



**CITY OF EL LAGO  
BUILDING STANDARDS COMMISSION  
411 TALLOWOOD DRIVE, EL LAGO, TEXAS 77586  
FEBRUARY 22, 2022 – 6:00 P.M.**

**NOTICE** is hereby given that the Building Standards Commission of the City of El Lago, County of Harris, State of Texas, will hold a meeting at six o'clock (6:00) PM on February 22, 2022 at the City Hall Events Room, 411 Tallowood Drive, El Lago, Texas, with respect to the following:

**AGENDA**

**1. CALL TO ORDER**

**2. DECLARATION OF A QUORUM**

**3. CITIZEN COMMENTS**

*Citizens are invited to speak for up to three (3) minutes on items on items relating to the meeting*

**4. CONSENT AGENDA**

*Consider/Approve minutes from meeting held on January 18, 2022.*

**5. NEW BUSINESS**

*5.1 Receive a presentation and update from the City Building Official regarding BSC Order 2022-01 and the results of inspection of property located at 307 Shadow Creek Dr., El Lago, Texas.*

*5.2 Discussion and possible action regarding BSC Order 2022-01 and the structures located at 307 Shadow Creek Dr., El Lago, Texas.*

**6. ADJOURNMENT**

*In compliance with the Americans with Disabilities Act, the City of El Lago will provide for reasonable accommodations for persons attending City Council Meetings. Requests should be received 48 hours prior to the meetings. Please contact the City office at 281-326-1951.*

**I CERTIFY THAT A COPY OF THIS NOTICE OF THE CITY COUNCIL MEETING FOR THE DATE LISTED ABOVE WAS POSTED AT CITY HALL, 411 TALLOWOOD DRIVE, EL LAGO, TEXAS, AT LEAST 72 HOURS IN ADVANCE OF THE MEETING, PER THE TEXAS OPEN MEETINGS ACT.**

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Rachel Lewis, City Secretary



## CITY OF EL LAGO

MINUTES OF THE JANUARY 18, 2022  
BUILDING STANDARDS COMMISSION MEETING  
411 TALLOWOOD DRIVE, EL LAGO,  
TEXAS 77586

**1. CALL TO ORDER** Commissioner Ulrickson called the meeting to order at 6:00 PM.

Present: Chris Ulrickson  
Robert Wohrer  
Scott Greenlee  
Ken Paschall  
Charles Sager

**2. CITIZEN COMMENTS**

There were no comments from citizens.

**3. CONSENT AGENDA**

3.1. *Minutes from the Building Standards Commission Meeting of August 18, 2021.* Ken Paschall made a motion to approve and Scott Greenlee provided a second. The vote was unanimous to approve.

**4. STRUCTURAL INTEGRITY PUBLIC HEARING (CONTINUED FROM DEC. 15, 2021)**

4.1 *Receive a presentation and report from the City Building Official about the integrity of the structures located at 307 Shadow Creek Drive, El Lago, Texas.* The City Building Official, Armand Barbe, presented a report and pictures detailing the state of the building as of January 15, 2022. The report is attached. He stated the owners allowed access to him to look at the outer hole and one wall inside the house. He stated he could not access anything inside due to the amount of things in the home. He recommended that the rest of the home be made available for inspection to determine if any other issues must be addressed, in addition to what was detailed in his report.

4.2 *Receive comments from persons associated with the property at 307 Shadow Creek Drive, El Lago, Texas, as to why the structures located on the property should not be declared to be substandard and why the Commission should not order that the structures be vacated, repaired, or destroyed.* Rebecca Bowen, one of the owners of the house, stated there was no reason to order the home to be vacated because it was not unsafe and it was far from a condition that would cause it to be destroyed. She stated she was still serious about repairing the home, but she could not afford to have a contractor do it and instead would need to do it herself. She stated some repair and debris removal had occurred within the past three days since the report and pictures were last taken by the Building Official. She requested they be given more time to complete the repairs. She said she felt the repairs were cosmetic and not structural. Commissioner Ulrickson asked if she was qualified to complete the repairs and she stated she had some experience with that type of work, and would be able to complete it. When asked by the Commission how long the repairs would take, she stated she did not know.

