



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR AGENDA
of
February 13, 2024**

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **February 13, 2024**, beginning at **6:00 PM** in the **Council Chambers** at **1109-B Bayou Road La Marque, Texas** as well as via **videoconference hosted through Zoom** (<http://bczoom.cityoflamarque.org>). In accordance with Section 551.127(b) of the Texas Local Government Code the presiding officer and a quorum of the La Marque Building Standards Commission intend to be and will be physically present at 1109-B Bayou Road, La Marque, Texas. This location will be open to the public and the meeting will be broadcast at this location, on Channel 16, and via YouTube (<https://www.youtube.com/watch?v=L6G8ypjyEDo>).

The Commission will meet for the purpose of considering the following agenda:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. INVOCATION AND PLEDGE OF ALLEGIANCE
4. PRESENTATIONS
5. CITIZENS PARTICIPATION
LIMITED TO THREE MINUTES PER PERSON

Comments from the public will be heard at this time. Any person with city-related business who has signed up may speak to Commission (limited to three (3) minutes). If wishing to speak give the Chair or presiding officer your full legal name and the item you wish to speak about. In compliance with Texas Open Meeting Act, the City may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. *Press *6 to mute or unmute if you are participating by telephone, press the unmute button if attending via zoom on a smartphone, tablet or computer, or stand if attending in person, and the mayor will call on you in turn.*

6. MINUTES
 - 6.I. Regular Meeting Minutes of June 13, 2023

6.II. Regular Meeting Minutes of December 12, 2023

7. NEW BUSINESS

Items presented to the Council for discussion and possible action:

8. OLD BUSINESS

8.I. Discussion/ possible action regarding 30 day review of a substandard structure located at 521 Ave C, La Marque, TX 77568

8.II. Discussion/ possible action regarding a 30 day review of a substandard structure located at 501 FM 1765, La Marque, TX 77568

8.III. Discussion/ possible action regarding a 30 day review of a substandard structure located at 1727 Main St., La Marque, TX 77568

8.IV. Discussion/ possible action regarding 30 day review of a substandard structure located at 912 Azalea Ct., La Marque, TX 77568

8.V. Discussion/ possible action regarding a 30 day review of a substandard structure located at 1401 Melody Dr., La Marque, TX 77658

9. ADJOURMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on February 09, 2024 at 12:00pm.

Kierra K. Nance, TRMC
City Clerk

SUBSTANDARD BUILDING INSPECTION REPORT

Code Compliance Division

City of La Marque, Texas

4916 FM 1765

BUILDING C

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date:

Property Address: 521 Ave C

Property Owner: _____

Code Officer: _____

The above-referenced building, regardless of the date of its construction, is deemed and hereby is declared to be substandard and a nuisance because it has the conditions or defects hereinafter described:

- ☒ (1) Is dilapidated, deteriorated, decayed, or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety and welfare in the opinion of the Code Compliance Supervisor or Building Official.
- ☐ (2) Regardless of its structural condition, is 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.
- ☒ (3) Is boarded up, fenced, or otherwise secured in any manner, if:
 - ☐ (a) The building constitutes a danger to the public even though secured from entry; or
 - ☐ (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- ☐ (4) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- ☐ (5) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- ☐ (6) Any portion of the building remains on a site after the demolition or destruction of the building.
- ☒ (7) Is abandoned and constitutes such building or portion thereof an attractive nuisance or hazard to the public.
- ☒ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Compliance Division to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:

- _____ (a) Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- _____ (b) Lack of, or improper water closets, lavatories, and bathtubs or shower,
- _____ (c) Lack of, or improper kitchen sink in a dwelling unit.
- _____ (d) Lack of running water to plumbing fixtures in a dwelling unit,
- _____ (e) Lack of adequate heating facilities.
- _____ (f) Lack of, or improper operation of, required ventilating equipment.
- _____ (g) Lack of minimum amounts of natural light and ventilation Required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Residential Code Plumbing Code, or ordinance of the City of La Marque.
- _____ (h) Room and space dimensions less than required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or ordinance of the City of La Marque.
- _____ (i) Lack of required electrical lighting.
- _____ (j) Dampness of habitable rooms.
- _____ (k) Infestation of insects, vermin, or rodents.
- _____ (l) General dilapidation or improper maintenance.
- _____ (m) Lack of connection to required sewage disposal system.
- _____ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- _____ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.
- _____ (9) Contains structural hazards, including but not limited to the following:
 - _____ (a) Deteriorated or inadequate foundations.
 - _____ (b) Defective or deteriorated flooring or floor supports.
 - _____ (c) Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - _____ (d) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
 - _____ (e) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
 - _____ (f) Members of ceilings, roofs, ceiling, and roof supports, or other horizontal members that sag, split, or buckle due to defective material or deterioration.
 - _____ (g) Members of ceilings, roofs, ceiling, and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
 - _____ (h) Fireplaces or chimneys that list, bulge or settle due to Defective material or deterioration.
 - _____ (i) Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.

