an attractive nuisance for children, vagrants and other uninvited persons.

Due to these violations the property has been placed on the Building Standards Commission Agenda. The Commission will meet on **May 14, 2008 at 6:30 pm** to hear the case against your property. The meeting will be held at Dickinson City Hall, located at **1621 FM 517 E, Dickinson, TX 77539.**

If you have any questions, please feel free to contact me at 281-337-6274.

Respectfully,

Cynthia D. Smith
Compliance Officer
281-337-6274

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:



Jose Solache
4305 Benson Street
Dickinson, TX 77539

2. Article

(Transit)

PS Form

COMPLETE THIS SECTION ON DELIVERY

A. Signature

BEYNA Solache Agent
 Addressee

B. Received by (Printed Name)

BEYNA Solache Yes
 No

C. Date of Delivery

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

3. Service Type

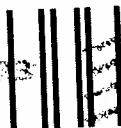
- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

95-02-M-1540

UNITED STATES POSTAL SERVICE



First-Class Mail
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 USPS
 Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Code Enforcement
 City of Dickinson
 2716 FM 517 East
 Dickinson, TX 77539

FWD

2909 FM 517 E



BSC