**DISCUSSION AND POSSIBLE ACTION ON ORDER NO. BSC 2022-01 REGARDING THE STRUCTURES LOCATED AT 307 SHADOW CREEK DRIVE, EL LAGO, TEXAS.** City Attorney,

Justin Pruitt, suggested that the report from the Building Official be taken and that dates for completion of the work outlined in the report be determined, and that would be attached to the order. Ms. Bowen asked if permits would be required and Commissioner Ulrickson stated that there would be, and gave her instructions as to how to apply for the permits. Commissioner Sager stated he was concerned that there were structural problems to address with the house and he would like to see it inspected for structural integrity. Ms. Bowen stated there were too many things in the house to clear out before an inspection could be done. Mr. Barbe said he would need to inspect the north wall, the east wall, the garage, and the attic. Ms. Bowen said it would take at least a month to clear those areas for inspection. Commissioner Sager made a motion to have Order BSC 2022-01 state the owners have 30 days to clear the home to inspect the north wall, the east wall, the garage, and the attic for the scope of work, and 90 days after that to complete all of the work in the report. There was a second provided by Commissioner Greenlee. The vote was unanimous. The Commission will meet back after 30 days to determine if the order will need to be amended after inspection is completed.

5. **ADJOURNMENT** – There being no further business Commissioner Greenlee adjourned the meeting at 7:29 P.M.

ATTEST:

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Chris Ulrickson, Chair

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Rachel Lewis, City Secretary

**ORDER NO. BSC 2022-01**

**AN ORDER OF THE BUILDING STANDARDS COMMISSION OF THE CITY OF EL LAGO, TEXAS, FINDING THAT THE STRUCTURES ON OR ABOUT THE PROPERTY LOCATED AT 307 SHADOW CREEK DRIVE, EL LAGO, TEXAS, 77586 (THE “PROPERTY”) TO BE SUBSTANDARD AND A PUBLIC NUISANCE; ORDERING THE OWNER OF THE PROPERTY TO ABATE THE SUBSTANDARD STRUCTURES AND PUBLIC NUISANCE ON THE PROPERTY; AUTHORIZING THE CITY OF EL LAGO, TEXAS TO ABATE THE SUBSTANDARD STRUCTURES AND PUBLIC NUISANCES ON THE PROPERTY IF THE OWNER OF THE PROPERTY FAILS TO ABATE THE SAME ACCORDING TO THIS ORDER; AUTHORIZING A LIEN TO BE ASSESSED AGAINST THE PROPERTY FOR THE COSTS INCURRED BY THE CITY OF EL LAGO IN ENFORCING THIS ORDER; AND, MAKING OTHER FINDINGS AND PROVISIONS RELATED THERETO.**

**WHEREAS**, the Building Official of the City of El Lago, Texas (the “City”) produced a report (the “Report”) providing that the buildings and structures on or about the property located at 307 Shadow Creek Drive, El Lago, Harris County, Texas, 77586 (the “Property”), with the Property being more specifically described in “Exhibit A” attached hereto, and with the Report being attached to this Ordinance as “Exhibit B”; and

**WHEREAS**, in accordance with Chapter 4 of the Code of Ordinances of the City (the “Code”), the City provided written notice by certified mail to the owner of the Property (the “Owner”) that the Property was substandard and a public nuisance, and that a public hearing would be held by the Building Standards Commission (the “Commission”) on December 15, 2021 at 6:00PM CST in the City Council Chambers of the City of El Lago City Hall (the “Public Hearing”); and

**WHEREAS**, the Commission conducted the Public Hearing so that the Owner or the Owner’s representatives may appear and show cause as to: 1) why such buildings or structures should not be declared to be substandard; and, 2) why the Owner should not be ordered to repair, vacate, or demolish the buildings or structures on the Property; and

