



**Agenda  
Building Standards Commission**

**4403 Hwy 3,  
Dickinson, TX 77539**

**Monday, March 6, 2023 at 7:00 PM**

**1. CALL TO ORDER AND CERTIFICATION OF A QUORUM**

**2. ANNOUNCEMENTS AND PRESENTATIONS**

**3. PUBLIC COMMENTS**

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Commission, not individual members of the Commission or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated. In compliance with the Texas Open Meetings Act, the Commission may not deliberate.

**4. CONSENT AGENDA**

The following items are considered routine and will be enacted by one motion. There will not be a separate discussion on these items unless a Commission member requests, in which event the item will be removed from the consent agenda and discussed after the consent agenda.

4.A Consideration and possible action on approving the minutes of the Building Standards Commission Meeting of **February 6, 2023**.

**5. PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARINGS**

**6. ACTION ITEMS FOR CONSIDERATION**

6.A Consideration and possible action to amend the standard meeting date and time for Building Standards Commission.


- 6.B Discussion and possible action concerning Order No. 2022-1221-003 and the property and structures located at 406 DEATS RD, DICKINSON, TX 77539 and legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 103 (0-2) DICKINSON ADDN D & LOTS 1 THRU 15,20,21 & PT OF LOTS 16,17 & 18 TALL TIMBERS SUB.
- 6.C Discussion and possible action concerning establishing a docket and making inquiry into the present conditions and circumstances of any building or structure alleged to be substandard structure(s):
- for property located at **3230 Hemlock Circle**, DICKINSON, TX 77539 and legally described as ABST 19 PERRY & AUSTIN SUR LOT 10 BLK 2 EDGEWOOD SUB, and
  - for property located at **2912 Avenue G**, DICKINSON, TX 77539 and legally described as ABST 19 PERRY & AUSTIN LOT 9 BLK 182 MOORES ADDN & IMPS.

7. **ADJOURNMENT**

**CERTIFICATE OF NOTICE**

THIS IS TO CERTIFY THAT THE ABOVE NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARD OF CITY HALL OF THE CITY OF DICKINSON, TEXAS, ON OR BEFORE 72 HOURS PRIOR TO THE PROPOSED MEETING TIME AS WELL AS THE CITY'S PUBLIC INTERNET WEBPAGE, [WWW.DICKINSONTEXAS.GOV](http://WWW.DICKINSONTEXAS.GOV) AND WAS POSTED IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, CHAPTER 551, GOVERNMENT CODE.

Posted: 11:45 AM/PM, on the 3 day of March, 2023.

  
HERMAN MEYERS, Chief Building Official  
Community Development

NOTE: In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for special accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the City Secretary's Office at 281-337-6217 or by email at [aurps@dickinsontexas.gov](mailto:aurps@dickinsontexas.gov).

**Dickinson Building Standards Commission**  
**Agenda Item Data Sheet**  
**4.A**

**MEETING DATE:** March 6, 2023

<b>TOPIC:</b>	Consideration and possible action on approving the minutes of the Building Standards Commission Meeting of <b>February 6, 2023</b> .
---------------	--

<b>BACKGROUND:</b>
--------------------

<b>RECOMMENDATION:</b>
------------------------

<b>ATTACHMENTS:</b>	• <a href="#">2023.02.06_BSC Minutes.pdf</a>
---------------------	--

<b>FUNDING ISSUES:</b>
------------------------

<b>FINANCE VERIFICATION OF FUNDING:</b>
---

<b>SUBMITTING STAFF MEMBERS:</b> Yvonne Briscoe	<b>CITY MANAGER APPROVAL:</b>
--	-------------------------------

<b>ACTIONS TAKEN</b>		
<b>APPROVAL</b>	<b>READINGS PASSED</b>	<b>OTHER</b>
<b>NO</b>		



# MINUTES

## MINUTES OF THE BUILDING STANDARDS COMMISSION REGULAR MEETING

February 6, 2023

The Building Standards Commission met at 7:00 P.M. on **Monday, February 6, 2023**, located at 4403 Highway 3, Dickinson, Texas. The meeting was held for the purpose of considering the following items:

### ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM

Vice Chairperson Matt Maggiolino called the meeting to order at **7:00 P.M.**

Ms. Briscoe called roll and a quorum was verified.

Commissioners present were as follows: James Ayers, Garland Copelin, Matt Maggiolino, R.E. Davis.

### ITEM 2.) ANNOUNCEMENTS AND PRESENTATIONS

### ITEM 3.) PUBLIC COMMENTS

Members of the public are invited to give comments at this time, lasting not longer than 3 minutes. Comments may be general in nature or may address a specific agenda item, and should be directed at the entire Commission, not individual members of Commission or staff. Any speaker making personal attacks or using vulgar or profane language shall forfeit his/her remaining time and shall be seated. In compliance with the Texas Open Meetings Act, The Commission may not deliberate.

