



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

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

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

1. CALL MEETING TO ORDER
2. ROLL CALL
3. INVOCATION AND PLEDGE OF ALLEGIANCE
4. PRESENTATIONS
5. CITIZENS PARTICIPATION
LIMITED TO THREE MINUTES PER PERSON

Comments from the public will be heard at this time. Any person with city-related business who has signed up may speak to the Commission (limited to three (3) minutes). If wishing to speak give the 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 presiding officer will call on you in turn.*

6. MINUTES
 - 6.I. Regular Building Standards Commission Minutes 11.12.2024

7. OLD BUSINESS

Items presented to the Commission for discussion and possible action:

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

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

7.III. 30-day Progress Review of a Substandard Structure: 1214 Bayou Rd. La Marque, TX 77568

7.IV. 30-day Progress Review of a Substandard Structure: 2803 S Houston Dr., La Marque, TX 77568

8. REQUESTS AND ANNOUNCEMENTS

9. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on December 4, 2024 by 6:30 p.m.

Kierra K. Nance, TRMC
City Clerk



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

1. CALL MEETING TO ORDER

Chairperson Pennington called a meeting to order 6:01pm.

2. ROLL CALL

Present:

David Pennington	Chairperson
Sally Austin	Commissioner
Veverly Sumlin	Commissioner
Maggie Manuel	Commissioner

Absent:

Kaleb Smith	Vice-Chairperson
-------------	------------------

City Staff:

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

3. INVOCATION AND PLEDGE OF ALLEGIANCE

There was no invocation or Pledge of Allegiance.

4. CITIZENS PARTICIPATION

There was no Citizens Participation.

5. MINUTES

5.I. Regular Building & Standard Minutes 10.08.2024

Commissioner Austin made a motion to approve the October 8, 2024 minutes.
Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

6. OLD BUSINESS

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

Commissioner Austin made a motion for no action taken. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez stated the owner is making lots of progress. Commissioner Austin made a motion for a 30-day progress review. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

6.III. 30-day Progress Review of a Substandard Structure: 2415 Jackson St., La Marque, TX 77568

Code Enforcement Supervisor stated that the owners have not made any progress, only grass has been maintained. Sherri Woodard (1308 Cedar Dr. La Marque, TX 77568) shared that the replat came on November 8th, 2024, and was sent to Donna at Permits on November 12, 2024. Chairperson Pennington made a motion to bring back in 60-days. Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY.**

6.IV. 90-day Progress Review for a Substandard Structure: 2803 S. Houston Dr., La Marque, TX 77568

Code Enforcement Supervisor Hernandez stated that the owner has been keeping the grass maintained. The owner called stating she was not able to attend the meeting. The owner shared that she is waiting on the insurance company. Commissioner Austin made a motion for 30-days extension to where the owner needs to produce an engineer report and proof that she had insurance at the time of the fire. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

6.V. Review of a Substandard Structure: 1214 Bayou Rd., La Marque, TX 77568

Code Enforcement Supervisor Hernandez stated that the owner is looking for bids to demo the property. Commissioner Austin made a motion for a 30-day review with a voluntary demo order signed. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

6.VI. Code Enforcement Update regarding Order of Demolition of a Substandard Structure: 1915 Rosalee, La Marque, TX 77568

Code Enforcement Supervisor Hernandez stated that bids will start in January. **NO ACTION TAKEN.**

7. REQUESTS & ANNOUNCEMENTS

Commissioner Austin shared a reminder of the Fall Sweep at City Hall and give away tree for Arbor Day at Highland Bayou Park.

8. ADJOURNMENT

Commissioner Austin made a motion to adjourn. Commissioner Manuel seconded.

*****MEETING WAS ADJOURNED AT 6:43 p.m.***

Chairperson
Building and Standards Commission



CITY OF LA MARQUE
CODE ENFORCEMENT

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



Substandard Structure Packet Checklist

Address 1727 Main St. GCAD Property ID 190345
Owner Amin Suliman Contact number _____

Smart GOV Case number _____

- ☐ Initial case ☒ Follow up.
- ☒ Current meeting notification letter sent. Date 11/27/24
- ☒ 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 11/27/24
- ☒ Detailed summary of property details from Galveston County CAD
- ☒ Substandard Building inspection report
- ☒ Current Photos included.
- Date photos taken 11/24/24
- ☒ Previous photos included.
- Date photos taken 11/4/24
- 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 _____ 90 days given _____
- 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 11/27/24



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

OWNER: Amin Suliman
175 SW 7th St. Suite#1605
Miami, FL 77010

On December 10, 2024, AT 6:00PM.