_____ (10) Is defined as substandard by any provision of the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Plumbing Code, 2018 Mechanical Code, 2018 Property Maintenance Code, 2018 Residential Code or other ordinance or regulation of the City of La Marque, or constructed and still existing in violation of any provision of any of said Codes of the City of La Marque to the extent that the life, health, or safety of the public or any occupant is endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (a) One or more doors, aisles, passageways, stairways or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- _____ (b) The walking surface of one or more aisles, passageways, stairways or other means of exit are so warped, worn, loose, torn, blocked or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- _____ (c) The stress in materials, or members or portion thereof, due to all dead and live loads, is more than one- and one-half times the working stress or stresses allowed in the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (d) A portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (e) A portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- _____ (f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting a wind pressure of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the 2018 Building Code for such buildings.
- _____ (g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction,
- _____ (h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground

necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or any other cause is likely to collapse partially or completely.

- _____ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- _____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- _____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.
- _____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.
- _____ (m) The building has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location, or structure of buildings.
- _____ (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height, and occupancy in the same location.

Date of Inspection: 1-19-24

Code Compliance Officer Signature: June H. E.

Code Compliance Supervisor approval: June H. E.

Date Approved: 1-19-24



1/19/24

521 Ave C
La Marque, TX 77568



1/19/24

521 Ave C
La Marque, TX 77548



1/19/24

521 Ave C
La Marque, TX 77568



1/19/24

521 Ave C
La Marque, TX 77548



Yia/24

521 Ave C
La Marque, TX 77568



1/19/24

531 Ave C

La Marque, TX 77568



**CITY OF LA MARQUE
CODE ENFORCEMENT**
5715 Texas Ave, La Marque, TX 77568 (409)-938-9256



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: NE Properties, LLC
11406 Ashford Wind Dr.
Sugarland, TX 77478
C/O:**

On February 13, AT 6:00PM,

The Building Standards Commission of the City of La Marque Texas will hold a public hearing regarding properties that are considered dilapidated and of substandard condition WHICH HAS BEEN FOUND TO BE A LIFE, HEALTH AND SAFETY RISK TO ITS OCCUPANTS. The Commission will consider DEMOLITION of the following property which you have ownership of:

NE Properties, LLC

C/O:

Address: 521 AVE C, LA MARQUE TX. 77568

Property Description: ABST 150 J D MOORE SUR PT OF LOT 7 (700-3) DIV OF COOK & STEWART SUB / PARCEL 195186

Mailing Address: 11406 Ashford Wind Dr., Sugarland, TX 77478

The Public Hearing will be held in the City Council Chambers located at 1109-B Bayou Road, La Marque TX

You must attend this meeting, or a demolition order WILL BE ISSUED for your property. If you cannot attend this meeting, you must notify Code Compliance at least 14 days before the meeting date. This meeting is also your opportunity to make a request to repair your property.

POSTED ON PROPERTY: 4-27-2021

THIS NOTICE HAS BEEN FILED WITH THE GALVESTON COUNTY CLERK'S OFFICE

Property Details

Account

Property ID:	195186	Geographic ID: 1900-0008-0012-000
Type:	Real	Zoning:
Property Use:		Condo:

Location

Situs Address:	521 AVE C LA MARQUE, TX 77568	
Map ID:	261-C	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR LOTS 12,13 & 14 BLK 8 BOGATTOS ADDN	
Abstract/Subdivision:	S1900 - Bogatto Addn	
Neighborhood:	1900	

Owner

Owner ID:	704624
Name:	NE PROPERTIES LLC
Agent:	
Mailing Address:	11406 ASHFORD WIND DR SUGARLAND, TX 77478
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$57,990 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$12,010 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$70,000 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$70,000 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$70,000
Ag Use Value:	\$0

VALUES DISPLAYED REPRESENT THE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: NE PROPERTIES LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418058	\$70,000	\$70,000	\$292.64	
D02	DRAINAGE #2	0.044553	\$70,000	\$70,000	\$31.19	
GGA	GALVESTON COUNTY	0.334147	\$70,000	\$70,000	\$233.90	
J05	MAINLAND COLLEGE	0.268500	\$70,000	\$70,000	\$187.95	
RFL	CO ROAD & FLOOD	0.007753	\$70,000	\$70,000	\$5.43	
S18	TEXAS CITY ISD	1.164200	\$70,000	\$70,000	\$814.94	

Total Tax Rate: 2.237211

Estimated Taxes With Exemptions: \$1,566.05

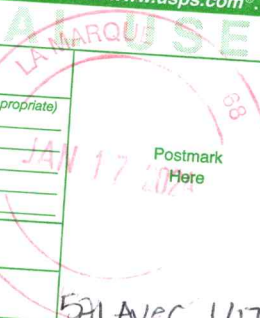
Estimated Taxes Without Exemptions: \$1,566.05

9589 0710 5270 0439 9504 47

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	



Sent To	NE Properties, LLC
Street and Apt. No., or PO Box No.	11406 Ashford Wind Dr.
City, State, Zip+4 [®]	Sugarland, TX 77478