There being no one desiring to speak, public comments were skipped.

### ITEM 4.) CONSENT AGENDA

The following items are considered routine and will be enacted by one motion. There will not be a separate discussion on these items unless a Commission member requests, in which event the item will be removed from the consent agenda and discussed after the consent agenda.

- 4A. Consideration and possible action on approving the minutes of the Building Standards Commission Meeting of **December 21, 2022**.

James Ayers motioned to Approve, and R.E. Davis seconded the motion.

**VOTE:**

4 AYES (James Ayers, Garland Copelin, Matt Maggiolino, R.E. Davis)

0 NAYS

**MOTION PASSED**

- 4B. Consideration and possible action on approving the minutes of the Building Standards Commission Special Meeting of **January 3, 2023**.

James Ayers motioned to Approve, and R.E. Davis seconded the motion.

**VOTE:**

4 AYES (James Ayers, Garland Copelin, Matt Maggiolino, R.E. Davis)

0 NAYS

**MOTION PASSED**

**ITEM 5.) PUBLIC HEARING AND ACTION ITEMS FROM PUBLIC HEARINGS**

**ITEM 6.) ACTION ITEMS FOR CONSIDERATION**

- 6A. Discussion and possible action regarding Order No. 2022-1221- 003 and the property and structures located at 406 DEATS RD, DICKINSON, TX 77539 and legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 103 (0-2) DICKINSON ADDN D & LOTS 1 THRU 15,20,21 & PT OF LOTS 16,17 & 18 TALL TIMBERS SUB.

Mr. Herman Meyers, Dickinson Chief Building Official, provided a status update of the property. Mr. Wallace emailed staff an update which has been provided. There has been extensive fencing and securement of the property. All but two (2) tenants have vacated. Unit 166 has vacated but has left the door open and cats remain in the unit. Unit 132 tenants remain, are going in and out of the unit, and are refusing to vacate. Staff inspection showed all but the front entrance has been fenced. There is a fence at the front entrance that remains open. The property remains with three (3) unsecured units. Mr. Meyers addressed concerns with emergency access, debris needs to be cleared, and ongoing property maintenance. The property remains in violation of the order. Mr. Meyers requested the property owner's representative provide a status update regarding services. Mr. Wallace emailed a status update and will go over some of the information provided.

Mr. David Wallace, on behalf of the property owner, provided an update for Creekside since the last meeting. Two residents remain on the property and are refusing to vacate. One of the residents has left six (6) cats in the unit. Cats are considered personal property and are not able to be removed. An eviction hearing is scheduled for Wednesday regarding this unit. Eviction of the second individual is required. All tenants should be vacated by February 12th or 13th, notwithstanding appeal and required notice provisions to allow them to remove their belongings before a constable can remove them from the property. Property is completely fenced around the perimeter. They will coordinate emergency access with the Fire Marshal's Office. Property clean up and additional work is still needed. The property has 24-hour security. One staff member remains on site. Economic development is moving forward. They have met with Economic Development Corporation Director regarding acquiring additional surrounding properties to create a larger mixed-use development. A third-party developer has been engaged and are getting closer to reaching the maximum economic impact available for the property. Full control of the sixty (60) acres has not been obtained. The development being created is a mixed-use development that incorporates multifamily, transitional housing, independent living, assisted living, memory care, office, retail, restaurants, civic, hospitality, green space and more. The redevelopment cost is estimated to be approximately 300 to 350 million dollars. Work with the city attorney to create a memorandum of understanding between the City and property owner is being done. A draft is planned to be on the February 14th City Council agenda. The original signed copy by the property owner is being provided to the city attorney tonight. A general contract has been approved for Mr. Brian Scott with Ford Construction to complete the demolition, abatement, and other components of the order still required. The first priority was to get the property vacated and secure. This is almost complete.

Vice Chairperson Matt Maggiolino inquired if 24-hour security will remain on the property after it is completely vacated. This should assist with emergency access.

Mr. David Wallace responded security will remain on site.

Vice Chairperson Matt Maggiolino voiced satisfaction with progress made.

Commissioner Garland Copelin inquired if the signed document referred to is order 3.

Mr. Justin Pruitt responded the document is not an order. It is a Memorandum of Understanding (MOU) agreement for City Council to adopt a resolution.

Commissioner Garland Copelin inquired if order 3 stopped the demolition order of the three (3) buildings on Tanglewood.

Mr. Justin Pruitt responded the Commission still has the opportunity to order demolition. Order 3 listed out the redevelopment plans as presented in December. The demolition order became part of the redevelopment plan.

Mr. David Wallace responded based on the high-level plans being developed, all structures may need to be demolished.

**ITEM 7.) ADJOURNMENT CERTIFICATE OF NOTICE**

R.E. Davis motioned to Adjourn, and Garland Copelin seconded the motion.

