



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR AGENDA
of
September 10, 2024**

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **September 10, 2024**, beginning at **6:00 PM** in the **Council Chambers** at **1109-B Bayou Road La Marque, Texas as well as via videoconference hosted through Zoom (bczoom.cityoflamarque.org)**. In accordance with Section 551.127(b) of the Texas Local Government Code the presiding officer and a quorum of the La Marque Building Standards Commission intend to be and will be physically present at 1109-B Bayou Road, La Marque, Texas. This location will be open to the public.

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

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PRESENTATIONS
4. CITIZENS PARTICIPATION
LIMITED TO THREE MINUTES PER PERSON

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

5. MINUTES
 - 5.I. Regular Building Standards Minutes 08.13.2024
 - 5.II. Regular Building Standards Minutes 06.11.2024

6. OLD BUSINESS

Items presented to the Building Standards Commission for discussion and possible action:

6.I. 1727 Main St., La Marque, TX 77568 - 30-day Progress Review of a Substandard Structure

6.II. 912 Azalea Ct., La Marque, TX 77568 - 30-day Progress Review of a Substandard Structure

6.III. 2317 Boss St., La Marque, TX 77568 - Progress Status on Demo of Substandard Structure

7. NEW BUSINESS

Items presented to the Building Standards Commission for discussion and possible action:

7.I. 2001 Cedar Dr., La Marque, TX 77568 - Substandard Structure

8. REQUESTS AND ANNOUNCEMENTS

Requests by Commissioners of items to be placed on future commission 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.

9. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on SEPTEMBER 05, 2024 by 5:00 p.m.

Kasey Lott
Deputy City Clerk



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

1. CALL MEETING TO ORDER

Chairperson Pennington called a meeting to order at 6:15pm.

2. ROLL CALL

PRESENT :

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

ABSENT :

Veverly Sumlin	Commissioner
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CITY OFFICIALS/ OTHER :

Jose Hernandez	Code Enforcement Supervisor
Myrna P. Sanchez	Code Enforcement Administrative Assistant
Gus Knebel	City Attorney

3. INVOCATION AND PLEDGE OF ALLEGIANCE

This item was skipped

4. CITIZENS PARTICIPATION

There was no citizen participation.

5. OLD BUSINESS

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

Code Supervisor Hernandez stated the permits division approved the building plans and to pull permits. However, the Fire Marshal has not approved the plans. Chairperson Pennington requested no action be taken by the commission for 30 days. **NO ACTION TAKEN.**

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

Code Supervisor Hernandez shared that Mr. Wall called him prior to the meeting to inform the commission that he would not be present due to living out of state.

During this call, Code Supervisor Hernandez emphasized to Mr. Wall that his property needed maintenance, especially to mow the high grass. Vice-Chairperson Smith made a motion to add 912 Azalea Ct. to the demolition list. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

5.III. Discussion / possible action regarding a review of a substandard structure located at 2415 Jackson St., La Marque, TX 77568

Sherri Woodard (1308 Cedar Dr. La Marque, TX 77568) mentioned she submitted the survey and replat to the permits division. Buyers are waiting for all permits to close before moving forward. Vice-Chairperson Smith made a motion for a 60-day extension. Commissioner Austin seconded. . **MOTION CARRIED 3 AYES TO 1 NAY (MANUEL).**

5.IV. Discussion / possible action regarding a review of a substandard structure located at 2317 Boss St., La Marque, TX 77568

Michael Larocca (7109 Beau Rue St. Hitchcock, TX 77563) stated that Galveston County recommended that he look for an attorney to sue and wants a permit to demolish the property. Chairperson Pennington shared that Mr. Larocca will need to contact the city's permits division to sign a voluntary demo order. Code Supervisor Hernandez shared with Mr. Larocca that his property needs to be maintained as his grass is overgrown. **NO ACTION TAKEN**

6. NEW BUSINESS

6.I. Discussion / possible action regarding a substandard structure located at 2803 South Houston Dr., La Marque, TX 77568

Tara Sobnosky (2803 South Houston Dr. La Marque, TX 77568) mentioned she is having a legal dispute with the insurance and cannot move forward on remodeling or construction work until issue is resolved. Code Supervisor Hernandez emphasized that the grass remains clean and cut. Chairperson Pennington made a motion to come back in 90 days for a progress report. Vice-Chairperson seconded. **MOTION CARRIED 3 TO 1 ABSTAINED (MANUEL)**

6.II. Discussion / possible action regarding a substandard structure located at 1915 Rosalee St., La Marque, TX 77568

Code Supervisor Hernandez shared that there is a big hole in the portion of the roof with a leak and the windows are opened. Carol Wilson (2109 Noblewood Court in League City) stated she is talking on behalf of her husband. She shared that this property is a generational inheritance. However, there are siblings that are deceased and their kids are not involved in the upkeep of the property. She stated that she and her husband were willing to demo the property. City Attorney Gus Knebel stated he cannot give legal advice and there could be risks if the city decided to demo. Vice-Chairperson Smith made a motion to demo 1915 Rosalee St. Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY**

7. REQUESTS AND ANNOUNCEMENTS

Council Yancy requested to add 2001 Cedar to the next meeting.