SUBSTANDARD BUILDING INSPECTION REPORT

Code Compliance Division

City of La Marque, Texas

4916 FM 1765

BUILDING C

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date:

Property Address: 501 F.M. 1765

Property Owner: _____

Code Officer: _____

The above-referenced building, regardless of the date of its construction, is deemed and hereby is declared to be substandard and a nuisance because it has the conditions or defects hereinafter described:

- ☐ (1) Is dilapidated, deteriorated, decayed, or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety and welfare in the opinion of the Code Compliance Supervisor or Building Official.
- ☐ (2) Regardless of its structural condition, is 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.
- ☒ (3) Is boarded up, fenced, or otherwise secured in any manner, if:
 - ☒ (a) The building constitutes a danger to the public even though secured from entry; or
 - ☒ (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- ☐ (4) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- ☐ (5) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- ☐ (6) Any portion of the building remains on a site after the demolition or destruction of the building.
- ☐ (7) Is abandoned and constitutes such building or portion thereof an attractive nuisance or hazard to the public.
- ☐ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Compliance Division to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:

- _____ (a) Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- _____ (b) Lack of, or improper water closets, lavatories, and bathtubs or shower,
- _____ (c) Lack of, or improper kitchen sink in a dwelling unit.
- _____ (d) Lack of running water to plumbing fixtures in a dwelling unit,
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- _____ (h) Room and space dimensions less than required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or ordinance of the City of La Marque.
- _____ (i) Lack of required electrical lighting.
- _____ (j) Dampness of habitable rooms.
- _____ (k) Infestation of insects, vermin, or rodents.
- _____ (l) General dilapidation or improper maintenance.
- _____ (m) Lack of connection to required sewage disposal system.
- _____ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- _____ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.
- _____ (9) Contains structural hazards, including but not limited to the following:
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 - _____ (b) Defective or deteriorated flooring or floor supports.
 - _____ (c) Flooring or floor supports of insufficient size to carry imposed loads with safety.
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 - _____ (g) Members of ceilings, roofs, ceiling, and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
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_____ (10) Is defined as substandard by any provision of the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Plumbing Code, 2018 Mechanical Code, 2018 Property Maintenance Code, 2018 Residential Code or other ordinance or regulation of the City of La Marque, or constructed and still existing in violation of any provision of any of said Codes of the City of La Marque to the extent that the life, health, or safety of the public or any occupant is endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (a) One or more doors, aisles, passageways, stairways or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- _____ (b) The walking surface of one or more aisles, passageways, stairways or other means of exit are so warped, worn, loose, torn, blocked or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- _____ (c) The stress in materials, or members or portion thereof, due to all dead and live loads, is more than one- and one-half times the working stress or stresses allowed in the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (d) A portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (e) A portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- _____ (f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting a wind pressure of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the 2018 Building Code for such buildings.
- _____ (g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction,
- _____ (h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground

necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or any other cause is likely to collapse partially or completely.

_____ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

_____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

_____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.

_____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.

_____ (m) The building has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location, or structure of buildings.

_____ (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height, and occupancy in the same location.

Date of Inspection: 1-19-24

Code Compliance Officer Signature: Jose H. L.

Code Compliance Supervisor approval: Jose H. L.

Date Approved: 1-19-24

9589 0710 5270 0439 9504 61

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$

Sent To R. Sultana Corp. C/O Sajid Hussain
 Street and Apt. No., or PO Box No. P.O. Box 1701
 City, State, ZIP+4® League City, TX 77573

501 FM 1765 11/7/24
 JAN 17 2024
 USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:
R. Sultana Corp.
C/O Sajid Hussain
P.O. Box 1701
League City, TX 77573

2. Article Number (Transfer from service label)
 9589 0710 5270 0439 9504 61

9590 9402 8558 3186 0286 66

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Sajid ☐ Agent
☐ Addressee

B. Received by (Printed Name)
Sajid Hussain

C. Date of Delivery
1/20/24

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

4. Mail Restricted Delivery
☐ Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



CITY OF LA MARQUE
CODE ENFORCEMENT
5715 Texas Ave, La Marque, TX 77568 (409)-938-9256



BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

OWNER: R. Sultana Corp.
C/O: Sajjid Hussain
P.O. Box 1701
League City, TX 77573

On February 13, AT 6:00PM,

The Building Standards Commission of the City of La Marque Texas will hold a public hearing regarding properties that are considered dilapidated and of substandard condition WHICH HAS BEEN FOUND TO BE A LIFE, HEALTH AND SAFETY RISK TO ITS OCCUPANTS. The Commission will consider DEMOLITION of the following property which you have ownership of:

R. Sultana Corp.
C/O:Sajjid Hussain
Address: 501 FM 1765 LA MARQUE TX. 77568

Property Description: ABST 150 J D MOORE SUR PT OF LOT 7 (700-3) DIV OF COOK & STEWART SUB / PARCEL 198102
Mailing Address: P.O. Box 1701 League City, TX 77573

The Public Hearing will be held in the City Council Chambers located at 1109-B Bayou Road, La Marque TX

You must attend this meeting, or a demolition order WILL BE ISSUED for your property. If you cannot attend this meeting, you must notify Code Compliance at least 14 days before the meeting date. This meeting is also your opportunity to make a request to repair your property.