The Building Standards Commission of the City of La Marque Texas will hold a public hearing regarding properties that are considered dilapidated and of substandard condition *WHICH HAS BEEN FOUND TO BE A LIFE, HEALTH, AND SAFETY RISK TO ITS OCCUPANTS*. The Commission will consider DEMOLITION of the following property which you have ownership of:

Owner: Amin Suliman
Address: 1727 Main St., La Marque, TX 77568

Property Description: *ABST 150 J D MOORE SUR PT OF BLK 7(700-3) DIV P COOK & STEWART SUB/ PARCEL 196345*

Mailing Address: 175 SW 7th St. Suite 1605 Miami, FL 77010

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Amin Suliman
175 SW 7th St. Suite 1605
Miami, FL 77010



9590 9402 8558 3186 0293 66

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
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

9589 0710 5270 0439 9508 67

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

CERTIFIED MAIL®



9589 0710 5270 0439 9508 67

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

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

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

Amin Suliman
175 SW 7th St. Suite 1605
Miami, FL 77010

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

Postmark
Here

Property Details

Account

Property ID:	196345	Geographic ID:	2775-0016-0700-003
Type:	R	Zoning:	
Property Use:		Condo:	
Location			
Situs Address:	1727 MAIN LA MARQUE, TX 77568		
Map ID:	284-C	Mapsco:	
Legal Description:	ABST 150 J D MOORE SUR PT OF BLK 7 (700-3) DIV P COOK & STEWART SUB		
Abstract/Subdivision:	S2775		
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		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

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

Market Value:	\$2,392,800 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$2,392,800 (=)
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.

Property Taxing Jurisdiction

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

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	\$2,392,800	\$2,392,800	\$7,979.03	
J05	MAINLAND COLLEGE	\$2,392,800	\$2,392,800	\$6,391.17	
CAD	APPRAISAL DISTRICT	\$2,392,800	\$2,392,800	\$0.00	
C32	LA MARQUE CITY	\$2,392,800	\$2,392,800	\$9,535.33	
S18	TEXAS CITY ISD	\$2,392,800	\$2,392,800	\$27,856.98	
RFL	CO ROAD & FLOOD	\$2,392,800	\$2,392,800	\$0.96	
D02	DRAINAGE #2	\$2,392,800	\$2,392,800	\$1,056.18	

Total Tax Rate: 2.207441

Current Estimated Taxes: \$52,819.65

Estimated Taxes Without Exemptions or Limitations: \$52,819.65



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: 11/26/24

Property Address: 1727 Main St.

Property Owner: Amin Suliman

Code Officer: Jose Hernandez Case No.: _____

The above-referenced building, regardless of the date of its construction, is deemed and hereby is declared to be substandard and a nuisance because it has the following **observed** conditions or **suspected** defects hereinafter described:

- _____ (1) Is dilapidated, deteriorated, decayed, or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety and welfare in the opinion of the Code Enforcement Supervisor or Building Official.
- _____ (2) Regardless of its structural condition, is unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children.
- _____ (3) Is boarded up, fenced, or otherwise secured in any manner, if:
 - _____ (a) The building constitutes a danger to the public even though secured from entry; or
 - _____ (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- _____ (4) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- _____ (5) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- _____ (6) Any portion of the building remains on a site after the demolition or destruction of the building.
- _____ (7) Is abandoned and constitutes such building or portion thereof an



CITY OF LA MARQUE
CODE ENFORCEMENT

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



attractive nuisance or hazard to the public.

