



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR AGENDA
of
October 8, 2024**

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **October 8, 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. 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 Building Standards 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.

4. MINUTES
 - 4.1. Regular Building & Standard Minutes 9.10.2024
5. OLD BUSINESS
Items presented to the Building Standards Commission for discussion and possible action:

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

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

5.III. 30-day Progress Review of a Substandard Structure: 2317 Boss St., La Marque, TX 77568

5.IV. 30-day Progress Review of a Substandard Structure: 1915 Rosalee, La Marque, TX 77568

5.V. 60-day Progress Review for a Substandard Structure: 2415 Jackson, La Marque, TX 77568

6. NEW BUSINESS

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

6.I. Considering a Substandard Structure: 1214 Bayou Rd., La Marque, TX 77568

7. REQUESTS AND ANNOUNCEMENTS

Requests by the Chairperson and Commissioners of items to be placed on future Building Standards 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

8. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on October 4, 2024 by 12:00p.m.

Kasey Lott
Deputy City Clerk



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

1. CALL MEETING TO ORDER

Chairperson Pennington called a meeting to order at 6:00pm.

2. ROLL CALL

PRESENT:

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

CITY OFFICIALS / OTHERS:

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

3. PRESENTATIONS

There were no presentations.

4. CITIZENS PARTICIPATION

There was no citizen participation.

5. MINUTES

5.I. Regular Building Standards Minutes 08.13.2024

Vice-Chairperson Smith made a motion to approve the regular meeting minutes for August 13, 2024. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

5.II. Regular Building Standards Minutes 06.11.2024

Vice-Chairperson Smith made a motion to approve the regular meeting minutes for June 11, 2024. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

6. OLD BUSINESS

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

Code Supervisor Hernandez shared that he has only taken pictures from outside the property due to a closed gate. He stated that he will call the contractor to set a date to take pictures from inside the facility. All permits have been acquired and confirmed by Donna Rhoades, a Permits Specialist with the Development Services Department. **NO ACTION TAKEN.**

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

Code Enforcement Supervisor Hernandez stated he cannot get a hold of the owner. He called, sent letters and got no response. Vice-Chairperson Smith stated that this address was placed on the demo list as of August 2024 due to lack of response from the owner. **NO ACTION TAKEN.**

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

Michael Larocca (7109 Beau Rue St. Hitchcock, TX 77563) stated he received the demolition permit and needed to ensure the electricity, water, and gas are properly cut off prior to starting the project. Chairperson Pennington would like a progress report next month. **NO ACTION TAKEN.**

7. NEW BUSINESS

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

Code Enforcement Supervisor Hernandez stated that he couldn't go onto the property because it's fenced. However, he took photos of the property's exterior. Anthony Sharp (310 Lakeview Blvd. Dickinson, TX), who owns the property, appeared before the commission and stated he is doing renovation on the property. However, upon the description of the property and the photos taken, it was proven that the wrong property address was provided to the Commission. Chairperson Pennington apologized to Mr. Sharp for the mistake made. Vice-Chairperson Smith made a motion to remove 2001 Cedar Dr. from our substandard list, as it was not the correct address. Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY.**

8. REQUESTS AND ANNOUNCEMENTS

Chairperson Pennington requested a status update on the demolition of 1915 Rosalee to be added to the next month's agenda.

9. ADJOURNMENT

Vice-Chairperson Smith made a motion to adjourn. Commissioner Sumlin seconded.

*****MEETING WAS ADJOURNED AT 6:36p.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 190345

Owner Amin Suliman

Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 9/28/24

- ☒ 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 9/28/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.

- Date photos taken 9/27/24

☒ Previous photos included.

- Date photos taken 9/4/24

N/A Previous Smart GOV history printed.