Chairperson Pennington requested to see all previous minutes added to the agenda for approval.

8. ADJOURNMENT

Vice-Chairperson Smith made a motion to adjourn. Commissioner Manuel seconded. **MEETING ADJOURNED AT 7:18 p.m.**

Chairperson
Building and Standards Commission



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

1. CALL MEETING TO ORDER

Chairperson Pennington called a meeting to order at 6:32 p.m.

2. ROLL CALL

PRESENT:

David Pennington	Chairperson
Kaleb Smith	Vice-Chairperson
Sally Austin	Commissioner
Veverly Sumlin	Commissioner

ABSENT:

Maggie Manuel	Commissioner
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CITY OFFICIALS /

OTHER:

Jose Hernandez	Code Enforcement Supervisor
Myrna P. Sanchez	Code Enforcement Administrative Assistant

3. INVOCATION AND PLEDGE OF ALLEGIANCE

This item was skipped.

4. PRESENTATIONS

There were no presentations.

5. CITIZENS PARTICIPATION

There was no citizen participation.

6. MINUTES

6.I. Regular Meeting Minutes May 14, 2024

Vice-Chairperson Smith made a motion to approve the Regular Meeting Minutes of May 14, 2024. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Vice-Chairperson Smith made a motion to accept plans and to proceed with the plumbing permit. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

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

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

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

Vice-Chairperson Smith made a motion to approve a 30-day extension. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Vice-Chairperson Smith made a motion to demolish 2317 Boss St. Chairperson Pennington seconded. **MOTION CARRIED UNANIMOUSLY.**

8. NEW BUSINESS

No items for New Business.

9. REQUESTS AND ANNOUNCEMENTS

No Requests or Announcements made.

10. ADJOURNMENT

Vice-Chairperson Smith made a motion to adjourn. Commissioner Austin seconded. *MEETING ADJOURNED AT 7:20 P.M.*

Chairperson

Building and 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 196345
Owner Amin Sulimant Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 9/4/24
• _____ 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 9/4/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 9/4/24

☒ Previous photos included.
• Date photos taken 8/8/24

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 9/4/24



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On September 10, 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 BLK 7(700-3) DIV P COOK & STEWART SUB/ PARCEL 196345*

Mailing Address: 175 SW. 7th St. #1605 Miami, FL 33130

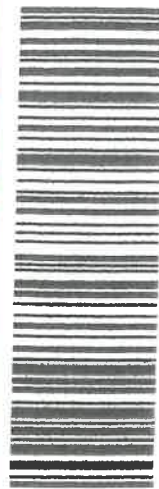
The Public Hearing will be held in the City Council Chambers located at 1109-B Bayou Road, La Marque TX

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.

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

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

CERTIFIED MAIL®



9589 0710 5270 0439 9506 83
9589 0710 5270 0439 9506 83

**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. 7th St. #1605
Miami, FL 33130

Postmark
Here

PS Form 3800, January 2023 PSN 7538-02-000-9047

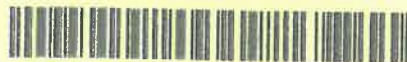
See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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



9590 9402 8558 3186 0275 53

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9506 83

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ 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

☐ 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

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:	100.00%		
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 (=)
HS Cap Loss/Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$2,392,800
Ag Use Value:	\$0

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:** 100.00%

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: 9.4.24

Property Address: 5727 main

Property Owner: Amin Sulimant

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.



CITY OF LA MARQUE CODE ENFORCEMENT

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



- _____ (7) Is abandoned and constitutes such building or portion thereof an attractive nuisance or hazard to the public.
- _____ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code 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



**CITY OF LA MARQUE
CODE ENFORCEMENT**

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



endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (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



**CITY OF LA MARQUE
CODE ENFORCEMENT**

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members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.