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

- (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
- (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
- (e) Potential Lack of adequate heating facilities.
- (f) Potential Lack of, or improper operation of, required ventilating equipment.
- (g) Potential Lack of minimum amounts of natural light and ventilation Required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Residential Code Plumbing Code, or ordinance of the City of La Marque.
- (h) Room and space dimensions less than required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or ordinance of the City of La Marque.
- (i) Potential Lack of required electrical lighting.
- (j) Dampness of habitable rooms.
- (k) Infestation of insects, vermin, or rodents.
- (l) General dilapidation or improper maintenance.
- (m) Lack of connection to required sewage disposal system.
- (n) Lack of adequate garbage and rubbish storage and removal facilities.
- (o) Unsanitary conditions created by the leakage of sewer, such as human feces.

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



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



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

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



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



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

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

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

Date of Inspection: Nov 26 2024

Code Compliance Officer Signature: Joelle

Code Compliance Supervisor approval: Joelle

Date Approved: Nov 26 2024



11/26/24

1727 Main St.
La Marque, TX 77568



11/26/24

1727 Main St.
La Marque, TX 77568



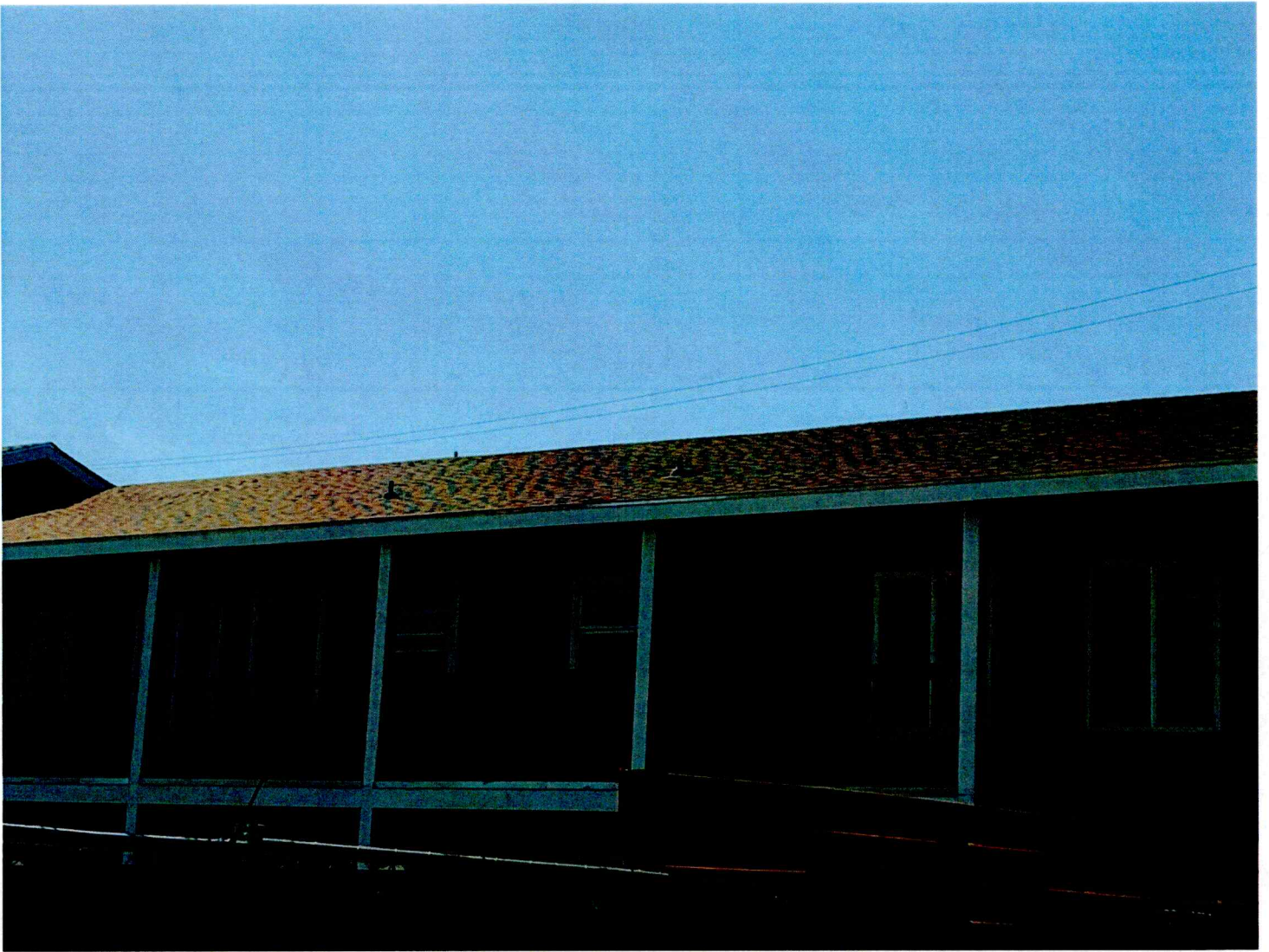
11/26/24

1727 Main St.
La Marque, TX 77560



11/26/24

1727 Main St.
La Marque, TX 77568



11/26/24

1727 Main St.
La Marque, TX 77568



11/4/24
1727 Main St.
La Marque TX
77568

11/4/24
1721 Main St.
La Marque, TX 77568



11/4/24
1727 Main St.
La Marque, TX 77568

11/4/24

1727 Main St.
La Marque, TX 775680



11/4/24

1727 Main St.

La Marque, TX 77568



11/24/24
1727 Main St
LaMarque, TX
77568

11/24/24
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 14719

Owner Scott Wall

Contact number _____

Smart GOV Case number _____

☐ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 11/27/24
• ☒ 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 11/27/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 11/20/24

☒ Previous photos included.
• Date photos taken 11/4/24

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 _____ 90 days given _____
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 11/27/24



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On December 10, 2024, AT 6:00PM.

