



## College Station, TX

### Meeting Agenda

**Building and Construction Standards Commission**

**1101 Texas Ave, College Station, TX 77840**

**Internet: [www.microsoft.com/microsoft-teams/join-a-meeting](http://www.microsoft.com/microsoft-teams/join-a-meeting)**

**Meeting ID: 234 097 640 507 | Passcode: Ph7ib9E5**

**Phone: 833-240-7855 | Phone Conference ID: 430 095 745#**

The City Council may or may not attend this meeting.

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**June 10, 2025**

**6:00 PM**

**City Hall Council Chambers**

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**Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.**

**1. Call meeting to order and consider absence requests.**

**2. Executive Session Agenda.**

Executive Session is closed to the public and will be held in the 1938 Executive Conference Room. The City Council may according to the Texas Open Meetings Act adjourn the Open Meeting during the Consent, Workshop or Regular Agendas and return into Executive Session to seek legal advice from the City Attorney regarding any item on the Workshop, Consent or Regular Agendas under Chapter 551, Texas Government Code.

**2.1. Consultation with Attorney {Gov't Code Section 551.071};**

Possible action. The Building and Construction Standards Commission may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the Building and Construction Standards Commission. Upon occasion the Building and Construction Standards Commission may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

a. Legal advice regarding hearing rules and procedures.

**3. Hear Visitors.**

At this time, the Chairperson will open the floor to citizens wishing to address issues not already scheduled on today's agenda. Each citizen's presentation will be limited to three minutes in order to allow adequate time for the completion of the agenda items. Comments will be received and city staff may be asked to look into the matter, or the matter may be placed on a future agenda for discussion. A recording may be made of the meeting; please give your name and address for the record.

**4. Agenda Items**

4.1. Public Hearing, presentation, discussion, and possible action concerning the condition of the structure located at 1501 Holleman Drive Building 2 (Anderson Ridge Ph 2, Block 3, Lot 1, Acres

6.68 & Associated BPP) generally located on Holleman Drive between Anderson Street and Village Drive to determine whether the structure meets minimum standards and whether the structure is unsafe in accordance with Section 214 of the Texas Local Government Code and City of College Station Code of Ordinances. Case #CONS2025-000001

Sponsors: Brian Binford

Attachments: None

**5. Discussion and possible action on future agenda items.**

A member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

**6. Adjourn.**

The Board or Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion. I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on June 6, 2025 at 5:00 p.m.

  
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City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.**

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

**Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.**

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

**June 10, 2025**  
**Item No. 4.1.**  
**1501 Holleman Drive Building #2**

**Sponsor:** Brian Binford, Building Official

**Reviewed By CBC:** Building and Construction Standards Commission

**Agenda Caption:** Public Hearing, presentation, discussion, and possible action concerning the condition of the structure located at 1501 Holleman Drive Building 2 (Anderson Ridge Ph 2, Block 3, Lot 1, Acres 6.68 & Associated BPP) generally located on Holleman Drive between Anderson Street and Village Drive to determine whether the structure meets minimum standards and whether the structure is unsafe in accordance with Section 214 of the Texas Local Government Code and City of College Station Code of Ordinances. Case #CONS2025-000001

**Relationship to Strategic Goals:**

- Health & Safety

**Recommendation(s):** That the structure be declared unsafe, substandard and a hazard to the public health, safety and welfare. That the structure be demolished and that all debris be removed from the site.

**Summary:** This structure was damaged by a structure fire in 2022. Since that time, the building has been exposed to the elements and further deteriorated due to water intrusion. An interior demolition permit was issued in 2023, and the structure was taken down to the studs. The structure has not been maintained and does not meet the minimum standards as set forth in the 2021 International Property Maintenance Code. Since that time, the City has received two remodel permit applications with no further action taking place after review comments were returned. Please see the timeline below:

Date of structure fire: 07/25/2022

DEMO2023-000008: Interior Demo Permit

- Applied: 02/10/2023
- Approved: 02/14/2023
- Issued: 02/15/2023
- Withdrawn: 03/07/2024
- Interior demolition work completed.

RMDL2023-000163: HOLLEMAN OAKS APTS - BUILDING 2 - FIRE DAMAGE REPAIRS

- Applied: 12/14/2023
- Review Comments Sent: 12/20/2023
- Withdrawn: 03/07/2024
- No action taken on review comments.

RMDL2025-000003: 18 UNITS RENOVATIONS

- Applied: 01/16/2025
- Review Comments Sent: 02/06/2025 (Incomplete Submittal)
- No action taken on review comments.

**Budget & Financial Summary:** N/A

**Attachments:**

None