



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR AGENDA
of
June 11, 2024**

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **June 11, 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.

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 May 14, 2024
7. OLD BUSINESS

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

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

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

7.IV. Discussion/ possible action regarding a 30-day progress review 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 JUNE 07, 2024 at or before 10:00am.

Kasey Lott
Deputy City Clerk



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

1. CALL MEETING TO ORDER
Chairperson Pennington called the meeting to order at 6:03 p.m.
2. ROLL CALL
PRESENT:
Chairperson David Pennington
Vice-Chairperson Kaleb Smith
Commissioner Sally Austin
ABSENT:
Commissioner Veverly Sumlin
Commissioner Maggie Manuel
CITY OFFICIALS/OTHER:
Code Enforcement Officer II Robert Durning
Code Enforcement Admin. Assistant, Myrna P. Sanchez
3. INVOCATION AND PLEDGE OF ALLEGIANCE
4. PRESENTATIONS
5. CITIZENS PARTICIPATION
6. MINUTES
 - 6.I. Regular Meeting Minutes for March 12, 2024
Vice-Chairperson Smith made a motion to approve the March minutes
Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY**
 - 6.II. Regular Meeting Minutes for April 9, 2024
Vice-Chairperson Smith made a motion to approve the April minutes Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY**
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

Vice-Chairperson Smith and Chairperson Pennington mentioned they don't see it as

a substandard structure anymore. Vice-Chairperson Smith made a motion to remove 521 Ave C from our substandard structure meeting list. Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY**

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
NO ACTION TAKEN

7.III. Discussion/ possible action regarding a 30-day review of progress of a substandard structure located 912 Azalea Ct., La Marque, TX 77568
Vice-Chairperson Smith made a motion for a 90days engineer report and 30days progress report. Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY**

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
NO ACTION TAKEN

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
Vice-Chairperson Smith made a motion to table it. Commissioner Austin seconded.
MOTION CARRIED UNANIMOUSLY

8. NEW BUSINESS

9. REQUESTS AND ANNOUNCEMENTS

10. ADJOURNMENT

Commissioner Austin made a motion to adjourn at 6:48 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 1727 Main St. GCAD Property ID 190345
Owner Amin Sulimant Contact number _____

Smart GOV Case number _____

- ☒ Initial case ☒ Follow up.
- ☒ Current meeting notification letter sent. Date 5/21/24
• 5/21/24 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 5/21/24
- ☒ Detailed summary of property details from Galveston County CAD
- ☒ Substandard Building inspection report
- ☒ Current Photos included.
• Date photos taken 5/21/24
- ☒ Previous photos included.
• Date photos taken 4/25/24
- 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 5/21/24



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On JUNE 11, 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. 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

9589 0710 5270 0439 9515 05

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 Amin Sulimant
175 SW 17th St # 1025
Miami FL 33130

Postmark
MAY 21 2024
Here

USPS

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

MP5

1721 Main St

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Amin Sulimant 175 SW. 7th St. #1605 Miami, FL 33130  9590 9402 8558 3186 0298 54		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

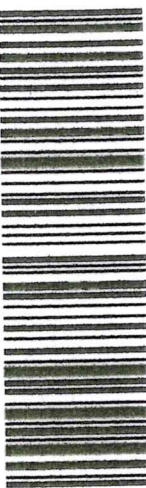
PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

9589 0710 5270 0439 9515 05

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL®



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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 \$	Postmark Here
Sent To Amin Sulimant Street and Apt. No., or PO Box 175 SW. 7th St. #1605 City, State, ZIP+4® Miami FL 33130	
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:	732173		
Name:	1727 MAIN STREET LLC		
Agent:			
Mailing Address:	175 SW 7TH ST SUITE 1605 MIAMI, FL 77010		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$2,359,680 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$33,120 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$2,392,800 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$2,392,800 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$2,392,800
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: 1727 MAIN STREET LLC %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418058	\$2,392,800	\$2,392,800	\$10,003.29	
D02	DRAINAGE #2	0.044553	\$2,392,800	\$2,392,800	\$1,066.06	
GGA	GALVESTON COUNTY	0.334147	\$2,392,800	\$2,392,800	\$7,995.47	
J05	MAINLAND COLLEGE	0.268500	\$2,392,800	\$2,392,800	\$6,424.67	
RFL	CO ROAD & FLOOD	0.007753	\$2,392,800	\$2,392,800	\$185.51	
S18	TEXAS CITY ISD	1.164200	\$2,392,800	\$2,392,800	\$27,856.98	

Total Tax Rate: 2.237211

Current Estimated Taxes: \$53,531.98

Estimated Taxes Without Exemptions or Limitations: \$53,531.98



**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: 5/11/24

Property Address: 1727 Main St.