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

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

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

Date of Inspection: 9.4.24

Code Compliance Officer Signature: Jose Velazquez

Code Compliance Supervisor approval: Jose Velazquez

Date Approved: _____



9/4/24

1727 Main St.

La Marque, TX 77568



4/4/24 1727 Main St.
La Marque, TX 77568



9/4/24 1727 Main St.
La Marque, TX 77568



9/4/24 1727 Main St.
La Marque, TX 77568



8/8/24 1727 Main St.
La Marque, TX 77568



818124

1727 Main St.
La Marque, TX 77568



818126

1727 Main St.

La Marque, TX 77568



8/8/24

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 190719
Owner Scott Wall Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 9/4/24
• _____ 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 9/4/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 9/4/24

☒ Previous photos included.
• Date photos taken 8/8/24

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 9/4/24



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On September 10, 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: Andrew Wilson
Address: 912 Azalea Ct., La Marque, TX 77568

Property Description: *ABST 150 J D MOORE SUR LOT 3 & NE 46.3 FT OF LOT 4
DUNTUN SUB/ PARCEL 196719*

Mailing Address: 3821 Hansen Dr. Dickinson, TX 77539-6113

**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.

**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: 100.00%

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

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 (=)

HS Cap Loss/Circuit Breaker:  \$0 (-)

Assessed Value: \$157,520

Ag Use Value: \$0

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:** 100.00%

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	

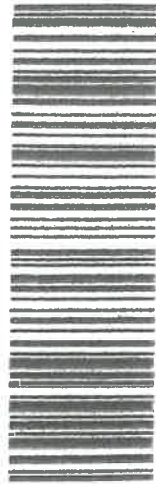
Total Tax Rate: 2.237211

Current Estimated Taxes: \$3,524.05

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

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

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9589 0710 5270 0439 9506 90

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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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 \$	Postmark Here
Postage \$ Total Postage and Fees \$	
Sent To Street and Apt. No., or P.O. Box No. City, State, ZIP+4® Scott Wall 3821 Hansen Dr. Dickinson, TX 77539	

PS Form 3800, January 2023 PSN 7530-02-000-5047 See Reverse for Instructions

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 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
1. Article Addressed to: Scott Wall 3821 Hansen Dr. Dickinson, TX 77539 9590 9402 8558 3186 0275 60	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)
2. Article Number (Transfer from service label) 9589 0710 5270 0439 9506 90	

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



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: 9-4-24

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.



CITY OF LA MARQUE CODE ENFORCEMENT

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



- ☒ (7) Is abandoned and constitutes such building or portion thereof an attractive nuisance or hazard to the public.
- ☒ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code 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



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



endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (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.
- x (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.
- x (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or



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



members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.

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

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

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

Date of Inspection: 9.4.24

Code Compliance Officer Signature: Jose L. L.

Code Compliance Supervisor approval: Jose L. L.

Date Approved: 9.4.24



9/4/24 912 Azalea Ct.
La Marque, TX 77568



9/4/24 912 Azalea Ct.
La Marque, TX 77568



914124 912 Azalea Ct.
La Marque, TX 77568



9/4/24 912 Azalea Ct.
La Marque, TX 77568



8/8/24

912 Azalea Ct.
La Marque, TX 77568



8/8/24

912 Azalea Ct.
La Marque, TX 77568



818124

912 Azalea Ct.
La Marque, TX 77568



8/8/24

912 Azalea Ct.
La Marque, TX 77568



8/8/24

912 Azalea Ct.
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 195328
Owner Michael L & Thomas Larocca Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 9/4/24
• ____ 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 9/4/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 9/4/24

☒ Previous photos included.
• Date photos taken _____

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 9/4/24



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On September 10, 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 LOT 11 BRITTON SUB / PARCEL 195328*

Mailing Address: 7109 Beau Rue St., 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.

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

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:

2217 BOSS ST
MDR
Michael & Thomas Larocca
7109 Beau Rue St.
Hitchcock, TX 77563



9590 9402 8558 3186 0297 55

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9507 13

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ 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
- ☐ 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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.
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9589 0710 5270 0439 9507 13

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

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

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

See Reverse for Instructions

Postmark
Here

2317 BOSS LA MARQUE TX Q

Level List

195328 As Of 8/26/2024

GEOID 1995-0000-0011-000
 ID 195328
 NAME LARocca MICHAEL & THOMAS LARocca
 ADDRESS
 ADDRESS2 7109 BEAU RUE STREET
 ADDRESS3
 CITY HITCHCOCK
 ST TX
 ZIP 77563
 SITUS_NO 2317
 SITUS 2317 BOSS LA MARQUE, TX 77568
 LEGAL ABST 150 J D MOORE SUR LOT 11 BRITTON SUB
 ENTITIES C32, CAD, D02, GGA, J05, RFL, S18
 ACRES 0.166
 LANDUSE RL
 PAGE 260-D
 NBHD 3150
 INTEREST 100
 EXEMPT
 FLAGS 19RN, LMTc
 SECURE F
 VAL24LAND 19470
 VAL24IMP 133100
 VAL24TOT 152570

[Zoom to](#)

20ft

94 978 29.374 Degrees



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: 9.4.24

Property Address: 2317 Boss

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.