**WHEREAS**, at the Public Hearing, the Commission continued the Public Hearing to allow the Owner and the City Building Official to develop an abatement schedule for the Property, with the continued Hearing to be held January 18, 2022 at 6:00PM CST in the City Council Chambers of the City of El Lago City Hall, and with the abatement schedule being included in “Exhibit C” of this Order; and

**WHEREAS**, the Commission finds that all proper notices of the Public Hearing and the continued Public Hearing were sent consistent with the Code to the persons asserting or likely to have an ownership in the Property; and

**WHEREAS**, based upon the evidence presented, the Commission finds that the Property and the structures on the Property are substandard; and

**WHEREAS**, the Commission finds that the conditions of the structures on the Property constitute a nuisance and are a hazard to the health, safety, and welfare of the citizens of the City and are likely to endanger persons and property; and

**WHEREAS**, the Commission finds that the Property is in violation of the Code; and **NOW THEREFORE**,

**IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION OF THE CITY OF EL LAGO, TEXAS:**

**SECTION 1. THAT** the recitals of this Order are incorporated herein full all intents and purposes.

**SECTION 2. THAT** the Commission hereby finds, permits, and orders that the Owner, including any lienholder or mortgagee of the Property, shall, by itself or through the action of an agent, satisfy the requirements listed in "Exhibit C" regarding the Property (the "Abatement Requirements"). The Abatement Requirements shall be fully satisfied by a date sixty (60) days from the effective date of this Order.

**SECTION 3. THAT** if the Owner, including any lienholders or mortgagee of the Property, shall fail to satisfy the Abatement Requirements, then the City may order the repair, vacation, or demolition of the structures on the Property, including cleaning and grading the Property, and place a lien on the Property for the expenses incurred by the City for such work in accordance with the Code and State law.

**SECTION 4. THAT** if the Owner violates the terms of this Order, then the City may seek administrative penalties not to exceed one thousand dollars (\$1,000) per day.

**SECTION 5. THAT** the City Secretary shall file a copy of this Order in the Real Property Records of Harris County, Texas.

**SECTION 6. THAT** in the event any clause phrase, provision, sentence, or part of this Order, or the application of the same, to any person or circumstances, shall, for any reason, be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Order as a whole, or any part or provision hereof, other than the part declared to be invalid or unconstitutional; and, the Commission hereby declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**SECTION 7. THAT** all other orders, ordinances, or parts inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

**SECTION 8. THAT** this Order shall be in full force and effect from and after its passage.

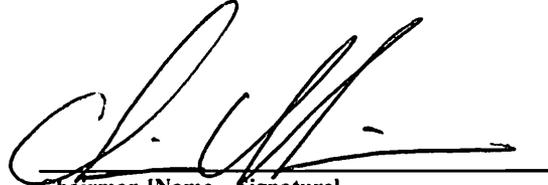
**PASSED AND APPROVED** this 18<sup>th</sup> day of January, 2022.

**SIGNATURES**

**FOR THE COMMISSION:**

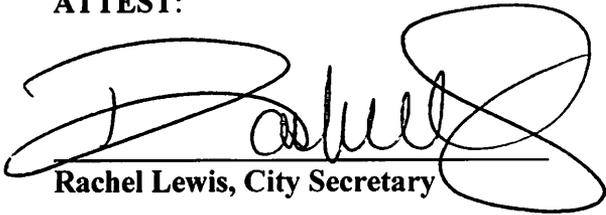
*Chris Ulrickson*

Chairman [Name – Printed]



Chairman [Name – Signature]