POSTED ON PROPERTY: 4-27-2021

THIS NOTICE HAS BEEN FILED WITH THE GALVESTON COUNTY CLERK'S OFFICE

Property Details

Account

Property ID:	198102	Geographic ID: 4137-0010-0010-000
Type:	Real	Zoning:
Property Use:		Condo:

Location

Situs Address:	501 FM 1765 LA MARQUE, TX 77568	
Map ID:	261-C	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR LOTS 10 THRU 14 BLK J INTER-CITY PLACE	
Abstract/Subdivision:	S4137 - Intercity Place	
Neighborhood:	CS-S15	

Owner

Owner ID:	582132
Name:	R SULTANA CORPORATION
Agent:	
Mailing Address:	P O BOX 1701 LEAGUE CITY, TX 77574
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$161,240 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$28,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$189,240 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$189,240 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$189,240
Ag Use Value:	\$0

VALUES DISPLAYED REPRESENT THE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: R SULTANA CORPORATION %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418058	\$189,240	\$189,240	\$791.13	
D02	DRAINAGE #2	0.044553	\$189,240	\$189,240	\$84.31	
GGA	GALVESTON COUNTY	0.334147	\$189,240	\$189,240	\$632.34	
J05	MAINLAND COLLEGE	0.268500	\$189,240	\$189,240	\$508.11	
RFL	CO ROAD & FLOOD	0.007753	\$189,240	\$189,240	\$14.67	
S18	TEXAS CITY ISD	1.164200	\$189,240	\$189,240	\$2,203.13	

Total Tax Rate: 2.237211

Estimated Taxes With Exemptions: \$4,233.69

Estimated Taxes Without Exemptions: \$4,233.69



1/19/24

501 FM 1765

La Marque, TX 77568



1/19/24

501 FM 1765

La Marque, TX 77568



1/19/24 501 FM 1745
La Marque, TX 77568



1/19/24

501 FM 1765
La Marque, TX 77568



1/19/24

501 FM 1745
La Marque, TX 77548

SUBSTANDARD BUILDING INSPECTION REPORT

Code Compliance Division

City of La Marque, Texas

4916 FM 1765

BUILDING C

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date:

Property Address: 1727 Main St

Property Owner: _____

Code Officer: _____

The above-referenced building, regardless of the date of its construction, is deemed and hereby is declared to be substandard and a nuisance because it has the conditions or defects hereinafter described:

- _____ (1) Is dilapidated, deteriorated, decayed, or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety and welfare in the opinion of the Code Compliance Supervisor or Building Official.
- _____ (2) Regardless of its structural condition, is 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.
- ☒ (3) Is boarded up, fenced, or otherwise secured in any manner, if:
 - ☒ (a) The building constitutes a danger to the public even though secured from entry; or
 - _____ (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- _____ (4) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- _____ (5) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- _____ (6) Any portion of the building remains on a site after the demolition or destruction of the building.
- ☒ (7) Is abandoned and constitutes such building or portion thereof an attractive nuisance or hazard to the public.
- ☒ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Compliance Division to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:

- _____ (a) Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- _____ (b) Lack of, or improper water closets, lavatories, and bathtubs or shower,
- _____ (c) Lack of, or improper kitchen sink in a dwelling unit.
- _____ (d) Lack of running water to plumbing fixtures in a dwelling unit,
- _____ (e) Lack of adequate heating facilities.
- _____ (f) Lack of, or improper operation of, required ventilating equipment.
- _____ (g) Lack of minimum amounts of natural light and ventilation Required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Residential Code Plumbing Code, or ordinance of the City of La Marque.
- _____ (h) Room and space dimensions less than required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or ordinance of the City of La Marque.
- _____ (i) Lack of required electrical lighting.
- _____ (j) Dampness of habitable rooms.
- _____ (k) Infestation of insects, vermin, or rodents.
- _____ (l) General dilapidation or improper maintenance.
- _____ (m) Lack of connection to required sewage disposal system.
- _____ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- _____ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.
- _____ (9) Contains structural hazards, including but not limited to the following:
 - _____ (a) Deteriorated or inadequate foundations.
 - _____ (b) Defective or deteriorated flooring or floor supports.
 - _____ (c) Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - _____ (d) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
 - _____ (e) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
 - _____ (f) Members of ceilings, roofs, ceiling, and roof supports, or other horizontal members that sag, split, or buckle due to defective material or deterioration.
 - _____ (g) Members of ceilings, roofs, ceiling, and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
 - _____ (h) Fireplaces or chimneys that list, bulge or settle due to Defective material or deterioration.
 - _____ (i) Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.