Property Owner: Amin Sulimant

Code Officer: _____

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: 5-20-24

Code Compliance Officer Signature: June H

Code Compliance Supervisor approval: June H

Date Approved: 5-20-24



5/21/24

1727 Main St.
La Marque, TX 77568



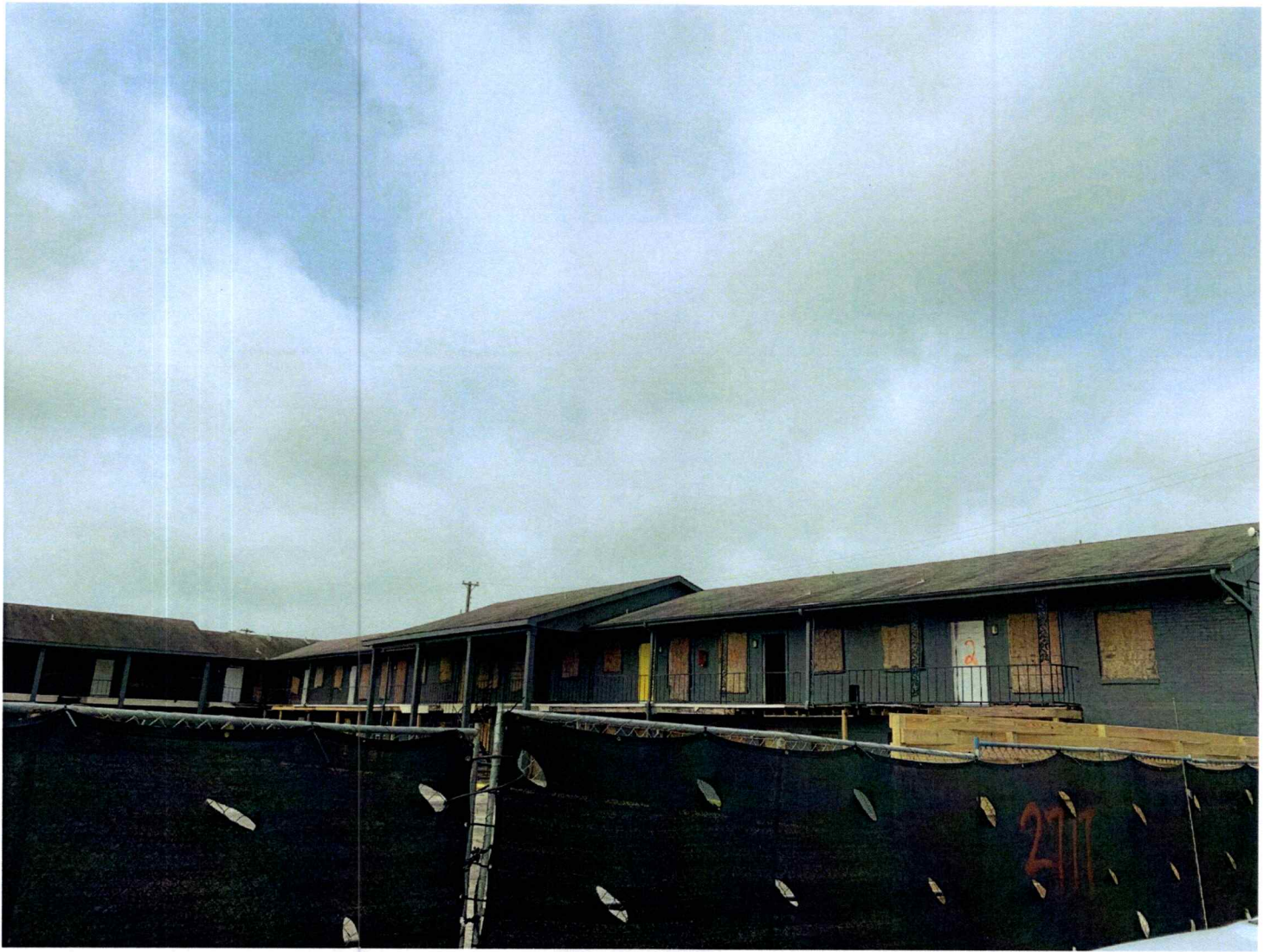
5/21/24

1727 Main St.
La Marque, TX 77568



5/21/24

1727 Main St.
La Marque, TX 77568



5/21/24

1727 Main St.
La Marque, TX 77568



5/21/24

1727 Main St.
La Marque, TX 77568



4/25/24

1727 Main St.
La Marque, TX 77568

old



4/25/24

1727 Main St.
La Marque, TX 77568

old



4/25/24

1727 Main St.
La Marque, TX 77568

old



4/25/24

1727 Main St.

La Marque, TX 77568

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**CITY OF LA MARQUE
CODE ENFORCEMENT**

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



Substandard Structure Packet Checklist

Address 81 Azalea Ct. GCAD Property ID 196719

Owner Scott Wall Contact number _____

Smart GOV Case number _____

___ Initial case ✓ Follow up.

✓ Current meeting notification letter sent. Date 5/21/24

- ✓ 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 5/21/24

✓ Detailed summary of property details from Galveston County CAD

✓ Substandard Building inspection report

___ Current Photos included.

- Date photos taken _____

___ Previous photos included.

- Date photos taken _____

___ Previous Smart GOV history printed.

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

___ Inspection reports from Fire Marshal or city building inspector.

___ Voluntary order of demolition signed.

Code employee creating packet _____ Date _____

912 Azalea Ct.

MPG

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
2821 Hansen Dr.
Dickinson, TX 77539



9590 9402 8558 3186 0299 39

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
☒ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | ☐ Insured Mail (over \$500) |
| ☐ Insured Mail | ☐ Insured Mail Restricted Delivery |

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

9589 0710 5270 0439 9505 84

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
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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 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 <u>Scott Wall</u>	