☒ Substandard repair permit issued 90 day _____ 120 day _____ Date issued _____
90 days given ended ☒ 60 days given ended _____ 120 days given ended _____

N/A Progress report 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 9/28/24



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

OWNER: Amin Sulimant (zoom) <https://zoom.us/j/92493940502>
175 SW. 7th St. #1605
Miami, FL 33130

On October 08, 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 H 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

1727 Main 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:

Amin Suliman #1405
175 SW. 7th St.
Miami, FL 33130



9590 9402 8558 3186 0278 12

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9507 20

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
B. Received by (Printed Name) ☐ Addressee
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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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

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

Postmark Here

Amin Suliman
175 SW. 7th St. #1405
Miami, FL 33130
City, State, ZIP+4®
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0439 9507 20

Property Details

Account

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

Location

Situs Address:	1727 MAIN, 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	
Neighborhood:	(AT-S18) APARTMENTS TEXAS CITY	

Owner

Owner ID:	732173
Name:	1727 MAIN STREET LLC
Agent:	

Mailing Address:	175 SW 7TH ST SUITE 1605 MIAMI, FL 77010
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$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: ?	\$0 (-)
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.



**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: 9/27/24

Property Address: 1727 Main St.

Property Owner: Amin Suliman

Code Officer: Sup. 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.
- f _____ (3) Is boarded up, fenced, or otherwise secured in any manner, if:
 - _____ (a) The building constitutes a danger to the public even though secured from entry; or
 - _____ (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- _____ (4) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- _____ (5) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- _____ (6) Any portion of the building remains on a site after the demolition or destruction of the building.
- _____ (7) Is abandoned and constitutes such building or portion thereof an



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attractive nuisance or hazard to the public.

(8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Enforcement Division to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:

(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: 9.27.2024

Code Compliance Officer Signature: June L. P.

Code Compliance Supervisor approval: June L. P.