**VOTE:**

4 AYES (James Ayers, Garland Copelin, Matt Maggiolino, R.E. Davis)

0 NAYS

**MOTION PASSED**

Vice Chairperson Matt Maggiolino adjourned the meeting to order at **7:22 P.M.**

**PASSED, APPROVED, AND ADOPTED** this 6TH DAY OF MARCH 2023.

\_\_\_\_\_  
Building Standards Commission, Chairperson

ATTEST:

\_\_\_\_\_  
HERMAN MEYERS, Chief Building Official

**Dickinson Building Standards Commission**  
**Agenda Item Data Sheet**  
**6.A**

**MEETING DATE:** March 6, 2023

<b>TOPIC:</b>	Consideration and possible action to amend the standard meeting date and time and Creekside monthly update requirement for Building Standards Commission.
---------------	---

<b>BACKGROUND:</b>	<p>In response to multiple concerns from City Council, administration, and residents regarding substandard structures within the City, staff has developed a plan to bring additional considerations forward to address approximately thirty substandard within the next year. It is also expected that an assessment of additional properties will need to be completed.</p> <p>In order to provide ample meeting time for property owner response and public comment, Building Standards Commission needs to meet on a different day of the month from Board of Adjustment and all other public meetings. This will also help to eliminate confusion among Commissioners, Board members, and staff when discussing meetings. Staff recommends holding Building Standards Commission on one of the following schedules:</p> <ul style="list-style-type: none"> <li>• Monday - Thursday during the work day (9 AM - 4 PM start time)</li> <li>• 4th Monday each month at 6 PM</li> <li>• 1st Tuesday each month at 6 PM</li> <li>• Wednesday (all weeks available) at 6 PM</li> <li>• Thursday (except 3rd Thursday each month) at 6 PM</li> </ul>
--------------------	--

<b>RECOMMENDATION:</b>
------------------------

<b>ATTACHMENTS:</b>
---------------------

<b>FUNDING ISSUES:</b>
------------------------

<b>FINANCE VERIFICATION OF FUNDING:</b>
---

<b>SUBMITTING STAFF MEMBERS:</b> Yvonne Briscoe	<b>CITY MANAGER APPROVAL:</b>
--	-------------------------------

ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
NO		



**Dickinson Building Standards Commission**  
**Agenda Item Data Sheet**  
**6.B**

**MEETING DATE:** March 6, 2023

<b>TOPIC:</b>	Discussion and possible action concerning Order No. 2022-1221-003 and the property and structures located at 406 DEATS RD, DICKINSON, TX 77539 and legally described as ABST 19 PERRY & AUSTIN SUR PT OF LOT 103 (0-2) DICKINSON ADDN D & LOTS 1 THRU 15,20,21 & PT OF LOTS 16,17 & 18 TALL TIMBERS SUB.
---------------	--

<b>BACKGROUND:</b>
--------------------

<b>RECOMMENDATION:</b>
------------------------

<b>ATTACHMENTS:</b>
---------------------

<b>FUNDING ISSUES:</b>
------------------------

<b>FINANCE VERIFICATION OF FUNDING:</b>
---

<b>SUBMITTING STAFF MEMBERS:</b> Yvonne Briscoe	<b>CITY MANAGER APPROVAL:</b>
--	-------------------------------

<b>ACTIONS TAKEN</b>		
<b>APPROVAL</b>	<b>READINGS PASSED</b>	<b>OTHER</b>
<b>NO</b>		

**Dickinson Building Standards Commission**  
**Agenda Item Data Sheet**  
**6.C**

**MEETING DATE:** March 6, 2023

<b>TOPIC:</b>	<p>Discussion and possible action concerning establishing a docket and making inquiry into the present conditions and circumstances of any building or structure alleged to be substandard structure(s):</p> <ul style="list-style-type: none"> <li>• for property located at <b>3230 Hemlock Circle</b>, DICKINSON, TX 77539 and legally described as ABST 19 PERRY &amp; AUSTIN SUR LOT 10 BLK 2 EDGEWOOD SUB, and</li> <li>• for property located at <b>2912 Avenue G</b>, DICKINSON, TX 77539 and legally described as ABST 19 PERRY &amp; AUSTIN LOT 9 BLK 182 MOORES ADDN &amp; IMPS.</li> </ul>
---------------	--

<b>BACKGROUND:</b>
--------------------

<b>RECOMMENDATION:</b>
------------------------

<b>ATTACHMENTS:</b>
---------------------

<b>FUNDING ISSUES:</b>
<b>FINANCE VERIFICATION OF FUNDING:</b>

<b>SUBMITTING STAFF MEMBERS:</b> Yvonne Briscoe	<b>CITY MANAGER APPROVAL:</b>
--	-------------------------------

<b>ACTIONS TAKEN</b>		
<b>APPROVAL</b>	<b>READINGS PASSED</b>	<b>OTHER</b>
<b>NO</b>		