_____ (10) Is defined as substandard by any provision of the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Plumbing Code, 2018 Mechanical Code, 2018 Property Maintenance Code, 2018 Residential Code or other ordinance or regulation of the City of La Marque, or constructed and still existing in violation of any provision of any of said Codes of the City of La Marque to the extent that the life, health, or safety of the public or any occupant is endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (a) One or more doors, aisles, passageways, stairways or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- _____ (b) The walking surface of one or more aisles, passageways, stairways or other means of exit are so warped, worn, loose, torn, blocked or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- _____ (c) The stress in materials, or members or portion thereof, due to all dead and live loads, is more than one- and one-half times the working stress or stresses allowed in the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (d) A portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (e) A portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- _____ (f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting a wind pressure of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the 2018 Building Code for such buildings.
- _____ (g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction,
- _____ (h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground

necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or any other cause is likely to collapse partially or completely.

_____ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

_____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

_____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.

_____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.

_____ (m) The building has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location, or structure of buildings.

_____ (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height, and occupancy in the same location.

Date of Inspection: 1-19-24

Code Compliance Officer Signature: Jose H. E.

Code Compliance Supervisor approval: Jose H. E.

Date Approved: 1-19-24



1/11/24

1727 Main St.
La Marque, TX 77568



7/19/24

1727 Main St.

La Marque, TX 77568



1/19/24

1727 Main St.

La Marque, TX 77568



X/9/24 1727 Main St.
La Marque, TX 77568



Via/24

1727 Main St.
La Marque, TX 77568



CITY OF LA MARQUE
CODE ENFORCEMENT
5715 Texas Ave, La Marque, TX 77568 (409)-938-9256



BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

OWNER: Gulf Breeze Partner, LLC/Caf REO-2 LLC

C/O:

4 Park Plz Ste. 900

Irvine, CA 92614

On February 13, AT 6:00PM,

The Building Standards Commission of the City of La Marque Texas will hold a public hearing regarding properties that are considered dilapidated and of substandard condition WHICH HAS BEEN FOUND TO BE A LIFE, HEALTH AND SAFETY RISK TO ITS OCCUPANTS. The Commission will consider DEMOLITION of the following property which you have ownership of:

Gulf Breeze Apartments

C/O:

Address: 1727 FM 519, LA MARQUE TX. 77568

Property Description: ABST 150 J D MOORE SUR PT OF LOT 7 (700-3) DIV OF COOK & STEWART SUB / PARCEL 196345

Mailing Address: 4 Park Plz Ste. 900, Irvine, Ca 902614

The Public Hearing will be held in the City Council Chambers located at 1109-B Bayou Road, La Marque TX

You must attend this meeting, or a demolition order WILL BE ISSUED for your property. If you cannot attend this meeting, you must notify Code Compliance at least 14 days before the meeting date. This meeting is also your opportunity to make a request to repair your property.

POSTED ON PROPERTY: 4-27-2021

THIS NOTICE HAS BEEN FILED WITH THE GALVESTON COUNTY CLERK'S OFFICE

Property Details

Account

Property ID:	196345	Geographic ID:	2775-0016-0700-003
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	1727 MAIN LA MARQUE, TX 77568		
Map ID:	284-C	Mapsco:	
Legal Description:	ABST 150 J D MOORE SUR PT OF BLK 7 (700-3) DIV P COOK & STEWART SUB		
Abstract/Subdivision:	S2775 - Cook & Stewart		
Neighborhood:	AT-S18		

Owner

Owner ID:	720869
Name:	CAF REO-2 LLC
Agent:	
Mailing Address:	4 PARK PLZ STE 900 IRVINE, CA 92614
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$5,007,580 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$33,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$5,040,700 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$5,040,700 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$5,040,700
Ag Use Value:	\$0

VALUES DISPLAYED REPRESENT THE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: CAF REO-2 LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418058	\$5,040,700	\$5,040,700	\$21,073.05	
D02	DRAINAGE #2	0.044553	\$5,040,700	\$5,040,700	\$2,245.78	
GGA	GALVESTON COUNTY	0.334147	\$5,040,700	\$5,040,700	\$16,843.35	
J05	MAINLAND COLLEGE	0.268500	\$5,040,700	\$5,040,700	\$13,534.28	
RFL	CO ROAD & FLOOD	0.007753	\$5,040,700	\$5,040,700	\$390.81	
S18	TEXAS CITY ISD	1.164200	\$5,040,700	\$5,040,700	\$58,683.83	

Total Tax Rate: 2.237211

Estimated Taxes With Exemptions: \$112,771.10

Estimated Taxes Without Exemptions: \$112,771.10

9589 0710 5270 0439 9504 54

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
Gulf Breeze Partner	
Street and Apt. No., or PO Box No.	
H PARK PIZ Suite 900	
City, State, ZIP+4®	
IRVINE, CA 92680	

Postmark Here

JAN 17 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SUBSTANDARD BUILDING INSPECTION REPORT

Code Compliance Division

City of La Marque, Texas

4916 FM 1765

BUILDING C

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date:

Property Address: 912 Azalea CT

Property Owner: _____

Code Officer: _____

The above-referenced building, regardless of the date of its construction, is deemed and hereby is declared to be substandard and a nuisance because it has the conditions or defects hereinafter described:

- ☐ (1) Is dilapidated, deteriorated, decayed, or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety and welfare in the opinion of the Code Compliance Supervisor or Building Official.
- ☒ (2) Regardless of its structural condition, is 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.
- ☒ (3) Is boarded up, fenced, or otherwise secured in any manner, if:
 - ☐ (a) The building constitutes a danger to the public even though secured from entry; or
 - ☐ (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- ☐ (4) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- ☒ (5) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- ☐ (6) Any portion of the building remains on a site after the demolition or destruction of the building.
- ☒ (7) Is abandoned and constitutes such building or portion thereof an attractive nuisance or hazard to the public.
- ☐ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Compliance Division to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:

- _____ (a) Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- _____ (b) Lack of, or improper water closets, lavatories, and bathtubs or shower,
- _____ (c) Lack of, or improper kitchen sink in a dwelling unit.
- _____ (d) Lack of running water to plumbing fixtures in a dwelling unit,
- _____ (e) Lack of adequate heating facilities.
- _____ (f) Lack of, or improper operation of, required ventilating equipment.
- _____ (g) Lack of minimum amounts of natural light and ventilation Required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Residential Code Plumbing Code, or ordinance of the City of La Marque.
- _____ (h) Room and space dimensions less than required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or ordinance of the City of La Marque.
- _____ (i) Lack of required electrical lighting.
- _____ (j) Dampness of habitable rooms.
- _____ (k) Infestation of insects, vermin, or rodents.
- _____ (l) General dilapidation or improper maintenance.
- _____ (m) Lack of connection to required sewage disposal system.
- _____ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- _____ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.
- _____ (9) Contains structural hazards, including but not limited to the following:
 - _____ (a) Deteriorated or inadequate foundations.
 - _____ (b) Defective or deteriorated flooring or floor supports.
 - _____ (c) Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - _____ (d) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
 - _____ (e) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
 - _____ (f) Members of ceilings, roofs, ceiling, and roof supports, or other horizontal members that sag, split, or buckle due to defective material or deterioration.
 - _____ (g) Members of ceilings, roofs, ceiling, and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
 - _____ (h) Fireplaces or chimneys that list, bulge or settle due to Defective material or deterioration.
 - _____ (i) Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.

_____ (10) Is defined as substandard by any provision of the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Plumbing Code, 2018 Mechanical Code, 2018 Property Maintenance Code, 2018 Residential Code or other ordinance or regulation of the City of La Marque, or constructed and still existing in violation of any provision of any of said Codes of the City of La Marque to the extent that the life, health, or safety of the public or any occupant is endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (a) One or more doors, aisles, passageways, stairways or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- _____ (b) The walking surface of one or more aisles, passageways, stairways or other means of exit are so warped, worn, loose, torn, blocked or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- _____ (c) The stress in materials, or members or portion thereof, due to all dead and live loads, is more than one- and one-half times the working stress or stresses allowed in the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (d) A portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (e) A portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- _____ (f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting a wind pressure of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the 2018 Building Code for such buildings.
- _____ (g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction,
- _____ (h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground

necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or any other cause is likely to collapse partially or completely.

- _____ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- _____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- _____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.
- _____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.
- _____ (m) The building has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location, or structure of buildings.
- _____ (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height, and occupancy in the same location.

Date of Inspection: 1-19-24

Code Compliance Officer Signature: Jose H. E.

Code Compliance Supervisor approval: Jose H. E.

Date Approved: 1-19-24



Yap4 912 Azalea Ct.
La Marque, TX 77568



1/19/24 912 Azalea Ct.
La Marque, TX 77568



1/19/24 912 Azalea Ct.
La Marque, TX 77568



**CITY OF LA MARQUE
CODE ENFORCEMENT**
5715 Texas Ave, La Marque, TX 77568 (409)-938-9256



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Scott Wall
C/O:
3821 Hansen Dr.
Dickinson, TX 77539**

On **February 13, AT 6:00PM**,
The Building Standards Commission of the City of La Marque Texas will hold a public hearing regarding properties that are considered dilapidated and of substandard condition WHICH HAS BEEN FOUND TO BE A LIFE, HEALTH AND SAFETY RISK TO ITS OCCUPANTS. The Commission will consider DEMOLITION of the following property which you have ownership of:

**Scott Wall
C/O:
Address: 912 Azalea Ct., LA MARQUE TX. 77568**

Property Description: **ABST 150 J D MOORE SUR PT OF LOT 7 (700-3) DIV OF COOK & STEWART SUB / PARCEL 196719**
Mailing Address: 3821 Hansen Dr. Dickinson, TX 77539

The Public Hearing will be held in the City Council Chambers located at 1109-B Bayou Road, La Marque TX
You must attend this meeting, or a demolition order WILL BE ISSUED for your property. If you cannot attend this meeting, you must notify Code Compliance at least 14 days before the meeting date. This meeting is also your opportunity to make a request to repair your property.