Date Approved: 9.27.2024



9127124

1727 Main St.
La Marque, TX 77568



9/27/24

1727 Main St.
La Marque, TX 77568



9/27/24

1727 Main St.
La Marque, TX 77568



9127124 1727 Main St.
La Marque, TX 77568



9127124

1727 Main St.
La Marque, TX 77568



9/27/24

1727 Main St.
La Marque, TX 77568



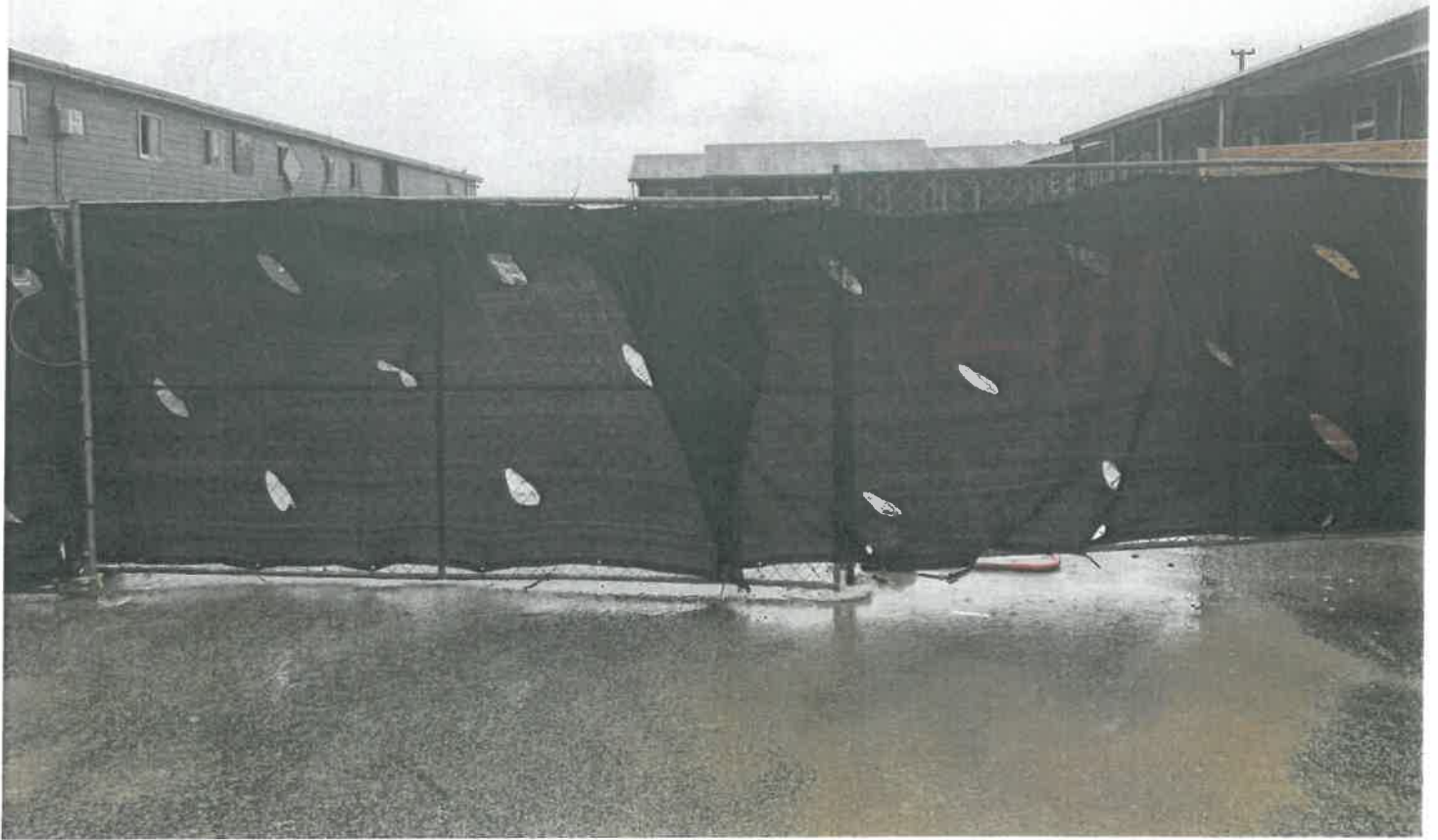
9/4/24

1727 Main St.

La Marque, TX 77568



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



914124 1727 Main St.
La Marque, TX 77568



9/4/24 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 194719

Owner Scott Wall Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 9/28/24
• ☒ 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 9/28/24

☒ 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 9/14/24

N/A Previous Smart GOV history printed.

☒ Substandard repair permit issued 90 day _____ 120 day _____ Date issued _____
90 days given ended ☒ 60 days given ended _____ 120 days given ended _____

☒ Progress report 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 9/28/24

918 Azalea Ct.

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
1301 Linton Dr.
La Marque, TX 77568



9590 9402 8558 3186 0277 37

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9507 37

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
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

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 \$

USPS

Sent To

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

City, State, ZIP+4®

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

Scott Wall
1301 Linton Dr.
La Marque, TX 77568

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 October 08, 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 LOT 3 & NE 46.3 FT OF LOT DUNTUN SUB/ PARCEL 196719*

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

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

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

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:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	912 AZALEA CT, 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		
Neighborhood:	(3095) DUNTON		

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 (=)
HS Cap Loss: ?	\$0 (-)
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.



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: 9/27/24

Property Address: 912 Azalea Ct.

Property Owner: Scott Wall

Code Officer: Sup. 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:

- 4 (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- 1 (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- 6 (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
- 4 (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
- 4 (e) Potential Lack of adequate heating facilities.
- 4 (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.
- 4 (i) Potential Lack of required electrical lighting.
- _____ (j) Dampness of habitable rooms.
- 4 (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.

6

(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.

8

(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: 9.27.24

Code Compliance Officer Signature: Jose Lopez

Code Compliance Supervisor approval: Jose Lopez

Date Approved: 9.27.24



9/30/24

912 Azalea Ct.
La Marque, TX 77568



9/30/24

912 Azalea Ct.
La Marque, TX 77568



9/30/24

912 Azalea Ct.
La Marque, TX 77568



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



**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 & Thomas Larocca Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 9/28/24

- ☒ 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 9/28/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.

- Date photos taken 9/27/24

☒ Previous photos included.

- Date photos taken 9/4/24

N/A Previous Smart GOV history printed.

☒ Substandard repair permit issued 90 day _____ 120 day _____ Date issued _____
90 days given ended _____ 60 days given ended ☒ 120 days given ended _____

☒ Progress report 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 9/28/24

2317 BOSS ST. NPS

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 ☐ Agent ☐ Addressee X
1. Article Addressed to: Michael & Thomas Larocca 7109 Beau Rue St. Hitchcock, TX 77563	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
 9590 9402 8558 3186 0277 44	3. Service Type ☐ Priority Mail Express® ☐ 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) ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 0439 9507 51	

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

9589 0710 5270 0439 9507 51

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 \$	Postmark Here
---	----------------------



Sent To Michael & Thomas Larocca Street and Apt. No., or PO Box No. 7109 Beau Rue St. City, State, ZIP+4® Hitchcock, TX 77563	
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On October 08, 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. 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.