**ATTEST:**



Rachel Lewis, City Secretary



**EXHIBIT A**

**DESCRIPTION OF THE PROPERTY LOCATED AT:  
307 SHADOW CREEK DRIVE, EL LAGO, TEXAS, 77586**

**OWNER**

**REBECCA A. BOWEN & HOLLY Z. JUSTICE**

**ADDRESS**

**307 SHADOW CREEK DRIVE, EL LAGO, TEXAS 77586-6014**

**LEGAL DESCRIPTION**

**LT 17 BLK 9, EL LAGO SEC 4 R/P**

**HARRIS COUNTY APPRAISAL DISTRICT ACCOUNT NUMBER**

**0974290000017**

**EXHIBIT B**

**BUILDING OFFICIAL'S REPORT OF THE PROPERTY LOCATED AT:  
307 SHADOW CREEK DRIVE, EL LAGO, TEXAS, 77586**

## Work scope to repair 307 Shadow Creek

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### Inspection result

307 Shadow Creek Dr in El Lago shows signs of maintenance issues and possible code violations.

An inspection was done on Saturday 1/15/2022 to establish the most immediate measures to be taken to close the home from the elements and stabilize its condition.

Inspection took place outside from the ground level and on the East side from a ladder. Inside only the front room was accessible.

### Findings:

All fascia's around the main building and garage are holed and or badly deteriorated.

The soffits are badly deteriorated and partly gone on the North side.

Holes are seen in the siding of the main building on the North and East side. Water ingress took place in the structure.

Near the grade level the garage has holes in the siding as well.

Several windows are damaged and patched with plastic sheet. The rear door is patched with board and the front door has a loose panel at the bottom.

A tree is pushing against the garage.

A tree branch is resting on the service cables.

Access to the breaker panel is blocked.

The home and garage are filled with stuff.

The East inside wall of the front room is molded. The wooden floor is badly deteriorated there. The ceiling has a large hole in it.

Owners said a leak in the plumbing caused the hole in the East wall and hole in the ceiling. They said a plumber had just come in and fixed the leak.

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## Scope of work:

### Main building:

Create access to sunroom, remove drywall from the North wall in way of the sunroom roof and inspect structure there.

Remove debris from all roof surfaces.

Remove drywall to about 6 feet left and right from the hole in the East wall, inspect the structure and replace what structure has lost its integrity.

Replace all fascia's.

Replace all soffits North side building.

Replace siding North side building.

Repair hole in the East wall siding.

Repair broken windows and doors.

Replace deteriorated trim.

Caulk and paint all siding, trim, fascias, soffits.

### Garage:

Remove debris from roof and power cables. Make breaker panel accessible.

Make garage accessible for inspection.

Replace rotten siding, patch holes and repair deteriorated structure.

Replace fascia's and soffits of garage and breezeway.

Caulk and paint garage.

### Fence:

Repair fences.

### Further inspections:

Armand Barbe, build. official

City of El Lago

Monday, January 17, 2022

Make the rest of the home accessible for inspection. Floors, walls, ceilings, attic.  
Remove debris from roofs and remove the piled up items from the main building.

Duration of the work:

6 weeks from start of work.

Work should start as soon as possible.

**EXHIBIT C**

**BUILDING STANDARDS COMMISSION ABATEMENT REQUIREMENTS FOR THE  
PROPERTY LOCATED AT: 307 SHADOW CREEK DRIVE, EL LAGO, TEXAS, 77586**

**ORDER**

**SECTION 1. THAT, within thirty (30) days of the date of this Order, the Property Owner receive a permit, or permits, from the City of El Lago to perform all work necessary to correct the problems with the structures located on or about the property – with such problems being identified in the Building Official’s Report attached to this Order and located on or near the East Wall of the house located on the property; the North Wall of the house located on the property; the attic of the house located on the property; and, the garage located on the property.**

**SECTION 2. THAT, within one hundred twenty (120) days from the date of this Order, that the Property Owner complete all work required to be performed by this Order.**

**SECTION 3. THAT, if the Property Owner fails to satisfy Section 1 or Section 2 of this Exhibit C to this Order, then the property shall be vacated, and the City shall cause the work contemplated by this Order to be completed with the cost of such work being reflected in a lien on the property that shall be filed in the Real Property Records of Harris County.**