Street and Apt. No., or PO Box No. <u>3821 Hansen Dr.</u>	
City, State, ZIP+4® <u>Dickinson TX 77521</u>	
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 JUNE 11, 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%
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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:	\$152,270 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$5,250 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$157,520 (=)

Agricultural Value Loss:

\$0 (-)

Appraised Value:

\$157,520 (=)

Homestead Cap Loss:

\$0 (-)

Assessed Value:

\$157,520

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

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C32	LA MARQUE CITY	0.418058	\$157,520	\$157,520	\$658.52	
D02	DRAINAGE #2	0.044553	\$157,520	\$157,520	\$70.18	
GGA	GALVESTON COUNTY	0.334147	\$157,520	\$157,520	\$526.35	
J05	MAINLAND COLLEGE	0.268500	\$157,520	\$157,520	\$422.94	
RFL	CO ROAD & FLOOD	0.007753	\$157,520	\$157,520	\$12.21	
S18	TEXAS CITY ISD	1.164200	\$157,520	\$157,520	\$1,833.85	

Total Tax Rate: 2.237211

Current Estimated Taxes: \$3,524.05

Estimated Taxes Without Exemptions or Limitations: \$3,524.05



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: 5/21/24

Property Address: 912 Azalea Ct.

Property Owner: Scott Wall

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 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: 5 - 21 - 24

Code Compliance Officer Signature: Joe L. L.

Code Compliance Supervisor approval: Joe L. L.

Date Approved: 5 - 21 - 24



5/21/24

912 Azalea Ct.

La Marque, TX 77568



5/21/24 912 Azalea Ct.
La Marque, TX 77568



5121 124

912 Azalea Ct.
La Marque, TX 77568



5/21/24 912 Azalea Ct.
La Marque, TX 77568



5/21/24

912 Azalea Ct.
La Marque TX 77568



5121124 912 Azalea Ct.
La Marque, TX 77568



4/25/24

912 Azalea Court.
La Marque, TX 77548

old



4/25/24

912 Azalea Ct.
La Marque, TX 77568

old



4/25/24

917 Azalea Ct.
La Marque, TX 77568

old



**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 199774
Owner Vivian Francisco Contact number _____
CIO: Sherri Woodard
Smart GOV Case number _____

___ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 5/21/24
• ☒ 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 5/21/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 5/21/24

☒ Previous photos included.
• Date photos taken 4/25/24

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 5/21/24



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On JUNE 11, 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

CERTIFIED MAIL

2415 Jackson St.

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:

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

9590 9402 8558 3186 0299 46

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9505 91

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Certified Mail

- A receipt (this provides a unique identifier)
- Electronic verification of delivery
- A record of delivery (signature) that is for a specified period
- Important Remittance
- You may purchase First-Class Mail® or Priority Mail® Certified Mail with insurance coverage
- Insurance coverage with Certified Mail of Certified Mail insurance covers certain Priority Mail For an additional endorsement on the following return receipt - Return receipt of delivery (inc You can request complete PS Form 3800, if Receipt attach

9589 0710 5270 0439 9505 91

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

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

LA MARQUE, TX 77568

MAY 21 2024

USPS

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
Vivian Francisco C/O Sherri Woodard
1308 Cedar Dr.
LA Marque, TX 77568

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

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:	C	

Owner

Owner ID:	371610
Name:	FRANCISCO VIVIAN
Agent:	
Mailing Address:	%KEN FRANCISCO 16503 TIBET FRIENDSWOOD, TX 77546

% 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:	\$157,400 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,600 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$165,000 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$165,000 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$165,000
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	\$165,000	\$165,000	\$689.80	
D02	DRAINAGE #2	0.044553	\$165,000	\$165,000	\$73.51	
GGA	GALVESTON COUNTY	0.334147	\$165,000	\$165,000	\$551.34	
J05	MAINLAND COLLEGE	0.268500	\$165,000	\$165,000	\$443.03	
RFL	CO ROAD & FLOOD	0.007753	\$165,000	\$165,000	\$12.79	
S18	TEXAS CITY ISD	1.164200	\$165,000	\$165,000	\$1,920.93	

Total Tax Rate: 2.237211

Current Estimated Taxes: \$3,691.39

Estimated Taxes Without Exemptions or Limitations: \$3,691.39



**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: 5/21/24

Property Address: 2415 Jackson St.

Property Owner: Vivian Francisco

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 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.
- 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.
- _____ (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.
- X _____ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- X _____ (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.
- Y _____ (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: 5-20-24

Code Compliance Officer Signature: Jose H. P.

Code Compliance Supervisor approval: Jose H. P.