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

Property Details

Account

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

Location

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

Owner

Owner ID:	735469
Name:	LAROCCA MICHAEL & THOMAS LAROCCA

Agent:

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

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

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$152,570 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$152,570
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.



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: 9/27/24

Property Address: 2317 BOSS ST.

Property Owner: Michael & Thomas Larocca

Code Officer: Sup. 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:

f

(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.

b

(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.

y

(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.

y

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

y

(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.

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: 9.27.24

Code Compliance Officer Signature: June LLP

Code Compliance Supervisor approval: June LLP

Date Approved: 9.27.24



9127124

2317 Boss St.
La Marque, TX 77568



9127124

2317 Boss St.
La Marque, TX 77568



9/4/24

2317 Boss St.
La Marque, TX 77568



9/4/24 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 1915 Rosalee

GCAD Property ID 195403

Owner Andrew Wilson

Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 9/28/24

- ☒ 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 9/28/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 9/27/24

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

N/A Previous Smart GOV history printed.

N/A Substandard repair permit issued 90 day _____ 120 day _____ Date issued _____
90 days given ended _____ 60 days given ended _____ 120 days given ended _____

☒ Progress report 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 9/28/24

1915 Rosalita

148

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:

Andrew Wilson
Carol Wilson
2109 Noblewood Court
League City, TX 77573



9590 9402 8558 3186 0277 51

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9507 68

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** ☐ Agent
B. Received by (Printed Name) ☐ Addressee
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

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

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

89 2056 6640 0225 0720 6856

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 Andrew & Carol Wilson
Street and Apt. No., or P.O. Box No. 2109 Noblewood Ct.
City, State, and ZIP+4® League City, TX 77573

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

Property Details

Account

Property ID:	195403	Geographic ID:	2075-0000-0009-000
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	1915 ROSALEE, TX 77568	
Map ID:	260-D	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR LOT 9 JOHNNIE BROWN HOMESITE ADDN	
Abstract/Subdivision:	S2075	
Neighborhood:	(3150) EDGARS ADDN	

Owner

Owner ID:	126236
Name:	WILSON ANDREW & WF EST
Agent:	

Mailing Address:	1915 ROSALEE ST LA MARQUE, TX 77568-3729
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$72,750 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$18,230 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$90,980 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$90,980 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$90,980
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.



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

OWNER: Andrew Wilson
C/O: Carol Wilson
2109 Noblewood Court.
League City, TX 77573

On **October 08, 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
Carol Wilson

Address: 1915 Rosalee, La Marque, TX 77568

Property Description: *ABST 150 J D MOORE SUR LOT 9 JOHNNIE BROWN
HOMESITE ADDN/ PARCEL 195403*

Mailing Address: 2109 Noblewood Court, League City, TX 77573

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

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

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



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: 9/27/24

Property Address: 1915 Rosalee St

Property Owner: Andrew Wilson

Code Officer: ^{SUP.} 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.
- 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.
- b (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- X (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls of coverings.
- _____ (l) The building has been so damaged by fire, wind, earthquake, 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: 9. 27 - 24

Code Compliance Officer Signature: Jose H. E.

Code Compliance Supervisor approval: Jose H. E.