POSTED ON PROPERTY: 4-27-2021

THIS NOTICE HAS BEEN FILED WITH THE GALVESTON COUNTY CLERK'S OFFICE

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Scott Wall (912 Azaleda)

Street and Apt. No. or PO Box No. 3821 Hansen Dr.

City, State, ZIP+4® Dickinson, TX 77539

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
JAN 17 2024

9589 0710 5270 0439 9504 78

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
■ 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:

Scott Wall
3821 Hansen Dr.
Dickinson, TX 77539



9590 9402 8558 3186 0286 59

2. Article Number (Transfer from service label)
9589 0710 5270 0439 9504 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
[Signature] ☐ Addressee

B. Received by (Printed Name) E. Cruz

C. Date of Delivery 1-19-24

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

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☐ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Property Details

Account		
Property ID:	196719	Geographic ID: 3095-0000-0003-000
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	912 AZALEA CT LA MARQUE, TX 77568	
Map ID:	284-A	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR LOT 3 & NE 46.3 FT OF LOT 4 DUNTON SUB	
Abstract/Subdivision:	S3095 - Dunton	
Neighborhood:	3095	
Owner		
Owner ID:	104864	
Name:	WALL SCOTT	
Agent:		
Mailing Address:	3821 HANSEN DR DICKINSON, TX 77539-6113	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$128,070 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$5,250 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$133,320 (=)

Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$133,320 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$133,320
Ag Use Value:	\$0

VALUES DISPLAYED REPRESENT THE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: WALL SCOTT %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418058	\$133,320	\$133,320	\$557.35	
D02	DRAINAGE #2	0.044553	\$133,320	\$133,320	\$59.40	
GGA	GALVESTON COUNTY	0.334147	\$133,320	\$133,320	\$445.48	
J05	MAINLAND COLLEGE	0.268500	\$133,320	\$133,320	\$357.96	
RFL	CO ROAD & FLOOD	0.007753	\$133,320	\$133,320	\$10.34	
S18	TEXAS CITY ISD	1.164200	\$133,320	\$133,320	\$1,552.11	

Total Tax Rate: 2.237211

Estimated Taxes With Exemptions: \$2,982.64

Estimated Taxes Without Exemptions: \$2,982.64

SUBSTANDARD BUILDING INSPECTION REPORT

Code Compliance Division

City of La Marque, Texas

4916 FM 1765

BUILDING C

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date:

Property Address: 1401 melody Dr

Property Owner: _____

Code Officer: _____

The above-referenced building, regardless of the date of its construction, is deemed and hereby is declared to be substandard and a nuisance because it has the conditions or defects hereinafter described:

- _____ (1) Is dilapidated, deteriorated, decayed, or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety and welfare in the opinion of the Code Compliance Supervisor or Building Official.
- _____ (2) Regardless of its structural condition, is 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.
- _____ (3) Is boarded up, fenced, or otherwise secured in any manner, if:
 - _____ (a) The building constitutes a danger to the public even though secured from entry; or
 - _____ (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- _____ (4) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- _____ (5) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- _____ (6) Any portion of the building remains on a site after the demolition or destruction of the building.
- _____ (7) Is abandoned and constitutes such building or portion thereof an attractive nuisance or hazard to the public.
- _____ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Compliance Division to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:

- _____ (a) Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- _____ (b) Lack of, or improper water closets, lavatories, and bathtubs or shower,
- _____ (c) Lack of, or improper kitchen sink in a dwelling unit.
- _____ (d) Lack of running water to plumbing fixtures in a dwelling unit,
- _____ (e) Lack of adequate heating facilities.
- _____ (f) Lack of, or improper operation of, required ventilating equipment.
- _____ (g) Lack of minimum amounts of natural light and ventilation Required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Residential Code Plumbing Code, or ordinance of the City of La Marque.
- _____ (h) Room and space dimensions less than required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or ordinance of the City of La Marque.
- _____ (i) Lack of required electrical lighting.
- _____ (j) Dampness of habitable rooms.
- _____ (k) Infestation of insects, vermin, or rodents.
- _____ (l) General dilapidation or improper maintenance.
- _____ (m) Lack of connection to required sewage disposal system.
- _____ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- _____ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.
- _____ (9) Contains structural hazards, including but not limited to the following:
 - _____ (a) Deteriorated or inadequate foundations.
 - _____ (b) Defective or deteriorated flooring or floor supports.
 - _____ (c) Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - _____ (d) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
 - _____ (e) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
 - _____ (f) Members of ceilings, roofs, ceiling, and roof supports, or other horizontal members that sag, split, or buckle due to defective material or deterioration.
 - _____ (g) Members of ceilings, roofs, ceiling, and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
 - _____ (h) Fireplaces or chimneys that list, bulge or settle due to Defective material or deterioration.
 - _____ (i) Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.

