



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR AGENDA
of
March 12, 2024**

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **Tuesday, March 12, 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 (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. 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 the Commission (limited to three (3) minutes). If wishing to speak give the Chairperson 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 chairperson will call on you in turn.*

5. MINUTES
 - 5.I. Regular Meeting Minutes for February 13, 2024
6. OLD BUSINESS

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

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

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

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

7. NEW BUSINESS

Items presented to the Council for discussion and possible action:

7.I. Discussion/ possible action regarding a substandard structure located at 2415 Jackson St., La Marque, TX 77568

7.II. Discussion/ possible action regarding a substandard structure located at 2317 Boss St. La Marque, TX 77568

7.III. Discussion/ Possible action regarding the election of a chairperson

7.IV. Discussion/ Possible action regarding election of a vice-chairperson

8. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on MARCH 8, 2024 at 10:00 A.M.

Kierra K. Nance, TRMC
City Clerk



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

1. CALL MEETING TO ORDER

Vice-Chairperson Pennington, called the meeting to order at 6:00 p.m.

2 ROLL CALL

. Present:

Exception:

Vice-Chairperson, David Pennington
Commissioner, Maggie Manuel
Commissioner, Kaleb Smith
Commissioner, Sally Austin

Commissioner, Vervely Sumlin

Other Officials/Staff Present:

Code Enforcement Supervisor, Jose Hernandez
Code Enforcement Admin. Assistant, Myrna P. Sanchez
Director of Development Services, Kathleen Van Stavern
Fire Chief, David Merryman
City Manager, Cesar Garcia

3. INVOCATION AND PLEDGE OF ALLEGIANCE

Pledge and Invocation was Dismissed **PASSED UNANIMOUSLY**

4. PRESENTATIONS

Vice-Chairperson Pennington, welcomed in our new Commissioner Sally Austin

5. CITIZENS PARTICIPATION

None

6. MINUTES

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

Commissioner Smith, made 1st Motion to approve Minutes Commissioner Manuel,
2nd Motion. **MOTION PASSED**

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

Commissioner Manuel made 1st Motion to approve minutes Commissioner Smith,
2nd Motion. **MOTION PASSED**

7. NEW BUSINESS

None

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

Vice-Chairperson Pennington, what have you done so far Owner after you granting me the 30 days, I have requested an inspection for plumbing by that time the 90 days had passed and when I went to go pay the permit with the city I was instructed to stop work immediately until I meet with you guys to get a permit to pour cement one side of the house. Vice-Chairperson Pennington asked owner if he had pulled a substandard permit, Owner yes and it expired but once I have the permission form you guys I can move on forward. Commissioner Smith, made 1st Motion for 90 days for a substandard building permit and to come back and give us 30 day progress in the meeting Commissioner Manuel, 2nd the Motion. **MOTION PASSED**

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

Vice-Chairperson Pennington, can you tell us what you have done since the last time we met here. Owner, I have the windstorm certificate, today I missed the inspection otherwise maybe I couldn't do the plumbing because of the key. Maybe this Friday I could call him back to do the inspection. Code Enforcement Supervisor Hernandez, when I went to go take pictures you could see he is coming along he painted the building and the yellow stripes. I think he is moving along with everything. Vice-Chairperson Pennington, what about the inside? Code Enforcement Supervisor Hernandez, I did take picture's from the inside and it looks much better, he is complying with everything. Commissioner Smith, made 1st Motion for extension 30 days on the next meeting Commissioner Austin, 2nd that Motion. **MOTION PASSED**

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

Code Enforcement Supervisor Hernandez, we had a meeting with the Fire Marshal and BBG sounds like they are meeting the requirements for the code enforcement side, they could continue with the permits and all that. Commissioner Smith, these pictures are from January. Where are you now? Contractor, you can see that when they did the walk threw 2 weeks ago there 2 buffers we are waiting for the asbestos with the city and inspectors to sign on everything and waiting on the state for the letter to move forward on the work. Vice-Chairperson Pennington, have you had a structural engineer? Contractor, we have one on staff right now. We had a secondary report that we produced which kind of categorized some of the additional repairs, or whatever we need to bring property up to code. Code Enforcement Supervisor Hernandez, we added to the package engineer report. Vice-Chairperson Pennington, I looked at this report and it mentions 12 instances where it says you need a structural engineer to do some more digging. Owner, yes, that's who walked today the structural engineer. Director of Development

Services Van Stavern, Scott is daily speaking to them and they are aware of what is going on they have been very cooperative. Contractor, we are doing everything to get all squared out. Vice-Chairperson Pennington, Have you pull a substandard permit Contrator, no Sir, I didn't know it was a substandard building. Vice-Chairperson Pennington, you're going to have to get that. I have a concern about the sewer. Contractor, our plumber is already on site and as far as that we will have new pipe's all the way to the city street. Vice-Chairperson Pennington, made Motion for 90 days report and to pull a substandard building permit, every 30 days progress report Commissioner, Manuel 2nd Motion, **MOTION PASSED.**

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

City Manager Garcia, I'm not sure whether you may be aware that the owner called me to let me know he had a family emergency. He apologized for not being here. But he did say he's looking forward to getting the permit resolved.

Commissioner Smith, 1st Motion to table this till next meeting Commissioner Manuel, 2nd Motion. **MOTION PASSED**

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

Code Enforcement Supervisor Hernandez, owner got a C.O. from the permit department that she complied with everything and finished. Vice-Chairperson, Pennington this property is completed. Commissioner Smith, made 1st Motion no further action needed on this property Commissioner Manuel 2nd Motion. **MOTION PASSED**

9. ADJOURMENT

Commissioner Austin, made 1st motion to adjourn the meeting and Commissioner Smith, 2nd Motion.

MOTION ADJOURNED AT 6:30 p.m.

Chairperson
Building Standard Commission



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On **March 12, 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:

NE Properties LLC
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 196345**
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

9589 0710 5270 0439 9504 23

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

\$

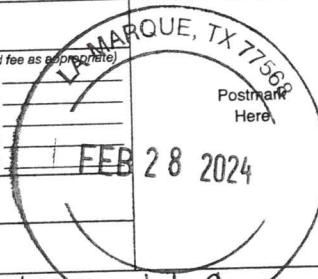
Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®



NE Properties LLC
11456 Ashford Wind Dr.
Houston TX 77478

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

521 AVE C

MPs

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:

NE Properties LLC
11404 Ashford Wind Dr.
Sugarland, TX 77478

9590 9402 8558 3186 0287 58

2. Article Number (Transfer from service label)
9589 0710 5270 0439 9504 23

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name)
DAN ELLIS

C. Date of Delivery
3-1-2024

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

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	
☐ Insured Mail	
☐ Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

USPS TRACKING#

NORTH HOUSTON TX 773

1 MAR 2024 PM 1 L

9590 9402 8558 3186 0287 58

United States Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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

CODE ENFORCEMENT DIVISION
CITY OF LA MARQUE
5715 FM 1765
LA MARQUE, TEXAS 77568

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%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)

Agricultural Value Loss: ②

\$0 (-)

Appraised Value:

N/A (=)

Homestead Cap Loss: ②

N/A (-)

Assessed Value:

N/A

Ag Use Value:

N/A

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	N/A	N/A	N/A	N/A	N/A
D02	DRAINAGE #2	N/A	N/A	N/A	N/A	N/A
GGA	GALVESTON COUNTY	N/A	N/A	N/A	N/A	N/A
J05	MAINLAND COLLEGE	N/A	N/A	N/A	N/A	N/A
RFL	CO ROAD & FLOOD	N/A	N/A	N/A	N/A	N/A
S18	TEXAS CITY ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A



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



SUBSTANDARD BUILDING INSPECTION REPORT

Code Enforcement Division

City of La Marque, Texas

5715 Texas Ave

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date: 2-29-2024

Property Address: 521 Ave C

Property Owner: _____

Code Officer: Jose Hernandez Case No.: _____

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 following **observed** conditions or **suspected** 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 Enforcement 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



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



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 Enforcement 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:
- p (a) Potential lack of, or improper water closet, lavatory, bathtub, or in a dwelling unit or lodging house.
- + (b) Potential lack of, or improper water closets, lavatories, and bathtubs
- + (c) Potential lack of, or improper kitchen sink in a dwelling unit.
- + (d) Potential lack of running water to plumbing fixtures in a dwelling
- + (e) Potential lack of adequate heating facilities.
- + (f) Potential lack of, or improper operation of, required ventilating equipment.
- _____ (g) Potential 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) Potential lack of required electrical lighting.
- _____ (j) Dampness of habitable rooms.
- _____ (k) Infestation of insects, vermin, or rodents.
- _____ (l) General dilapidation or improper maintenance.
- _____ (m) Potential Lack of connection to required sewage disposal system.
- _____ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- _____ (o) Potential Unsanitary conditions created by the leakage of sewer, such as human feces.

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



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



- _____ (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.
- f (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,



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



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: 2-29-2024

Code Enforcement Officer Signature: Jose V. [Signature]



12/11/23

521 AVE C

La Marque, TX 77568



12/11/23

5311 Ave C

La Marque, TX 77568



12/11/23

521 Ave C

La Marque, TX 77568



12/11/23

521 Ave C

La Marque, TX 77568



12/11/23

521 AVE C

La Marque, TX 77568



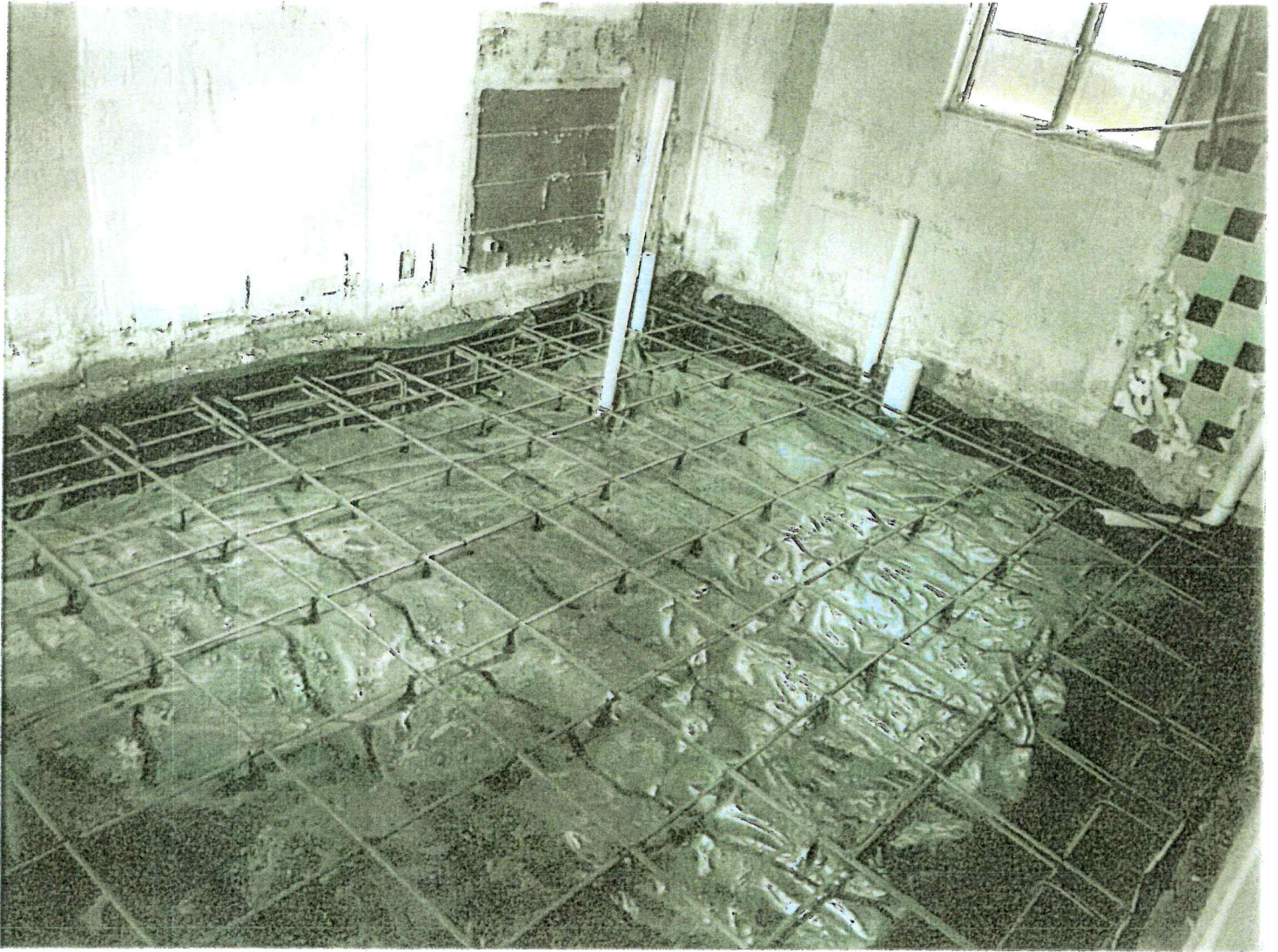
12/11/23 521 Ave C
La Marque, TX 77508



12/11/22

521 Ave C

La Marque, TX 77568



12/11/23

521 Ave C
La Marque, TX 77568



2/29/24

571 Ave C.
La Marque, TX 77568



2199124

521 AVE C
LA MARQUE, TX 77568



2/29/24

521 AVE C
LA MARQUE, TX 77568



06/24 521 Ave C
La Marque, TX 77548



269164 521 Ave C
La Marque, TX 77568



2129124

521 Ave C
La Marque, TX 77568



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On **March 12, 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:

**Owner: 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 196345**
Mailing Address: P.O. Box 1701 League City, TX 77568

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

9589 0710 5270 0439 9504 30

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Certified Mail Fee

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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

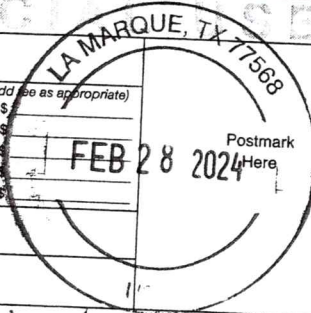
\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

League City, TX 77573



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

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
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)

Agricultural Value Loss: ?

\$0 (-)

Appraised Value:

N/A (=)

Homestead Cap Loss: ?

N/A (-)

Assessed Value:

N/A

Ag Use Value:

N/A

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	N/A	N/A	N/A	N/A	N/A
D02	DRAINAGE #2	N/A	N/A	N/A	N/A	N/A
GGA	GALVESTON COUNTY	N/A	N/A	N/A	N/A	N/A
J05	MAINLAND COLLEGE	N/A	N/A	N/A	N/A	N/A
RFL	CO ROAD & FLOOD	N/A	N/A	N/A	N/A	N/A
S18	TEXAS CITY ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A



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



SUBSTANDARD BUILDING INSPECTION REPORT

Code Enforcement Division

City of La Marque, Texas

5715 Texas Ave

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date: 2-29-2024

Property Address: 501 Fm 1765

Property Owner: _____

Code Officer: Jose Hernandez Case No.: _____

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 following **observed** conditions or **suspected** 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 Enforcement 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



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



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 Enforcement 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) Potential lack of, or improper water closet, lavatory, bathtub, or in a dwelling unit or lodging house.
- _____ (b) Potential lack of, or improper water closets, lavatories, and bathtubs
- _____ (c) Potential lack of, or improper kitchen sink in a dwelling unit.
- _____ (d) Potential lack of running water to plumbing fixtures in a dwelling
- _____ (e) Potential lack of adequate heating facilities.
- _____ (f) Potential lack of, or improper operation of, required ventilating equipment.
- _____ (g) Potential 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) Potential lack of required electrical lighting.
- _____ (j) Dampness of habitable rooms.
- _____ (k) Infestation of insects, vermin, or rodents.
- _____ (l) General dilapidation or improper maintenance.
- _____ (m) Potential Lack of connection to required sewage disposal system.
- _____ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- _____ (o) Potential Unsanitary conditions created by the leakage of sewer, such as human feces.

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



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



- _____ (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,



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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: 2-29-2024

Code Enforcement Officer Signature: Jose H. E.

2/29/24

501 FM 1745 La Marque, TX 77568



2/29/24 501 FM 1745
La Marque, TX 77568

5/29/24

501 FM 1745 La Marque, TX 77568



2/29/24

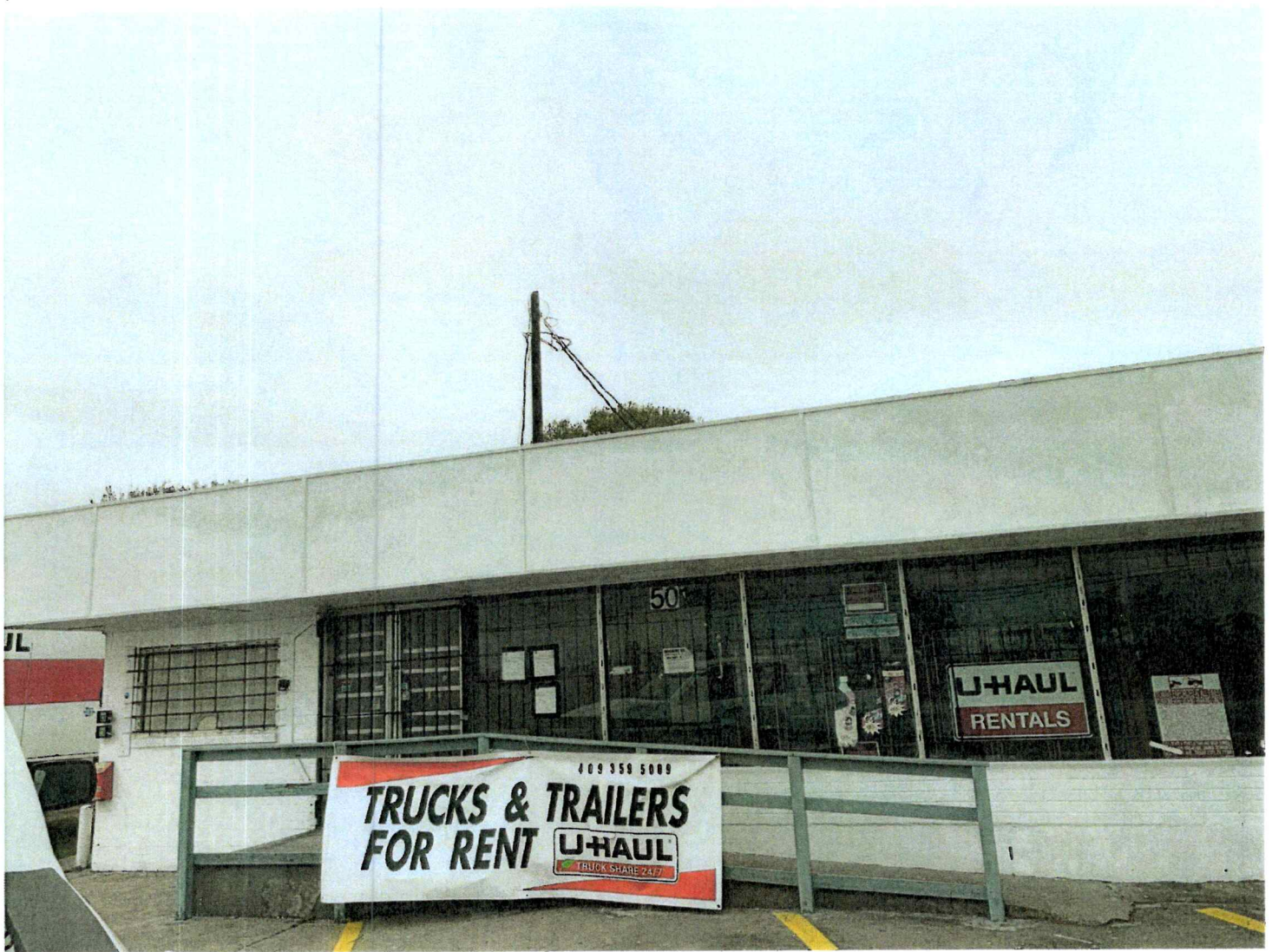
501 FM 1745

La Marque, TX 77568



2/29/24

501 FM 1745
La Marque, TX 77568



2129124 501 FM 1705
La Marque, TX 77568



2/29/24

501 FM 1745
La Marque, TX 77568



2169124 501 FM 1745
La Marque, TX 77568



1/19/04

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



/19/24

501 FM 1745
La Marque, TX 77548



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Caf Reo-2 LLC
(Gulf Breeze Apt.)**

**C/O:
4 Park Plz Ste. 900
Irvine, CA 92614**

On **March 12, 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:

**Owner: CAF REO-2 LLC
C/O:
Address: 1727 Main 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 92614

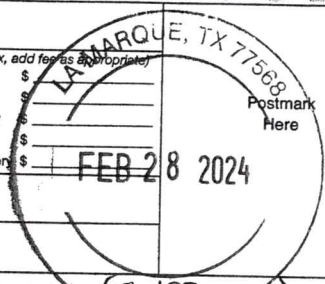
The Public Hearing will be held in the City Council Chambers located at 1109-B Bayou Road, La Marque TX
You must attend this meeting, or a demolition order WILL BE ISSUED for your property. If you cannot attend this meeting, you must notify Code Compliance at least 14 days before the meeting date. This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

9589 0710 5270 0439 9515 29

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 fees 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	
CAF REU-2 LLC (Gulf Breeze)	
Street and Apt. No., or PO Box No.	
1 PARK PLZ STE 400	
City, State, ZIP+4®	
IRVINE, CA 92614	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



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

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: 732173

Name: 1727 MAIN STREET LLC

Agent:

Mailing Address: 1400 MCKINNEY STREET
HOUSTON, TX 77010

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: N/A (+)

Improvement Non-Homesite Value: N/A (+)

Land Homesite Value: N/A (+)

Land Non-Homesite Value: N/A (+)

Agricultural Market Valuation: N/A (+)

Market Value: N/A (=)

Agricultural Value Loss: ?

\$0 (-)

Appraised Value:

N/A (=)

Homestead Cap Loss: ?

N/A (-)

Assessed Value:

N/A

Ag Use Value:

N/A

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: 1727 MAIN STREET LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	N/A	N/A	N/A	N/A	N/A
D02	DRAINAGE #2	N/A	N/A	N/A	N/A	N/A
GGA	GALVESTON COUNTY	N/A	N/A	N/A	N/A	N/A
J05	MAINLAND COLLEGE	N/A	N/A	N/A	N/A	N/A
RFL	CO ROAD & FLOOD	N/A	N/A	N/A	N/A	N/A
S18	TEXAS CITY ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A



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



SUBSTANDARD BUILDING INSPECTION REPORT

Code Enforcement Division

City of La Marque, Texas

5715 Texas Ave

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date: 2-29-2024

Property Address: 1727 main

Property Owner: _____

Code Officer: Jose Hernandez Case No.: _____

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 following **observed** conditions or **suspected** 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 Enforcement 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



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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 Enforcement 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:
- x (a) Potential lack of, or improper water closet, lavatory, bathtub, or in a dwelling unit or lodging house.
- x (b) Potential lack of, or improper water closets, lavatories, and bathtubs
- x (c) Potential lack of, or improper kitchen sink in a dwelling unit.
- x (d) Potential lack of running water to plumbing fixtures in a dwelling
- x (e) Potential lack of adequate heating facilities.
- _____ (f) Potential lack of, or improper operation of, required ventilating equipment.
- x (g) Potential 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.
- x (i) Potential lack of required electrical lighting.
- _____ (j) Dampness of habitable rooms.
- x (k) Infestation of insects, vermin, or rodents.
- _____ (l) General dilapidation or improper maintenance.
- _____ (m) Potential Lack of connection to required sewage disposal system.
- _____ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- _____ (o) Potential Unsanitary conditions created by the leakage of sewer, such as human feces.

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



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



- _____ (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 (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,



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CODE ENFORCEMENT**
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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.

X_____ (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: 2-29-2024

Code Enforcement Officer Signature: Jose H. [Signature]

2/29/24

1727 Main St. La Marque, TX 77548



2/29/14

1727 Main St. La Marque, TX 77548



2/29/24 1727 Main St. TX 77548



2/29/24 1727 Main St. TX 77548

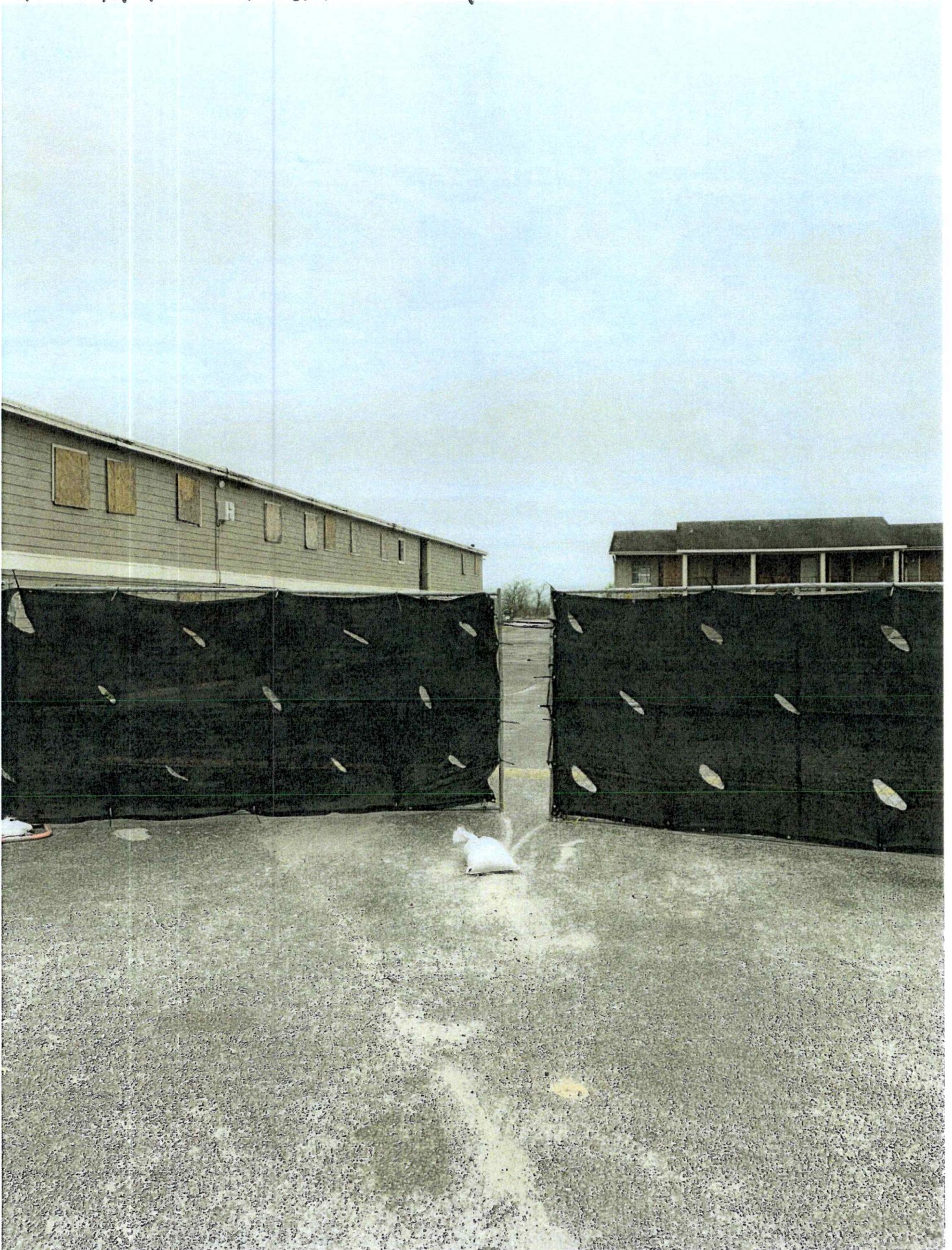


2/29/24

1727 Main St. TX 77568



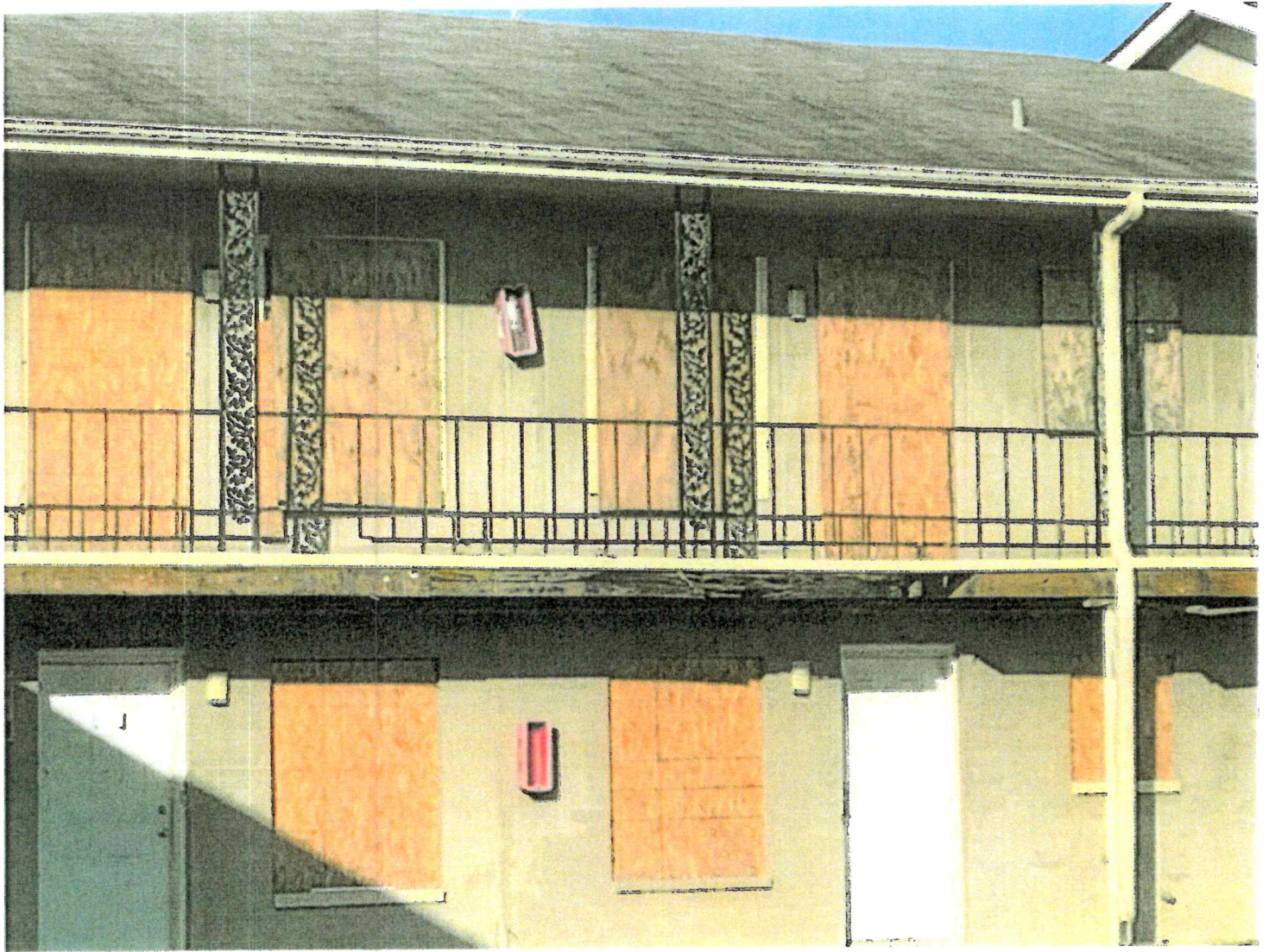
2/29/24 1727 Main St. TX 77568



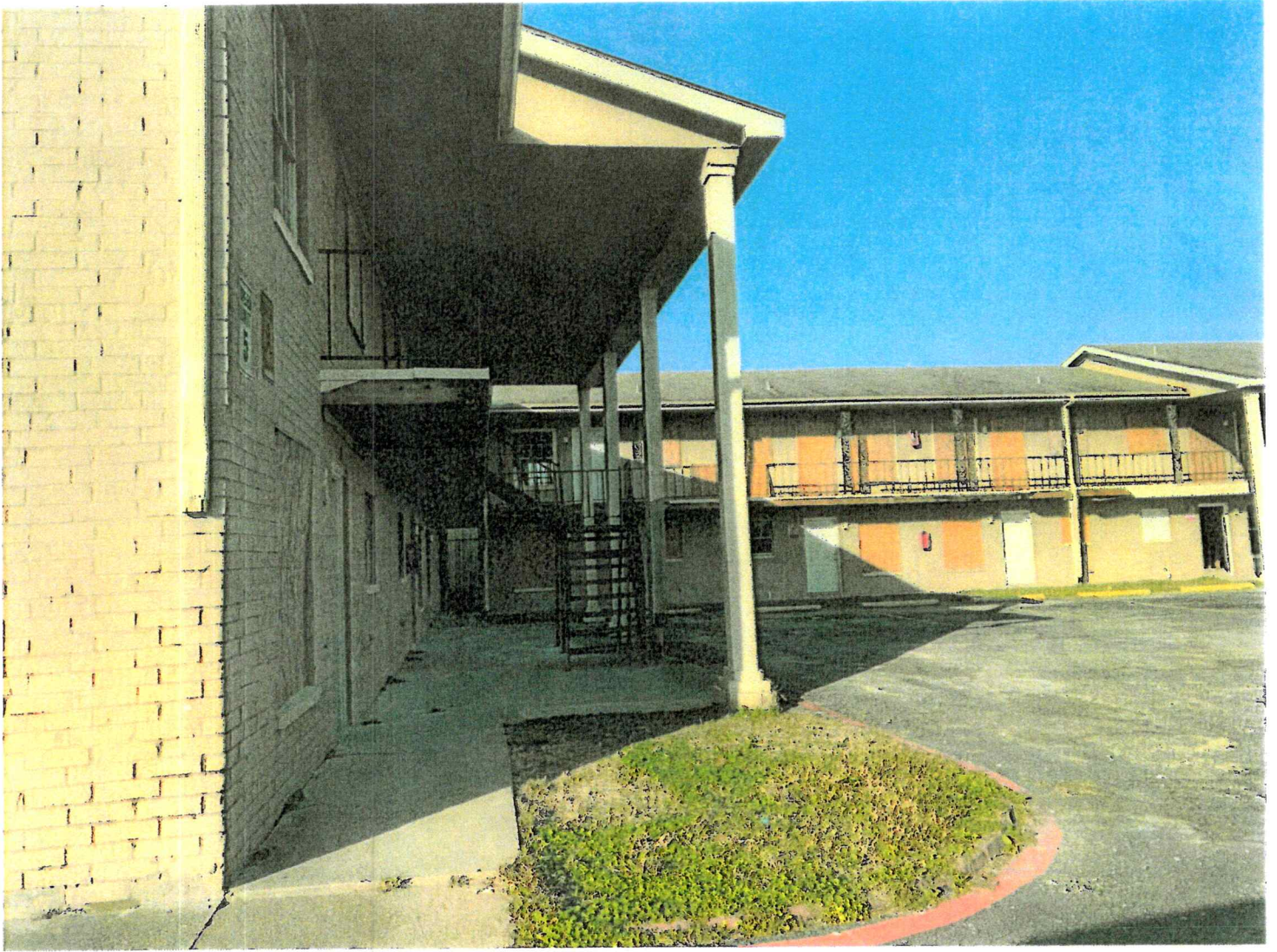


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1727 Main St.
La Marque, TX 77568



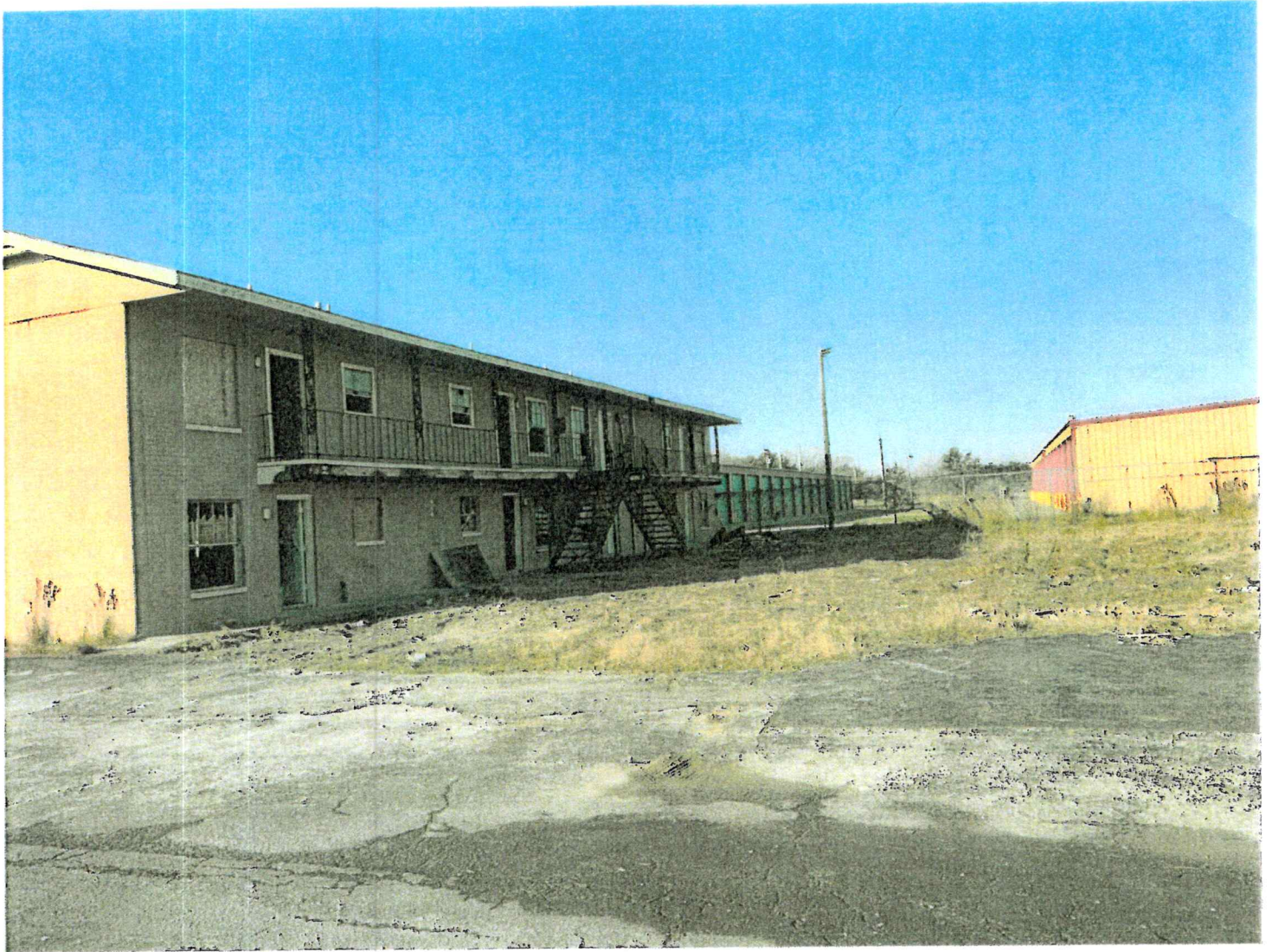
1/19/24 1727 Main St.
La Marque, TX 77568



1/19/24

1727 Main St.

La Marque, TX 77568



Xq/24 1727 Main St.
La Marque, TX 77568



Vig/24

1727 Main St.
La Marque, TX 77568



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

OWNER: Scott Wall

C/O:

**3821 Hansen Dr.
Dickinson, TX 77539**

On March 12, 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:

Owner: 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 196345**

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

9589 0710 5270 0499 9515 12

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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

Street and Apt. No. or PO Box No.

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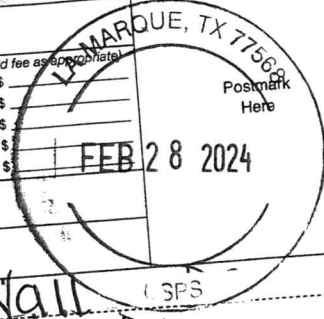
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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:

Scott Wall
3821 Hansen Dr.
Dickinson, TX 77539



9590 9402 8558 3186 0287 34

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9515 12

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Lezie Cruz

☒ Agent

☐ Address

B. Received by (Printed Name)

Lezie Cruz

C. Date of Delivery

3-1-24

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®
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- ☐ Signature Confirmation Restricted Delivery

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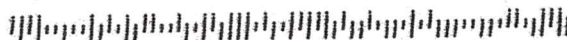
9590 9402 8558 3186 0287 34

United States
Postal Service

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

CODE ENFORCEMENT DIVISION
CITY OF LA MARQUE
5715 FM 1765
LA MARQUE, TEXAS 77568

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USPS
Permit No. G-10



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



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



SUBSTANDARD BUILDING INSPECTION REPORT

Code Enforcement Division

City of La Marque, Texas

5715 Texas Ave

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date: 2-29-2024

Property Address: 912 Azalea

Property Owner: _____

Code Officer: Jose Hernandez Case No.: _____

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 following **observed** conditions or **suspected** 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 Enforcement 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



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



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 Enforcement 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) Potential lack of, or improper water closet, lavatory, bathtub, or in a dwelling unit or lodging house.
- ✓ (b) Potential lack of, or improper water closets, lavatories, and bathtubs
- ✓ (c) Potential lack of, or improper kitchen sink in a dwelling unit.
- ✓ (d) Potential lack of running water to plumbing fixtures in a dwelling
- ✓ (e) Potential lack of adequate heating facilities.
- ✓ (f) Potential lack of, or improper operation of, required ventilating equipment.
- ✓ (g) Potential 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) Potential lack of required electrical lighting.
- _____ (j) Dampness of habitable rooms.
- ✓ (k) Infestation of insects, vermin, or rodents.
- _____ (l) General dilapidation or improper maintenance.
- _____ (m) Potential Lack of connection to required sewage disposal system.
- _____ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- ✓ (o) Potential Unsanitary conditions created by the leakage of sewer, such as human feces.

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



CITY OF LA MARQUE
CODE ENFORCEMENT

5715 Texas Ave, La Marque, TX 77568 (409)-938-9256



- _____ (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,



CITY OF LA MARQUE
CODE ENFORCEMENT
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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.

X

(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.

X

(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: 2-29-2024

Code Enforcement Officer Signature: June H. [Signature]



2/29/24 912 Azalea
La Marque, TX 77568



2/29/24

912 Azalea
La Marque, TX 77568



2/29/24 912 Azalea
La Marque, TX 77568



2/29/24 912 Azalea
La Marque, TX 77568



Y9B4 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 FM 1765

La Marque, TX 77568

Phone: 409-938-9256

<http://www.cityoflamarque.org>

February 26, 2024

VIVIAN FRANCISCO C/O KEN FRANCISCO
16503 TIBET
FRIENDSWOOD, TX 77546

RE: Code Enforcement Case No. CDEF2024-161

NOTICE OF CITY CODE VIOLATION

VIVIAN FRANCISCO C/O KEN FRANCISCO,

Location: 2415 JACKSON LA MARQUE, TX 77568 ,

Complaint Description:

Substandard apartment, High grass and a pile of tires

Disposal of Rubbish

International Property Maintenance Code 2018 Section 307.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

Structure Unfit for Human Occupancy

International Property Maintenance Code 2018 Section 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

High Grass/Weeds

City of La Marque Ordinance Section 44-7: "It will be unlawful for any owner or occupant of any real property within the City to permit weeds to grow or remain on any such property in excess of one (1) foot in height, when any such weeds are within two hundred fifty (250) feet of any occupied building or dwelling within the City."

We would appreciate your cooperation in seeing that the property is brought into compliance within ten (10) days from the date of receipt of this letter. If not, we may be forced to take further action which may include filing charges in Municipal Court and/or having the property brought into compliance by our contractor and placing a lien against the property for all charges incurred.



City of La Marque

Code Enforcement

5715 FM 1765

La Marque, TX 77568

Phone: 409-938-9256

<http://www.cityoflamarque.org>

Note, as per Texas State Statute 342.006(d) ".....if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the municipality without further notice may correct the violation at the owner's expense and assess the expense against the property". Once charges have been filed in Municipal Court, we will not dismiss the charges. Failure to appear in court will result in a warrant being issued for your arrest. "According to the real property records of Galveston County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not."

Please do not hesitate to contact my office at 409-938-9256 if you have any questions. I will be happy to discuss this matter with you. Thank you for your assistance.

Sincerely,
Jose Hernandez
Code Compliance Division

9589 0710 5270 0439 9504 92

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☐ Adult Signature Restricted Delivery \$

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Total Postage and Fees

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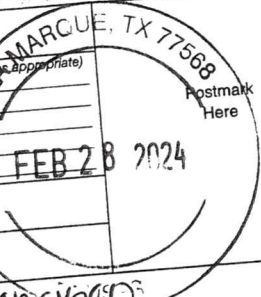
Vivian Francisco

Street and Apt. No. or PO Box No.

16503 Tibet

City, State, ZIP+4®

Friendswood, TX 77540



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



BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

OWNER: Vivian Francisco
16503 Tibet
Friendswood, TX 77546

On **March 12, 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:

Owner: Vivian Francisco
C/O:
Address: 2415 Jackson 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: 16503 Tibet Friendswood, TX 77546

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: 199774 **Geographic ID:** 6712-0000-0001-000

Type: Real **Zoning:**

Property Use: **Condo:**

Location

Situs Address: 2415 JACKSON LA MARQUE, TX 77568

Map ID: 283-B **Mapsco:**

Legal Description: ABST 150 J D MOORE SUR LOTS 1 & 2 STAFFORDS 3RD ADDN TO LAMARQUE

Abstract/Subdivision: S6712 - Stafford 3

Neighborhood: AT-S15

Owner

Owner ID: 371610

Name: FRANCISCO VIVIAN

Agent:

Mailing Address: %KEN FRANCISCO
16503 TIBET
FRIENDSWOOD, TX 77546

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: N/A (+)

Improvement Non-Homesite Value: N/A (+)

Land Homesite Value: N/A (+)

Land Non-Homesite Value: N/A (+)

Agricultural Market Valuation: N/A (+)

Market Value: N/A (=)

Agricultural Value Loss: ② \$0 (-)

Appraised Value: N/A (=)

Homestead Cap Loss: ② N/A (-)

Assessed Value: N/A

Ag Use Value: N/A

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: FRANCISCO VIVIAN %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	N/A	N/A	N/A	N/A	N/A
D02	DRAINAGE #2	N/A	N/A	N/A	N/A	N/A
GGA	GALVESTON COUNTY	N/A	N/A	N/A	N/A	N/A
J05	MAINLAND COLLEGE	N/A	N/A	N/A	N/A	N/A
RFL	CO ROAD & FLOOD	N/A	N/A	N/A	N/A	N/A
S18	TEXAS CITY ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A



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



SUBSTANDARD BUILDING INSPECTION REPORT

Code Enforcement Division

City of La Marque, Texas

5715 Texas Ave

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date: 2-26-2024

Property Address: 2415 Jackson st

Property Owner: Vivian Francisco, c/o Ken Francisco

Code Officer: Jose Hernandez

Case No.: CD2F2024-161

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 following **observed** conditions or **suspected** 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 Enforcement 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



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



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 Enforcement 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) Potential lack of, or improper water closet, lavatory, bathtub, or in a dwelling unit or lodging house.
- + (b) Potential lack of, or improper water closets, lavatories, and bathtubs
- + (c) Potential lack of, or improper kitchen sink in a dwelling unit.
- (d) Potential lack of running water to plumbing fixtures in a dwelling
- (e) Potential lack of adequate heating facilities.
- + (f) Potential lack of, or improper operation of, required ventilating equipment.
- + (g) Potential 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) Potential lack of required electrical lighting.
- + (j) Dampness of habitable rooms.
- + (k) Infestation of insects, vermin, or rodents.
- + (l) General dilapidation or improper maintenance.
- + (m) Potential Lack of connection to required sewage disposal system.
- + (n) Lack of adequate garbage and rubbish storage and removal facilities.
- + (o) Potential Unsanitary conditions created by the leakage of sewer, such as human feces.

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



CITY OF LA MARQUE
CODE ENFORCEMENT

5715 Texas Ave, La Marque, TX 77568 (409)-938-9256



- _____ (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.
- x (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.
- x (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,
- x (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.
- x (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.
- x (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,



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



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: 2-26-2024

Code Enforcement Officer Signature: Jose V. E.



2/26/24

2415 Jackson St.
La Marque, TX 77568



2/26/24

2415 Jackson St.
La Marque, TX 77568



2/26/24

2415 Jackson St.
La Marque, TX 77568



2/26/24

2415 Jackson St.

La Marque, TX 77568



2/26/24

2415 Jackson St.
La Marque, TX 77548



2/24/24

2415 Jackson ST
La Marque, TX 77568



2/26/24

2415 Jackson St
La Marque, TX 77568



City of La Marque

Code Enforcement

5715 FM 1765

La Marque, TX 77568

Phone: 409-938-9256

<http://www.cityoflamarque.org>

February 22, 2024

Thelma Linscomb
2317 BOSS ST
LA MARQUE, TX 77568-4003

RE: Code Enforcement Case No. CDEF2024-149

NOTICE OF CITY CODE VIOLATION

Thomas La Rocca

Location: 2317 BOSS LA MARQUE, TX 77568 LA MARQUE, TX 77568

Complaint Description:

Substandard Building. House had a fire windows and outer structure damage.

Unsafe Structures - Conditions

2018 International Building Code Section 115.1 Conditions: Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

Structure Unfit for Human Occupancy

International Property Maintenance Code 2018 Section 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

We would appreciate your cooperation in seeing that the property is brought into compliance within ten (10) days from the date of receipt of this letter. If not, we may be forced to take further action which may include filing charges in Municipal Court and/or having the property brought into compliance by our contractor and placing a lien against the property for all charges incurred.



City of La Marque

Code Enforcement

5715 FM 1765

La Marque, TX 77568

Phone: 409-938-9256

<http://www.cityoflamarque.org>

Note, as per Texas State Statute 342.006(d) ".....if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the municipality without further notice may correct the violation at the owner's expense and assess the expense against the property". Once charges have been filed in Municipal Court, we will not dismiss the charges. Failure to appear in court will result in a warrant being issued for your arrest. "According to the real property records of Galveston County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not."

Please do not hesitate to contact my office at 409-938-9256 if you have any questions. I will be happy to discuss this matter with you. Thank you for your assistance.

Sincerely,
Jose Hernandez
Code Compliance Division



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Michael & Thomas Larocca
7109 Beau Rue St.
Hitchcock, TX 77563**

On **March 12, 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:

**Owner: Michael & Thomas Larocca
C/O:
Address: 2317 Boss 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: 7109 Beau Rue St. Hitchcock, TX 77563

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

9589 0710 5270 0439 9515 36

U.S. Postal ServiceTM

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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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

Michael & Thomas LaFocca

Street and Apt. No., or PO Box No.

1109 Beau Rue St.

City, State, ZIP+4[®]

Hitchcock, TX 77507

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

AMARQUE, TX 77568

Postmark Here

FEB 28 2024

Property Details

Account

Property ID:	195328	Geographic ID:	1995-0000-0011-000
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	2317 BOSS LA MARQUE, TX 77568		
Map ID:	260-D	Mapsco:	
Legal Description:	ABST 150 J D MOORE SUR LOT 11 BRITTON SUB		
Abstract/Subdivision:	S1995 - Britton		
Neighborhood:	3150		

Owner

Owner ID:	735469
Name:	LARocca MICHAEL & THOMAS LARocca
Agent:	

Mailing Address:	7109 BEAU RUE STREET HITCHCOCK, TX 77563
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)

Agricultural Value Loss: ②

\$0 (-)

Appraised Value:

N/A (=)

Homestead Cap Loss: ②

N/A (-)

Assessed Value:

N/A

Ag Use Value:

N/A

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: LARocca MICHAEL & THOMAS LARocca %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	N/A	N/A	N/A	N/A	N/A
D02	DRAINAGE #2	N/A	N/A	N/A	N/A	N/A
GGA	GALVESTON COUNTY	N/A	N/A	N/A	N/A	N/A
J05	MAINLAND COLLEGE	N/A	N/A	N/A	N/A	N/A
RFL	CO ROAD & FLOOD	N/A	N/A	N/A	N/A	N/A
S18	TEXAS CITY ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A



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



SUBSTANDARD BUILDING INSPECTION REPORT

Code Enforcement Division

City of La Marque, Texas

5715 Texas Ave

La Marque, Texas 77568

Telephone (Main): 409-938-9256

Date: 2.26.2024

Property Address: 2317 Boss

Property Owner: Thomas LaRocca

Code Officer: Jose Hernandez

Case No.: CDEF 2024-149

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 following **observed** conditions or **suspected** 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 Enforcement 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



CITY OF LA MARQUE
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attractive nuisance or hazard to the public.

- X (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 Enforcement 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:
- P (a) Potential lack of, or improper water closet, lavatory, bathtub, or in a dwelling unit or lodging house.
- + (b) Potential lack of, or improper water closets, lavatories, and bathtubs
- X (c) Potential lack of, or improper kitchen sink in a dwelling unit.
- + (d) Potential lack of running water to plumbing fixtures in a dwelling
- + (e) Potential lack of adequate heating facilities.
- + (f) Potential lack of, or improper operation of, required ventilating equipment.
- + (g) Potential 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) Potential lack of required electrical lighting.
- + (j) Dampness of habitable rooms.
- + (k) Infestation of insects, vermin, or rodents.
- + (l) General dilapidation or improper maintenance.
- + (m) Potential Lack of connection to required sewage disposal system.
- (n) Lack of adequate garbage and rubbish storage and removal facilities.
- (o) Potential Unsanitary conditions created by the leakage of sewer, such as human feces.

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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- † (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,



CITY OF LA MARQUE
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- 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.
- x (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: 2-26-2024

Code Enforcement Officer Signature: Joe He



2/26/24

2317 BOSS
La Marque, TX 77568



2/24/24

2317 BOSS
La Marque, TX 77568



2/26/24

2317 Boss
La Marque, TX 77568



2/26/24

2317 Boss
La Marque, TX 77568



2/26/24

2317 Boss
LaMarque, TX 77568



2/20/24

2317 BOSS
La Marque, TX 77568



2/24/24

2317 BOSS
La Marque, TX 77568



2/26/24

2317 BOSS
La Marque, TX 77568