Date Approved: 9. 27 - 24



9127124

1915 Rosalee
La Marque, TX 77568



9/27/24

1915 Rosalee
La Marque, TX 77568



6/24/24

1915 Rosalee St.

La Marque, TX 77568

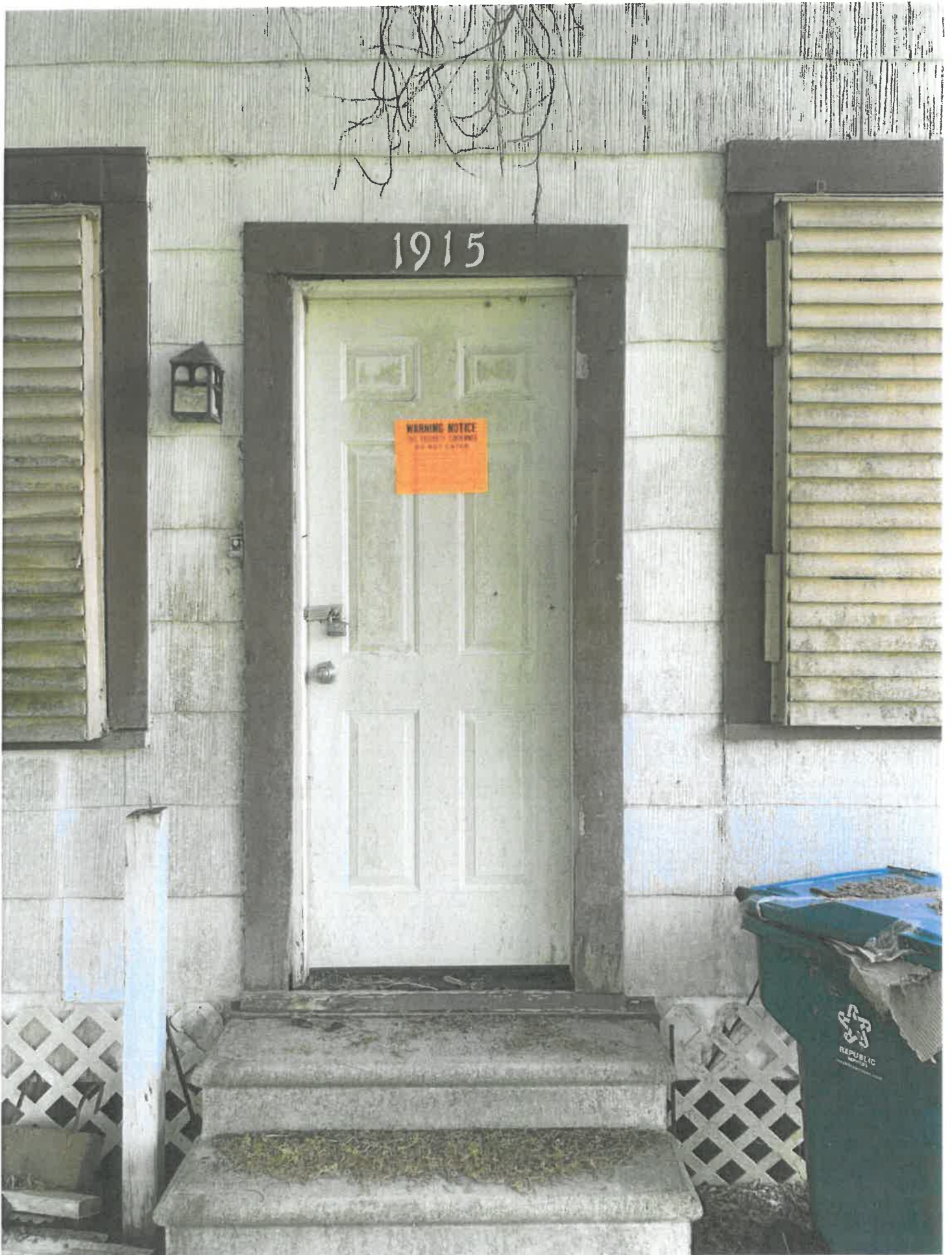


4124124 1915 Rosalee St.
La Marque, TX 77568



6/24/24

1915 Rosalee St.
La Marque, TX 77568



101241241 1015 Bixalpa St 101241241 to 101241241



6124124

1915 Prosalet St.
La Marque, TX 77568



6124124

1915 Rosalee St.
La Marque, TX 77568



6/24/24

1915 Rosalee 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 2415 JACKSON GCAD Property ID 199774

Owner VIVIAN FRANCISCO Contact number _____
C/O Sherri Woodard

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 9/28/24

- ☒ 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 9/28/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.

- Date photos taken 9/27/24

☒ Previous photos included.

- Date photos taken 9/24/24

N/A Previous Smart GOV history printed.

☒ Substandard repair permit issued 90 day _____ 120 day _____ Date issued _____
90 days given ended _____ 60 days given ended ☒ 120 days given ended _____

N/A Progress report 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 9/28/24

2415 Jackson

128

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
910 Sherri Woodard
1308 Cedar Dr.
La Marque, TX 77568



9590 9402 8558 3186 0277 99

2. Article Number (Transfer from service label)

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 ☐ No
If YES, enter delivery address below:

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

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 Vivian Francisco 910 Sherri Woodard
Street and Apt. No. PO Box No.
1308 Cedar Dr.
City, State, ZIP+4®
La Marque, TX 77568

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

9589 0710 5270 0439 9507 44



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On **October 08, 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 LOT 1 & 2 STADFFORDS 3rd ADDN TO LA MARQUE / PARCEL 199774*

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.

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

Property Details

Account

Property ID:	199774	Geographic ID:	6712-0000-0001-000
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	2415 JACKSON, 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	
Neighborhood:	(C) COMMERCIAL	

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 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$165,000
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.



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: 9/27/24

Property Address: 2415 Jackson St.

Property Owner: Vivian Francisco

Code Officer: ^{Sup.} 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.

X

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

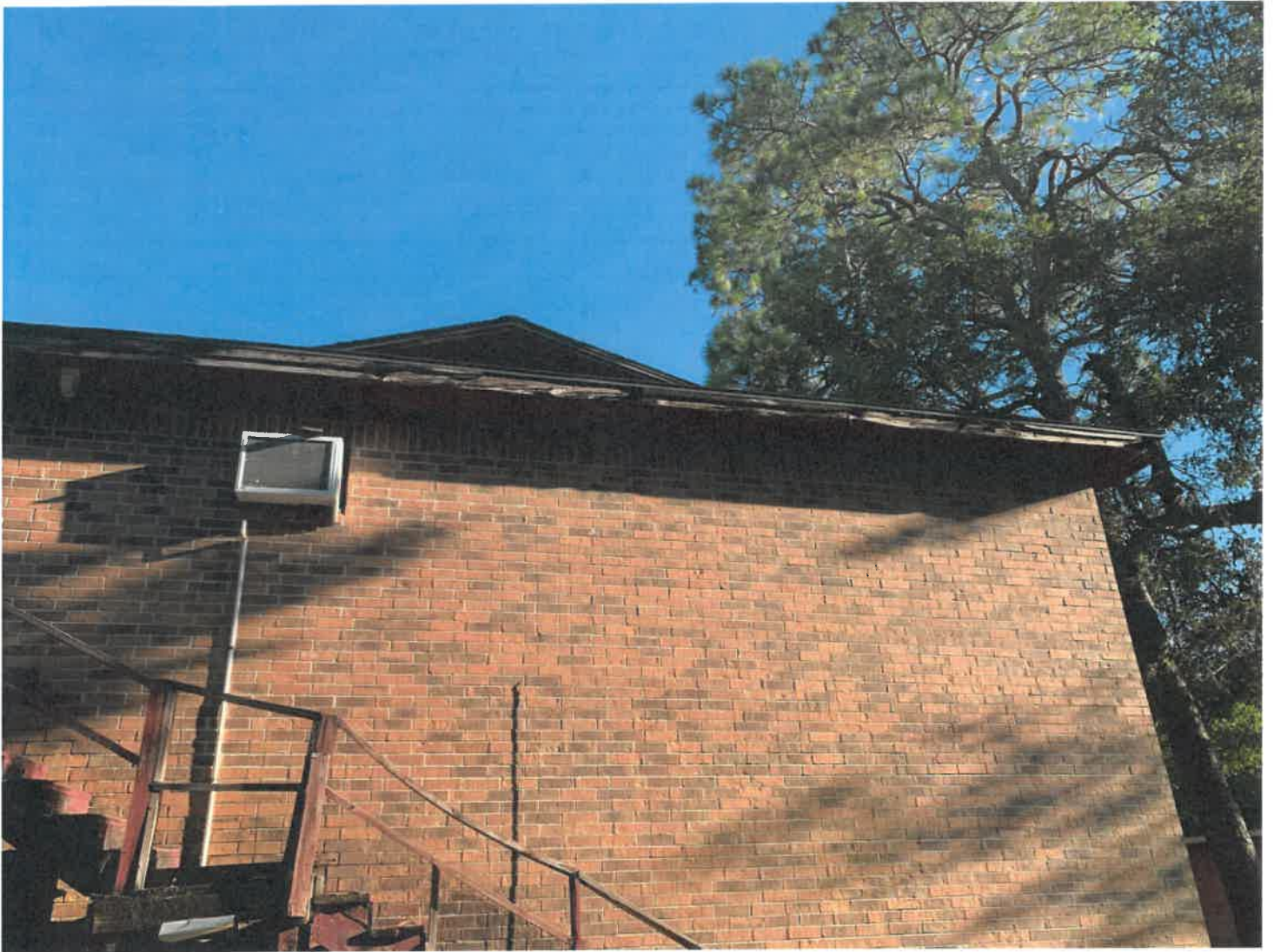
(n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics,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