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



- _____ (7) Is abandoned and constitutes such building or portion thereof an attractive nuisance or hazard to the public.
- _____ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code 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



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



endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

✓

(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



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



members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.

✓

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

✓

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

✓

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

Date of Inspection: 9-4-24

Code Compliance Officer Signature: Joe Hill

Code Compliance Supervisor approval: Joe Hill

Date Approved: _____



9/4/24

2317 Boss St.
La Marque, TX 77568



9/4/24 2317 Boss St.
La Marque, TX 77568



8/8/24 2317 Boss St.
La Marque, TX 77568



8/8/24 2317 Boss St.
La Marque, TX 77568



8/8/24

2317 Boss St.
La Marque, TX 77548



8/8/24

2317 Boss 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 2001 Cedar Dr. GCAD Property ID 195833
Owner Anthony Chase Sharp Contact number _____

Smart GOV Case number _____

- ☒ Initial case _____ Follow up.
- ☒ Current meeting notification letter sent. Date 9/4/24
• _____ 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 9/4/24
- ☒ Detailed summary of property details from Galveston County CAD
- ☒ Substandard Building inspection report
- ☒ Current Photos included.
• Date photos taken 9/4/24
- N/A Previous photos included.
• Date photos taken _____
- N/A Previous Smart GOV history printed.
- N/A 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 Myra P. Sanchez Date 9/4/24



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

OWNER: Anthony Chase Sharp
310 Lakeview Blvd.
Dickinson, TX 77539

On September 10, 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: Anthony Chase Sharp
Address: 2001 Cedar Dr., La Marque, TX 77568

Property Description: *ABST 150 J D MOORE SUR PT of BLK 2(200-5) DIV H COOK & STEWART SUB/ PARCEL 195833*

Mailing Address: 310 Lakeview Blvd., 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.

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

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

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

Certified Mail Fee \$		Postmark Here
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>Anthony Chase Sharp</u>		
Street and Apt. No., or PO Box No. <u>310 Lakeview Blvd</u>		
City, State, ZIP+4® <u>Dickinson, TX 77539</u>		

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Anthony Chase Sharp
310 Lakeview Blvd.
Dickinson, TX 77539

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9507 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

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

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

Domestic Return Receipt



2001 CEDAR DR LA MARQUE TX

Layer List

195833 As Of 8/26/2024

GEOID	2775-0008-0200-005
ID	195833
NAME	SHARP ANTHONY CHASE
ADDRESS	
ADDRESS2	310 LAKEVIEW BLVD
ADDRESS3	
CITY	DICKINSON
ST	TX
ZIP	77539
SITUS_NO	2001
SITUS	2001 CEDAR DR LA MARQUE, TX 77568
LEGAL	ABST 150 J D MOORE SUR PT OF BLK 2 (200-5) DIV H COOK & STEWART SUB
ENTITIES	C32, CAD, D02, GGA, J05, RFL, S18
ACRES	0.322
LANDUSE	RL
PAGE	283-B
NBHD	3390
INTEREST	100
EXEMPT	
FLAGS	CHG-NBHD, HARVEY17
SECURE	F
VAL24LAND	7010
VAL24IMP	149120
VAL24TOT	156130

[Zoom to](#)

20ft

94.973 29.168 Degrees



**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: 9.4.24

Property Address: 2001 Cedar

Property Owner: Anthony Chase Sharp

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.



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- ☒ (7) Is abandoned and constitutes such building or portion thereof an attractive nuisance or hazard to the public.
- ☒ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code 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



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endangered. The above-referenced building, shall be deemed and hereby is declared to be a dangerous and a substandard building, and a nuisance, because, regardless of the date of its construction, it has been found to have the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof:

- _____ (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.
- y (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



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members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.

- _____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.
- _____ (m) The building has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location, or structure of buildings.
- _____ (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height, and occupancy in the same location.

Date of Inspection: 9.4.24

Code Compliance Officer Signature: Jose H. C.

Code Compliance Supervisor approval: Jose H. C.

Date Approved: 9.4.24



9/4/24 2001 Cedar Dr.
La Marque, TX 77568



9/4/24

2001 Cedar Dr.

La Marque, TX 77568



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