Date Approved: 5-20-24



5/21/24

2415 Jackson St.
La Marque, TX 77568



5/21/24

2415 Jackson St.
La Marque, TX 77548



5/21/24

2415 Jackson St.
La Marque, TX 77568



5/21/24

2415 Jackson St.
La Marque, TX 77568



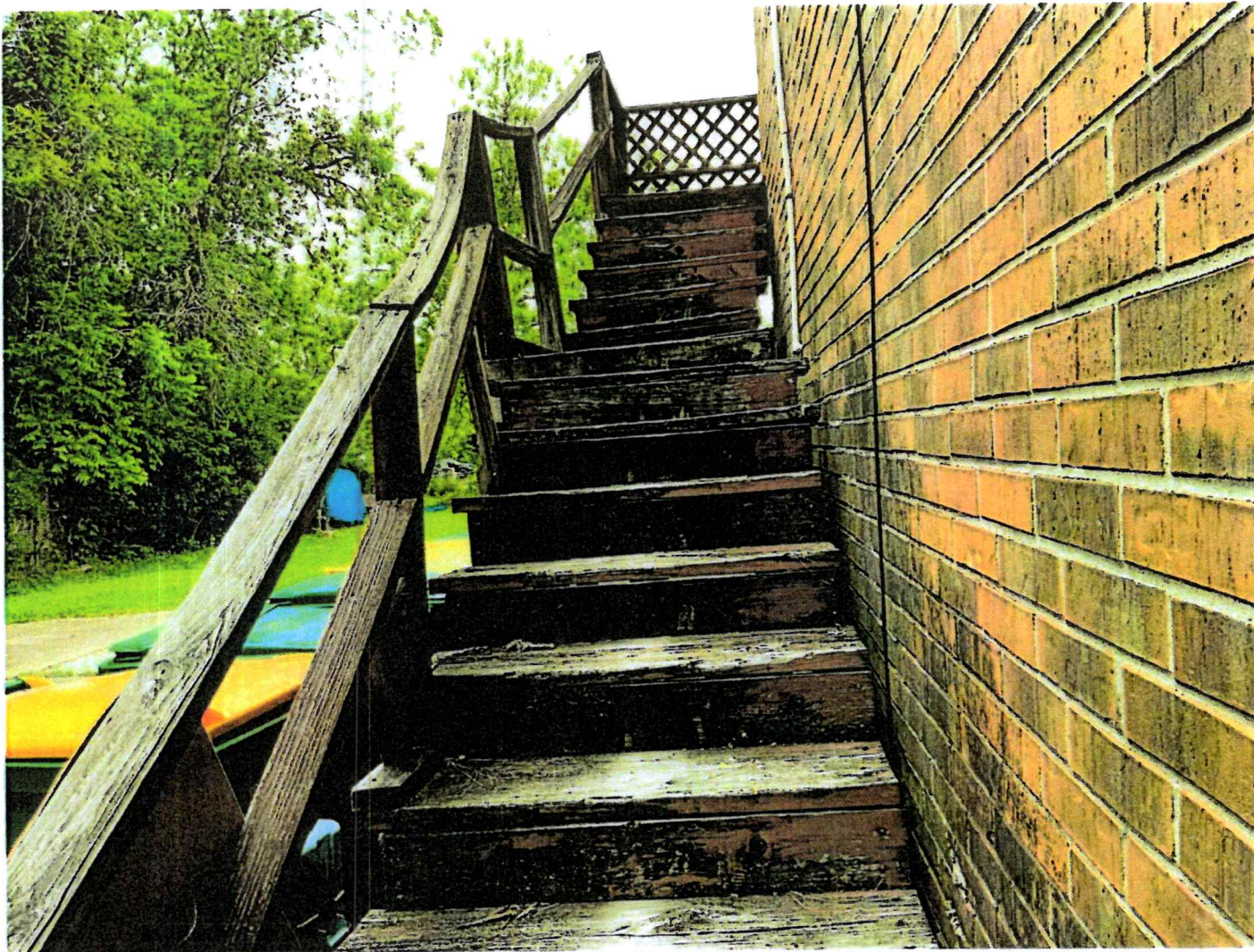
5/21/24

2415 Jackson St.
La Marque TX 77568



5/21/24

2415 Jackson St.
La Marque, TX 77568



4/25/24

2415 Jackson St.
La Marque, TX 77548

old



4/25/14

2415 Jackson St.

La Marque, TX 77568

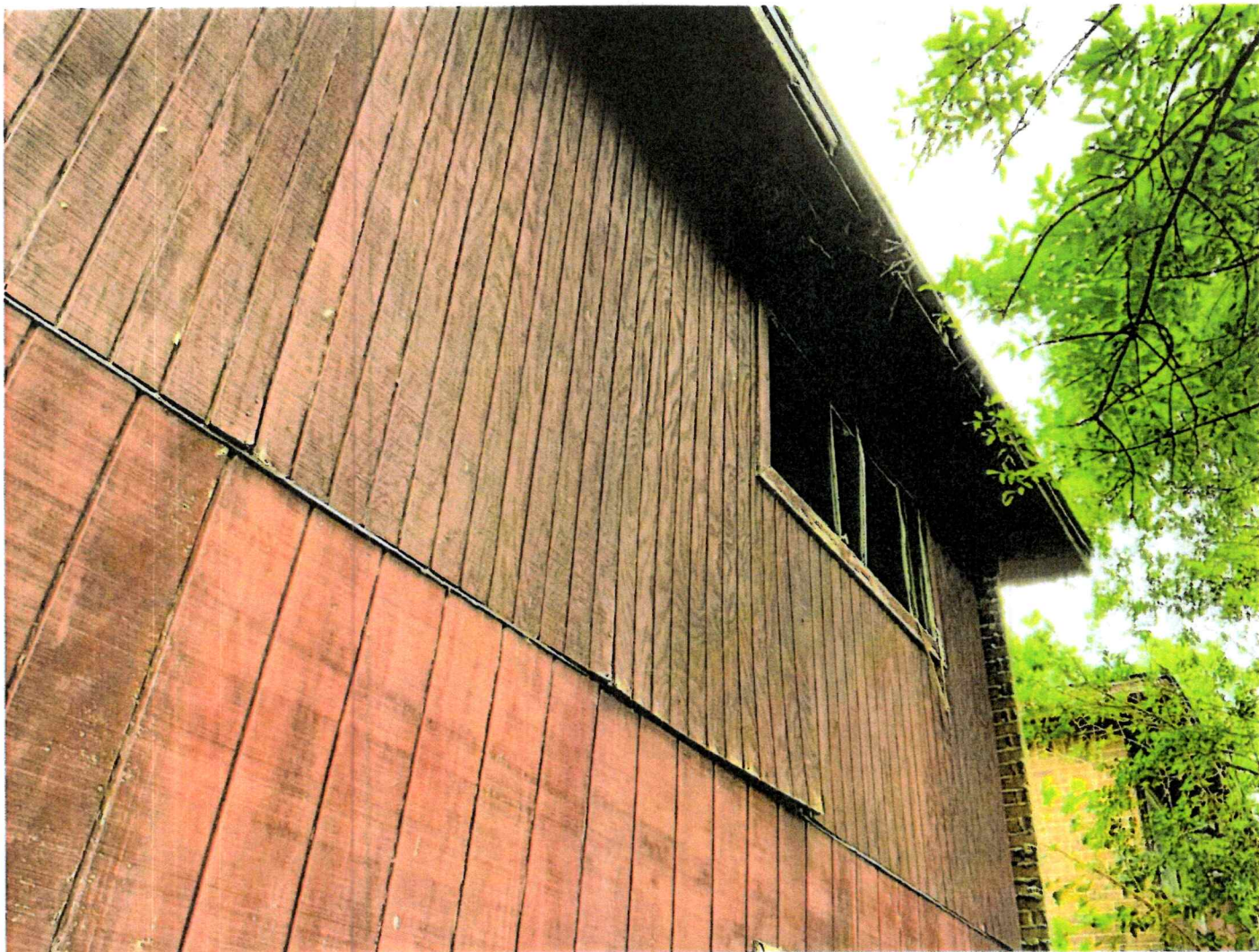
old



4/25/24

2415 Jackson St.
La Marque, TX 77568

old



4/25/24

2415 Jackson St.
La Marque, TX 77568

old



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



Substandard Structure Packet Checklist

Address 2317 Bogg St. GCAD Property ID 195328

Owner Michael & Thomas Larocca Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 5/21/24
• ☒ 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 5/21/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 5/21/24

☒ Previous photos included.
• Date photos taken 4/25/24

N/A Previous Smart GOV history printed.

☒ Substandard repair permit issued 90 day _____ 120 day _____ Date issued 30 days ☒

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 5/21/24



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On JUNE 11, 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

9589 0710 5270 0439 9506 07

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 and 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 Larocca**
 Street and Apt. No. or PO Box No. **7109 Beau Rue Ct.**
 City, State, ZIP+4® **Hitchcock TX 77563**

MARQUE, TX 77568
MAY 21 2024
 Postmark Here

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

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

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

Current Estimated Taxes: \$3,413.31

Estimated Taxes Without Exemptions or Limitations: \$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: 5/21/24

Property Address: 2317 BOSS ST.

Property Owner: Michael & Thomas LARocca

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.

- 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.
- (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.
- 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,



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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.
- 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.
- _____ (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.
- 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.
- f (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or



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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: 5-20-24

Code Compliance Officer Signature: Joe H

Code Compliance Supervisor approval: Joe H

Date Approved: 5-20-24



5/21/24

2317 Boss St.
La Marque, TX 77568



5/21/24

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5/21/24

2317 Boss St.
La Marque, TX 77568



5121124

2317 Boss St.
La Marque, TX 77568



412564

2317 Boss St.
La Marque, TX 77548

old



4/25/24 2317 Boss Ct.
La Marque, TX 77548

old



4/25/24

2317 Ross St.
La Marque, TX 77568

old



412564

2317 Ross St.
La Marque, TX 77568

old