Date of Inspection: 9.27.24

Code Compliance Officer Signature: June HLP

Code Compliance Supervisor approval: June HLP

Date Approved: 9.27.24



9/27/24

2415 Jackson
La Marque, TX 77568



9127124 2415 Jackson
La Marque, TX 77568



9/27/24 2415 Jackson
La Marque, TX 77568



9127124

2415 Jackson

La Marque, TX 77568



6124124 2415 Jackson St.
La Marque, TX 77568



6/24/24 2415 Jackson St.
La Marque, TX 77568



6/24/24 2415 Jackson St.
La Marque, TX 77568



6/24/24

2415 Jackson 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 1214 Bayou Rd. GCAD Property ID 198167
Owner Richard Kirsten Contact number _____

Smart GOV Case number _____

- ☒ Initial case _____ Follow up.
- ☒ Current meeting notification letter sent. Date 9/28/24
- ☒ 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 9/20/24
- ☒ Detailed summary of property details from Galveston County CAD
- ☒ Substandard Building inspection report
- ☒ Current Photos included.
- Date photos taken 9/27/24
- 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 _____
- 90 days given ended _____ 60 days given ended _____ 120 days given ended _____
- N/A Progress report 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 9/28/24

1214 Bayou Rd

UPS

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:

Richard Kristen
3651 Blue Bonnet Blvd
Houston, TX 77025



9590 9402 8558 3186 0277 68

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9507 75

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 ☐ No
If YES, enter delivery address below:

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

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 applicable)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$



Sent To Richard Kristen
Street and Apt. No., or P.O. No. 3651 Blue Bonnet Blvd
City, State, ZIP+4® Houston, TX 77025

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



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

OWNER: Richard A Kirsten
3651 Blue Bonnet Blvd.
Houston, TX 77025

On October 08, 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: Richard Kirsten

Address: 1214 Bayou Rd., La Marque, TX 77568

Property Description: *ABST 150 J D MOORE SUR PT OF BLKS 1 & 2 & 3 (100-6) DIV H COOK & STEWART SUB/ PARCEL 198167*

Mailing Address: 3651 Blue Bonnet Blvd., Houston, TX 77025

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:	198167	Geographic ID:	2775-0008-0100-006
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	1214 BAYOU RD, TX 77568	
Map ID:	284-A	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR PT OF BLKS 1 & 2 & 3 (100-6) DIV H COOK & STEWART SUB	
Abstract/Subdivision:	S2775	
Neighborhood:	(3390) FORMAN	

Owner

Owner ID:	126574
Name:	KIRSTEN RICHARD A

Agent:

Mailing Address:	3651 BLUE BONNET BLVD HOUSTON, TX 77025-1303
-------------------------	---

% Ownership:	100.0%
---------------------	--------

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

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,000 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$69,160 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$70,160 (=)

Agricultural Value Loss:

\$0 (-)

Appraised Value:

\$70,160 (=)

HS Cap Loss:

\$0 (-)

Circuit Breaker:

\$0 (-)

Assessed Value:

\$70,160

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.



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: 9/27/24

Property Address: 1214 Bayou Rd.

Property Owner: Richard Kristen

Code Officer: ^{Sup} 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,



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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.
- _____ (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



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deteriorated as to become (a) an attractive nuisance to children; or (b) a harbor for vagrants, criminals or immoral persons.

X

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

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

Date of Inspection: 9-27-24

Code Compliance Officer Signature: Jose H. P.

Code Compliance Supervisor approval: Jose H. P.

Date Approved: 9-27-24



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