_____ (10) Is defined as substandard by any provision of the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Plumbing Code, 2018 Mechanical Code, 2018 Property Maintenance Code, 2018 Residential Code or other ordinance or regulation of the City of La Marque, or constructed and still existing in violation of any provision of any of said Codes of the City of La Marque to the extent that the life, health, or safety of the public or any occupant is endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (a) One or more doors, aisles, passageways, stairways or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- _____ (b) The walking surface of one or more aisles, passageways, stairways or other means of exit are so warped, worn, loose, torn, blocked or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- _____ (c) The stress in materials, or members or portion thereof, due to all dead and live loads, is more than one- and one-half times the working stress or stresses allowed in the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (d) A portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (e) A portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- _____ (f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting a wind pressure of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the 2018 Building Code for such buildings.
- _____ (g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction,
- _____ (h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground

necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or
* any other cause is likely to collapse partially or completely.

- _____ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- _____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- _____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.
- _____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.
- _____ (m) The building has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location, or structure of buildings.
- _____ (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height, and occupancy in the same location.

Date of Inspection: 1-19-24

Code Compliance Officer Signature: Jose H. L.

Code Compliance Supervisor approval: Jose H. L.

Date Approved: 1-19-24



1/19/24 1401 Melody Dr.
La Marque, TX 77568



1/19/24
1401 Melody Dr.
La Marque, TX 77568



1/19/64 1401 Melody Dr.
La Marque, TX 77568



**CITY OF LA MARQUE
CODE ENFORCEMENT**
5715 Texas Ave, La Marque, TX 77568 (409)-938-9256



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Carol Frank
C/O: Joanna Matejka
2515 Jack Beaver Rd.
Santa Fe, TX 77517**

On February 13, 2023, AT 6:00PM,

The Building Standards Commission of the City of La Marque Texas will hold a public hearing regarding properties that are considered dilapidated and of substandard condition WHICH HAS BEEN FOUND TO BE A LIFE, HEALTH AND SAFETY RISK TO ITS OCCUPANTS. The Commission will consider DEMOLITION of the following property which you have ownership of:

**Carol Frank C/O:Joanna Matejka
Address: 1401 Melody, LA MARQUE TX. 77568**

Property Description: ABST 150 J D MOORE SUR PT OF LOT 7 (700-3) DIV OF COOK & STEWART SUB / PARCEL 134855

Mailing Address:2515 Jack Beaver Rd. Santa Fe, TX 77517

The Public Hearing will be held in the City Council Chambers located at 1109-B Bayou Road, La Marque TX

You must attend this meeting, or a demolition order WILL BE ISSUED for your property. If you cannot attend this meeting, you must notify Code Compliance at least 14 days before the meeting date. This meeting is also your opportunity to make a request to repair your property.

POSTED ON PROPERTY: 4-27-2021

THIS NOTICE HAS BEEN FILED WITH THE GALVESTON COUNTY CLERK'S OFFICE

Property Details

Account

Property ID:	134855	Geographic ID: 7530-0000-0028-000
Type:	Real	Zoning:
Property Use:		Condo:

Location

Situs Address:	1401 MELODY DR LA MARQUE, TX 77568		
Map ID:	283-B	Mapsco:	
Legal Description:	ABST 2 S F AUSTIN SUR LOT 28 WESTLAWN		
Abstract/Subdivision:	S7530 - Westlawn		
Neighborhood:	7530		

Owner

Owner ID:	236257
Name:	FRANK CAROL ANN
Agent:	
Mailing Address:	1401 MELODY DR LA MARQUE, TX 77568-4848

% Ownership: 100.0%

Exemptions: DV1 - Disabled Veterans 10% - 29%
HS - Homestead
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$98,120 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$6,170 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$104,290 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$104,290 (=)
Homestead Cap Loss: ⓘ	\$18,962 (-)
Assessed Value:	\$85,328
Ag Use Value:	\$0

VALUES DISPLAYED REPRESENT THE 2023 CERTIFIED VALUES.

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Property Taxing Jurisdiction

Owner: FRANK CAROL ANN **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418058	\$104,290	\$80,328	\$335.82	
D02	DRAINAGE #2	0.044553	\$104,290	\$80,328	\$35.79	
GGA	GALVESTON COUNTY	0.334147	\$104,290	\$63,262	\$211.39	
J05	MAINLAND COLLEGE	0.268500	\$104,290	\$63,262	\$169.86	
RFL	CO ROAD & FLOOD	0.007753	\$104,290	\$60,262	\$4.67	
S18	TEXAS CITY ISD	1.164200	\$104,290	\$0	\$0.00	

Total Tax Rate: 2.237211

Estimated Taxes With Exemptions: \$757.53

Estimated Taxes Without Exemptions: \$2,333.18

9589 0710 5270 0439 9504 85

U.S. Postal Service™
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For delivery information, visit our website at [www.usps.com®](http://www.usps.com).

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	

Sent To: Joanna Matejka (Carol Frank)
Street and Apt. No., or PO Box No.: 515 Jack Beaver Rd.
City, State, ZIP+4®: Santa Fe, TX 77517

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions