



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR AGENDA
of
May 14, 2024**

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **MAY 14, 2024**, beginning at **6:00 PM** in the **Council Chambers at 1109-B Bayou Road La Marque, Texas as well as via video conference 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. PRESENTATIONS
5. CITIZENS PARTICIPATION
LIMITED TO THREE MINUTES PER PERSON

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

6. MINUTES
 - 6.I. Regular Meeting Minutes for March 12, 2024

6.II. Regular Meeting Minutes for April 9, 2024

7. OLD BUSINESS

- 7.I. Discussion/ possible action regarding a 30-day review of progress of a substandard structure located at 521 Ave C., La Marque, TX 77568
- 7.II. Discussion/ possible action regarding a 30-day review of progress of a substandard structure located at 1727 Main St., La Marque, TX 77568
- 7.III. Discussion/ possible action regarding a 30-day review of progress of a substandard structure located 912 Azalea Ct., La Marque, TX 77568
- 7.IV. Discussion/ possible action regarding a 30-day review of progress of a substandard structure located at 2415 Jackson St., La Marque, TX 77568
- 7.V. Discussion/ possible action regarding a 30-day review of progress of a substandard structure located at 2317 Boss St., La Marque, TX 77568

8. NEW BUSINESS

Items presented to the Council for discussion and possible action:

9. REQUESTS AND ANNOUNCEMENTS

Requests by Mayor and Council Members of items to be placed on future City Council agendas and announcements on city events/community interests TEX. GOV'T CODE §551.415. (b), "items of community interest" include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the governing body (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality or county; and (6) announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda

10. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on MAY 10, 2024 at 11:00 a.m.

Kasey Lott
Deputy City Clerk



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

1 . CALL MEETING TO ORDER

Vice-Chairperson Pennington called the meeting to order at 6:05 p.m.

2. ROLL CALL

PRESENT:

Vice-Chairperson David Pennington
Commissioner Sally Austin
Commissioner Veverly Sumlin

VIRTUAL:

Commissioner Kaleb Smith

ABSENT:

Commissioner Maggie Manuel

CITY OFFICIALS:

Council Member Kimberly Yancy, District A
Code Enforcement Supervisor Jose Hernandez
Code Enforcement Administrative Assistant Myrna P. Sanchez

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. CITIZENS PARTICIPATION

5. MINUTES

5.1. Regular Meeting Minutes for February 13, 2024

Commissioner Austin made a motion to approve the minutes. Commissioner Sumlin.
seconded. **MOTION CARRIED UNANIMOUSLY**

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

Commissioner Smith made a motion to keep the original 90-days and have a progress report in the next 30-days. Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY**

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

The owner mentioned he needs to install AC, and then he will be done.

Vice Chairperson Pennington made a motion for a 30-day progress review. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY**

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

Vice-Chairperson Pennington told the owner we had a demo order on this property, and he was aware of that. The original demo expired on the 31st of January. It was only good for 6 months. We need to re-issue that demo order and continue to do the 30-days.

Commissioner Smith made a motion to add it on our demo list. Vice-Chairperson Pennington, seconded. **MOTION CARRIED UNANIMOUSLY**

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

Commissioner Smith made a motion to table this discussion for the next meeting. Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY**

7. NEW BUSINESS

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

Code Enforcement Supervisor Hernandez mentioned this property looks vacant. He noted the roof and stairs are falling apart, windows are broken, the grass is overgrown, and there are tires and debris inside and in the backyard.

Commissioner Smith made a motion to secure all windows, doors, stairways and give a 30-day progress report. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY**

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

Code Enforcement Supervisor Hernandez mentioned this property caught on fire in December. The outside of the windows and the roof looked caved in. It needs to be secured.

Mr. Michael LaRocca, the owner of the property, was present and stated that he purchased this property at the City auction. The City owned it at the time of the fire. Galveston County didn't sign it over to him until January 13, 2024. La Marque Police told me it caught fire on January 2, 2024.

Commissioner Smith made a motion to table this item for 30 days. Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY**

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

Commissioner Smith would like to nominate Mr. David Pennington to be the chairperson of the Building Standards Commission. Vice-Chairperson Pennington stated that he is running for a seat on City Council and if elected the position, the Chairman role will go to the Vice Chairperson. Commissioner Smith stated we will be in good hands until the time comes for the elections, and will cross that bridge when we get there. **MOTION CARRIED 3 to 0. Vice Chairperson Pennington abstained.**

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

Commissioner Austin, I nominate Kaleb Smith for Vice-Chairperson. Vice Chairperson Pennington, mentioned are there any other nominations? I will now call for the vote for Kaleb for Vice-Chairperson all in favor. Congratulations. **MOTION CARRIED 3 to 0 – Commissioner Smith abstained.**

7. ADJOURNMENT

Commissioner Smith made a motion to adjourn at 7:25PM Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY**

Chairperson

Building Standards Commission



CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR MINUTES of
April 9, 2024

1 . CALL MEETING TO ORDER

Chairperson Pennington called a meeting to order at 6:09 p.m.

2. ROLL CALL PRESENT:

Chairperson David Pennington

Vice-Chairperson Kaleb Smith

Commissioner Veverly Sumlin

ABSENT:

Commissioner Maggie Manuel

Commissioner Sally Austin

OFFICIALS/STAFF PRESENT:

Code Enforcement Supervisor Jose Hernandez

Code Enforcement Admin. Assistant Myrna Sanchez

Councilmember Kimberly Yancy, District A

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

5. CITIZENS PARTICIPATION

6. OLD BUSINESS

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

Vice-Chairperson Smith made a motion for both 60-day and 30-day progress reports. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY**

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

Vice-Chairperson Smith made a motion to remove 501 FM 1765 from the substandard list as all standards and repairs are complete. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY**

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

Vice-Chairperson Smith made a motion to resume the demo order for 90-days and a 30-day review for the plans. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY**

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

Vice-Chairperson Smith made a motion to table this item for next Meeting. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY**

6.V. Discussion/possible action regarding a 30-day review of progress of a substandard structure located at 2415 Jackson St., La Marque, TX 77568

Vice-Chairperson Smith made a motion for 90-day extension for an update. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY**

6.VI. Discussion/possible action regarding a 30-day review of progress of a substandard structure located at 2317 Boss St., La Marque, TX 77568

Vice Chairperson Smith made a motion for review in 60 days. Commissioner Sumlin, seconded. **MOTION CARRIED UNANIMOUSLY**

7. NEW BUSINESS

8. REQUESTS AND ANNOUNCEMENTS

9. ADJOURNMENT

Commissioner Sumlin made a motion to adjourn 7:06 p.m. Vice-Chairperson Smith seconded. **MOTION CARRIED UNANIMOUSLY**

David Pennington
Chairperson
Building Standards Commission



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



Substandard Structure Packet Checklist

Address 501 Ave C GCAD Property ID _____

Owner NE Properties LLC Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 4/19/24
• ☒ Copy of letter included in packet.

☒ Copies of initial letters and certified letters sent to property owner.
• Initial regular mail letter Date _____
• Certified mail letter date 4/19/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 4/25/24

☒ Previous photos included.
• Date photos taken 3/20/24

N/A Previous Smart GOV history printed.

☒ Substandard repair permit issued 90 day ☒ 120 day _____ Date issued _____

N/A Inspection reports from Fire Marshal or city building inspector.

N/A Voluntary order of demolition signed.

Code employee creating packet Myrna Sanchez Date 4/25/24

9589 0710 5270 0439 9506 14

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

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

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

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



PS Form 3800, January 2023 PSN 7530-02-000-904

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:

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



9590 9402 8558 3186 0299 84

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9506 14

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Randa Ellis

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Randa Ellis

C. Date of Delivery

4/23/24

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On May 14, 2024, 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: 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

Property Details

Account

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

Location

Situs Address:	521 AVE C LA MARQUE, TX 77568		
Map ID:	261-C	Mapsco:	
Legal Description:	ABST 150 J D MOORE SUR LOTS 12,13 & 14 BLK 8 BOGATTOS ADDN		
Abstract/Subdivision:	S1900 - Bogatto Addn		
Neighborhood:	1900		
Owner			
Owner ID:	704624		
Name:	NE PROPERTIES LLC		
Agent:			
Mailing Address:	11406 ASHFORD WIND DR SUGARLAND, TX 77478		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	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: ?

N/A (-)

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: 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 La Marque, TX 77568 (409)-938-9252



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: 4/25/24

Property Address: 521 Ave C, La Marque, TX 77568

Property Owner: NE Properties

Code Officer: Robert Durning 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

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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:
- X (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- X (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- 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 unit,
- X (e) Potential Lack of adequate heating facilities.
- X (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.
- X (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.
- X (j) Dampness of habitable rooms.
- X (k) Infestation of insects, vermin, or rodents.
- X (l) General dilapidation or improper maintenance.
- X (m) Lack of connection to required sewage disposal system.
- X (n) Lack of adequate garbage and rubbish storage and removal facilities.
- X (o) 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 endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction,



CITY OF LA MARQUE CODE ENFORCEMENT

5715 Texas La Marque, TX 77568 (409)-938-9252



it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (d) A portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (e) A portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- _____ (f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting a wind pressure of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the 2018 Building Code for such buildings.
- _____ (g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction,
- _____ (h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or any other cause is likely to collapse partially or completely.
- _____ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- _____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- _____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.
- _____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or



**CITY OF LA MARQUE
CODE ENFORCEMENT**

5715 Texas La Marque, TX 77568 (409)-938-9252



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.

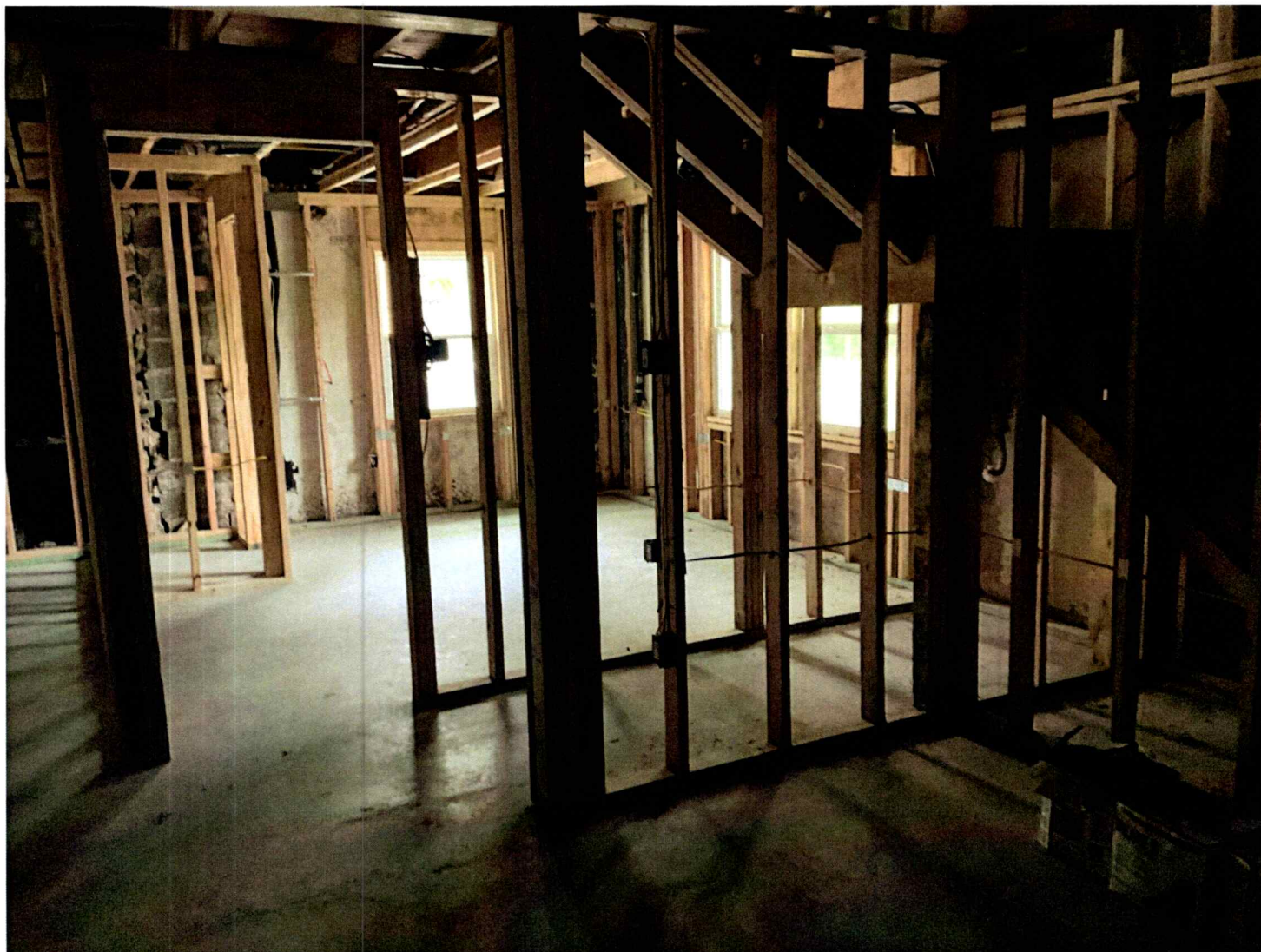
_____ (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, 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: 4.25.2024

Code Compliance Officer Signature: Robert W. Dunning

Code Compliance Supervisor approval: Robert W. Dunning

Date Approved: 4.25.2024



4/25/24

521 Ave C
La Marque, TX 77568



4/25/24

521 Ave C
La Marque, TX 77508



4/25/24

521 Ave C
La Marque, TX 77568



4/25/24

521 Ave C

La Marque, TX 77568



3/20/24

512 AVEC

La Marque, TX 77568

old



3/20/24

512 AVE C

La Marque, TX 77568



3120124

512 Ave C
La Marque, TX 77568



3/20/24

512 Ave C
La Marque, TX 77548



3/20/24

512 Ave C
La Marque, TX 77568



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



Substandard Structure Packet Checklist

Address 1727 Main St. GCAD Property ID _____

Owner Amin Sulimant Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 4/19/24
• ☒ Copy of letter included in packet.

☒ Copies of initial letters and certified letters sent to property owner.
• Initial regular mail letter Date N/A
• Certified mail letter date 4/19/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 4/25/24

☒ Previous photos included.
• Date photos taken 3/20/24

N/A Previous Smart GOV history printed.

☒ Substandard repair permit issued 90 day ☒ 120 day _____ Date issued _____

N/A Inspection reports from Fire Marshal or city building inspector.

N/A Voluntary order of demolition signed.

Code employee creating packet Myrna Sanchez Date 4/25/24

9589 0710 5270 0439 9505 77

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

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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 <u>Amin Sulimani</u>	
Street and Apt. No., or PO Box No. <u>175 SW 1st St</u>	
City, State, ZIP+4® <u>Miami, FL 33130</u>	

LA MARQUE, TX 77088
APR 19 2024
Postmark Here

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



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

OWNER: Amin Suliman
175 SW. 7th St. #1605
Miami, FL 33130

On May 14, 2024, 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: Amin Sulimant
Address: 1727 Main St., 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: 175 SW. 7th St. #1605 Miami, FL 33130

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:	196346	Geographic ID:	2775-0016-0700-004
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 (700-4) DIV P COOK & STEWART SUB		
Abstract/Subdivision:	S2775 - Cook & Stewart		
Neighborhood:	C		
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: ?

N/A (-)

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 La Marque, TX 77568 (409)-938-9252



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: 4/25/24

Property Address: 1727 Main St., La Marque, TX 77568

Property Owner: Amin Sulimant

Code Officer: Robert Durning 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 La Marque, TX 77568 (409)-938-9252



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 shower in a dwelling unit or lodging house.
- ☒ (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- ☒ (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
- ☒ (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
- ☒ (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) Lack of connection to required sewage disposal system.
- ☒ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- ☒ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.

Code, 2018 Electric Code, 2018 Fire Code, 2018 Plumbing Code, 2018 Mechanical Code, 2018 Property Maintenance Code, 2018 Residential Code or other ordinance or regulation of the City of La Marque, or constructed and still existing in violation of any provision of any of said Codes of the City of La Marque to the extent that the life, health, or safety of the public or any occupant is endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction,



CITY OF LA MARQUE
CODE ENFORCEMENT

5715 Texas La Marque, TX 77568 (409)-938-9252



it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (d) A portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (e) A portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- _____ (f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting a wind pressure of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the 2018 Building Code for such buildings.
- _____ (g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction,
- _____ (h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or any other cause is likely to collapse partially or completely.
- ☒ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- ☒ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- _____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.
- _____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or



CITY OF LA MARQUE
CODE ENFORCEMENT
5715 Texas La Marque, TX 77568 (409)-938-9252



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: 4.25.2024

Code Compliance Officer Signature: Robert Dunning

Code Compliance Supervisor approval: Robert Dunning

Date Approved: 4.25.2024



4/25/24

1727 Main St.
La Marque, TX 77568



4/25/24

1727 Main St.
La Marque, TX 77568



4/25/24

1727 Main St.
La Marque, TX 77568



4/25/24

1727 Main St.

La Marque, TX 77568



3/20/24

1727 Main St.
La Marque, TX 77568



3/20/24

1727 Main St.
La Marque, TX 77568



3/20/24 1727 Main St.
La Marque, TX 77568



3/20/24

1727 Main St.
La Marque, TX 77568



3120124

1727 Main St.
La Marque, TX 77568



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



Substandard Structure Packet Checklist

Address 912 Azalea CT. GCAD Property ID _____

Owner Scott Wall Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 4/19/24
• ☒ Copy of letter included in packet.

☒ Copies of initial letters and certified letters sent to property owner.
• Initial regular mail letter Date N/A
• Certified mail letter date 4/19/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 4/25/24

☒ Previous photos included.
• Date photos taken 3/20/24

N/A Previous Smart GOV history printed.

N/A Substandard repair permit issued 90 day _____ 120 day _____ Date issued _____

NA Inspection reports from Fire Marshal or city building inspector.

NA Voluntary order of demolition signed.

Code employee creating packet Myrna P. Sanchez Date 4/25/24

9589 0710 5270 0439 9505 60

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

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

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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 Scott Wall

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

City, State, ZIP+4® Dickinson, TX 77531

Postmark APR 19 2024

USA MARQUE, TX 77568

USPS

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



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

OWNER: Scott Wall
3821 Hansen Dr.
Dickinson, TX 77539

On **May 14, 2024, 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
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

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:	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 (=)



CITY OF LA MARQUE
CODE ENFORCEMENT
5715 Texas La Marque, TX 77568 (409)-938-9252



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: 4/25/24

Property Address: 912 Azalea Ct.

Property Owner: _____

Code Officer: Robert Durwieg 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 La Marque, TX 77568 (409)-938-9252



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 IDivision 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 shower in a dwelling unit or lodging house.
- ☒ (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- ☒ (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
- ☒ (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
- ☒ (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) Lack of connection to required sewage disposal system.
- ☒ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- ☒ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.

Code, 2018 Electric Code, 2018 Fire Code, 2018 Plumbing Code, 2018 Mechanical Code, 2018 Property Maintenance Code, 2018 Residential Code or other ordinance or regulation of the City of La Marque, or constructed and still existing in violation of any provision of any of said Codes of the City of La Marque to the extent that the life, health, or safety of the public or any occupant is endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction,



CITY OF LA MARQUE
CODE ENFORCEMENT
5715 Texas La Marque, TX 77568 (409)-938-9252



it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (d) A portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (e) A portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- _____ (f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting a wind pressure of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the 2018 Building Code for such buildings.
- _____ (g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction,
- _____ (h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or any other cause is likely to collapse partially or completely.
- ☒ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- _____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- _____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.
- _____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or



CITY OF LA MARQUE
CODE ENFORCEMENT
5715 Texas La Marque, TX 77568 (409)-938-9252



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: 4-25-2024

Code Compliance Officer Signature: Robert T. Dunning

Code Compliance Supervisor approval: Robert T. Dunning

Date Approved: 4-25-2024



4/25/24

912 Azalea Court.
La Marque, TX 77548



4/25/24

912 Azalea Ct.
La Marque, TX 77568



4/25/24

912 Azalea Ct.
La Marque, TX 77568



3/20/24 112 Azalea
La Marque TX 77548



3/20/24

912 Azalea
La Marque, TX 77568



3/20/24

912 Azalea
La Marque, TX 77568



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



Substandard Structure Packet Checklist

Address 2415 Jackson St. GCAD Property ID _____

Owner Vivian Francisco
C/O Sherri Woodard Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 4/19/24

- ☒ Copy of letter included in packet.

☒ Copies of initial letters and certified letters sent to property owner.

- Initial regular mail letter Date N/A
- Certified mail letter date 4/19/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 4/25/24

☒ Previous photos included.
• Date photos taken 3/20/24

N/A Previous Smart GOV history printed.

☒ Substandard repair permit issued 90 day ☒ 120 day _____ Date issued _____

N/A Inspection reports from Fire Marshal or city building inspector.

N/A Voluntary order of demolition signed.

Code employee creating packet Myma P. Sanchez Date 4/25/24

9589 0710 5270 0439 9506 21

U.S. Postal Service

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Sherril Wardlaw
Street and Apt. No., or P.O. Box No.	1508 Cedar Dr.
City, State, ZIP+4®	Lamarque, TX 77568

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

Lamarque, TX 77568

APR 19 2024

Postmark Here



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

OWNER: Vivian Francisco
C/O: Sherri Woodard
1308 Cedar Dr.
La Marque, TX 77568

On May 14, 2024, 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: Sherri Woodard
Address: 2415 Jackson St., 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: 1308 Cedar Dr. La Marque, 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

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:	\$0 (+)
Improvement Non-Homesite Value:	\$405,400 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,600 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$413,000 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$413,000 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$413,000
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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	0.418058	\$413,000	\$413,000	\$1,726.58	
D02	DRAINAGE #2	0.044553	\$413,000	\$413,000	\$184.00	
GGA	GALVESTON COUNTY	0.334147	\$413,000	\$413,000	\$1,380.03	
J05	MAINLAND COLLEGE	0.268500	\$413,000	\$413,000	\$1,108.91	
RFL	CO ROAD & FLOOD	0.007753	\$413,000	\$413,000	\$32.02	
S18	TEXAS CITY ISD	1.164200	\$413,000	\$413,000	\$4,808.15	

Total Tax Rate: 2.237211

Estimated Taxes With Exemptions: \$9,239.68

Estimated Taxes Without Exemptions: \$9,239.68



CITY OF LA MARQUE
CODE ENFORCEMENT
5715 Texas La Marque, TX 77568 (409)-938-9252



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: 4/25/24

Property Address: 2415 Jackson St., La Marque, TX 77568

Property Owner: _____

Code Officer: Robert Durning

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 La Marque, TX 77568 (409)-938-9252



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 shower in a dwelling unit or lodging house.
- ☒ (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- ☒ (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
- ☒ (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
- ☒ (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) Lack of connection to required sewage disposal system.
- ☒ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- ☒ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.

Code, 2018 Electric Code, 2018 Fire Code, 2018 Plumbing Code, 2018 Mechanical Code, 2018 Property Maintenance Code, 2018 Residential Code or other ordinance or regulation of the City of La Marque, or constructed and still existing in violation of any provision of any of said Codes of the City of La Marque to the extent that the life, health, or safety of the public or any occupant is endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction,



CITY OF LA MARQUE
CODE ENFORCEMENT
5715 Texas La Marque, TX 77568 (409)-938-9252



it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (d) A portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the 2018 Building Code for new buildings of similar structure, purpose, or location.
- _____ (e) A portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- _____ (f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place to be capable of resisting a wind pressure of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the 2018 Building Code for such buildings.
- _____ (g) A portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds, floods, or earthquakes than is required in the case of similar new construction,
- _____ (h) The building, or a portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (d) the deterioration, decay, or inadequacy of its foundation; or any other cause is likely to collapse partially or completely.
- _____ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- _____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- _____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.
- _____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or



CITY OF LA MARQUE
CODE ENFORCEMENT
5715 Texas La Marque, TX 77568 (409)-938-9252



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.

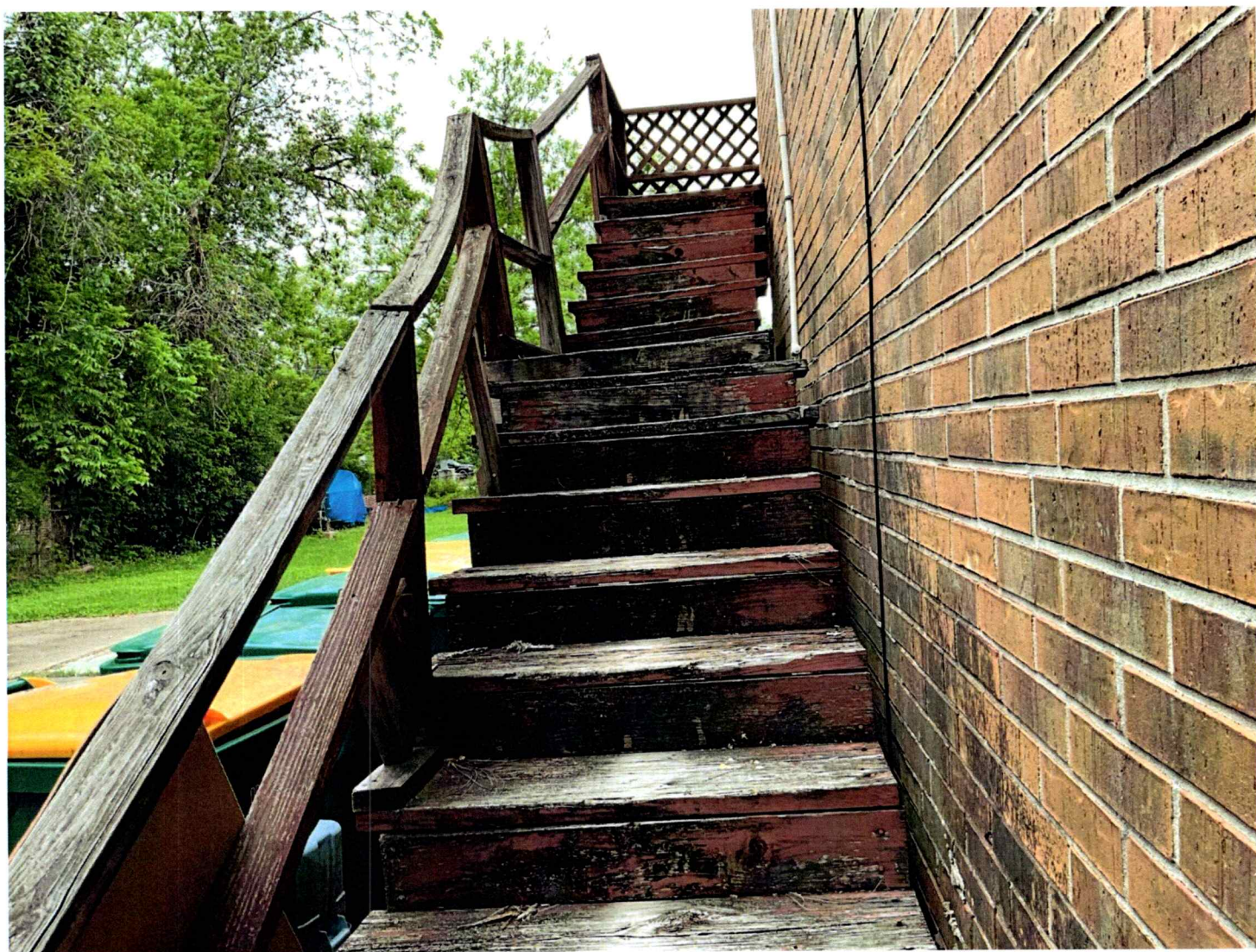
_____ (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, 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: 4-25-2024

Code Compliance Officer Signature: Robert Dunning

Code Compliance Supervisor approval: Robert Dunning

Date Approved: 4-25-2024



4/25/24

2415 Jackson St.
La Marque, TX 77548



4/25/14

2415 Jackson St.
La Marque, TX 77568



4/25/24

2415 Jackson St.
La Marque, TX 77568



4/25/24

2415 Jackson St.
La Marque, TX 77568



3120124

2415 Jackson
La Marque, TX 77568



3/20/24

2415 Jackson
La Marque, TX 77548



3/20/24

2415 Jackson
La Marque, TX 77548



3/20/24 2415 Jackson
La Marque, TX 77568



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



Substandard Structure Packet Checklist

Address 2317 Boss St. GCAD Property ID _____

Owner Michael L Larocca Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

____ Current meeting notification letter sent. Date 4/19/24
• ☒ Copy of letter included in packet.

☒ Copies of initial letters and certified letters sent to property owner.
• Initial regular mail letter Date N/A
• Certified mail letter date 4/19/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 4/25/24

☒ Previous photos included.
• Date photos taken 3/20/24

N/A Previous Smart GOV history printed.

☒ Substandard repair permit issued 90 day ☒ 120 day _____ Date issued _____

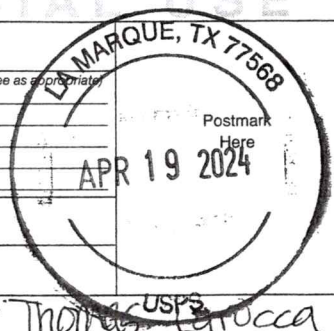
N/A Inspection reports from Fire Marshal or city building inspector.

N/A Voluntary order of demolition signed.

Code employee creating packet Myrna P. Sanchez Date 4/25/24

9589 0710 5270 0439 9506 38

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	Michael & Thomas Carocca
Street and Apt. No. or PO Box No.	1109 Beau Rue St.
City, State, ZIP+4®	Hitchcock, TX 77567
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	





BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On May 14, 2024, 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
Address: 2317 Boss St., 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

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:	\$0 (+)
Improvement Non-Homesite Value:	\$133,100 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$19,470 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$152,570 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$152,570 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$152,570
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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	0.418058	\$152,570	\$152,570	\$637.83	
D02	DRAINAGE #2	0.044553	\$152,570	\$152,570	\$67.97	
GGA	GALVESTON COUNTY	0.334147	\$152,570	\$152,570	\$509.81	
J05	MAINLAND COLLEGE	0.268500	\$152,570	\$152,570	\$409.65	
RFL	CO ROAD & FLOOD	0.007753	\$152,570	\$152,570	\$11.83	
S18	TEXAS CITY ISD	1.164200	\$152,570	\$152,570	\$1,776.22	

Total Tax Rate: 2.237211

Estimated Taxes With Exemptions: \$3,413.31

Estimated Taxes Without Exemptions: \$3,413.31



CITY OF LA MARQUE
CODE ENFORCEMENT
5715 Texas La Marque, TX 77568 (409)-938-9252



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: 4/25/24

Property Address: 2317 BOSS ST., La Marque, TX 77568

Property Owner: _____

Code Officer: Robert Durning 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
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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:
- X (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
 - X (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
 - 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 unit,
 - X (e) Potential Lack of adequate heating facilities.
 - X (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.
 - X (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.
 - X (j) Dampness of habitable rooms.
 - X (k) Infestation of insects, vermin, or rodents.
 - X (l) General dilapidation or improper maintenance.
 - X (m) Lack of connection to required sewage disposal system.
 - X (n) Lack of adequate garbage and rubbish storage and removal facilities.
 - X (o) 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 endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction,



CITY OF LA MARQUE
CODE ENFORCEMENT

5715 Texas La Marque, TX 77568 (409)-938-9252



it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (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.
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- _____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.
- _____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or



**CITY OF LA MARQUE
CODE ENFORCEMENT**

5715 Texas La Marque, TX 77568 (409)-938-9252



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: 4.25.2024

Code Compliance Officer Signature: Robert Dunning

Code Compliance Supervisor approval: Robert Dunning

Date Approved: 4.25.2024



4/25/24

2317 Boss St.
La Marque, TX 77548



4/25/24

2317 Boss Ct.

La Marque, TX 77548



4/25/24

2317 Boss St.
La Marque, TX 77568



412564

2317 Boss Ct.
La Marque, TX 77568



3/20/24

7317 BOSS

La Marque, TX 77568



3/20/24

2317 BOSS
La Marque, TX 77568



3/20/24

2217 BOSS
La Marque, TX 77548



3/20/24

2317 BOSS

La Marque, TX 77568