The Building Standards Commission of the City of La Marque Texas will hold a public hearing regarding properties that are considered dilapidated and of substandard condition *WHICH HAS BEEN FOUND TO BE A LIFE, HEALTH, AND SAFETY RISK TO ITS OCCUPANTS*. The Commission will consider DEMOLITION of the following property which you have ownership of:

Owner: 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 4 DUNTON SUB/ PARCEL 196719*

Mailing Address: 1301 Linton 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

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 0293 73

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
If YES, enter delivery address below: ☐ No

3. Service Type

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

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

Domestic Return Receipt

9589 0710 5270 0439 9508 50

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

CERTIFIED MAIL®



9589 0710 5270 0439 9508 50

9589 0710 5270 0439 9508 50

**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

Scott Wall

Street and

1301 Linton Dr.

City, State, ZIP+4®

La Marque, TX 77568

Postmark
Here

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

Property Details

Account

Property ID:	196719	Geographic ID:	3095-0000-0003-000
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	912 AZALEA CT LA MARQUE, TX 77568		
Map ID:	284-A	Mapsco:	
Legal Description:	ABST 150 J D MOORE SUR LOT 3 & NE 46.3 FT OF LOT 4 DUNTON SUB		
Abstract/Subdivision:	S3095		
Neighborhood:	(3095) DUNTON		

Owner

Owner ID:	104864
Name:	WALL SCOTT
Agent:	
Mailing Address:	3821 HANSEN DR DICKINSON, TX 77539-6113
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

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

Property Taxing Jurisdiction

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

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	\$157,520	\$157,520	\$525.27	
J05	MAINLAND COLLEGE	\$157,520	\$157,520	\$420.74	
CAD	APPRAISAL DISTRICT	\$157,520	\$157,520	\$0.00	
C32	LA MARQUE CITY	\$157,520	\$157,520	\$627.72	
S18	TEXAS CITY ISD	\$157,520	\$157,520	\$1,833.85	
RFL	CO ROAD & FLOOD	\$157,520	\$157,520	\$0.06	
D02	DRAINAGE #2	\$157,520	\$157,520	\$69.53	

Total Tax Rate: 2.207441

Current Estimated Taxes: \$3,477.17

Estimated Taxes Without Exemptions or Limitations: \$3,477.17



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: 11/26/24

Property Address: 912 Azalea Ct.

Property Owner: Scott Wall

Code Officer: Jose Hernandez Case No.: _____

The above-referenced building, regardless of the date of its construction, is deemed and hereby is declared to be substandard and a nuisance because it has the following **observed** conditions or **suspected** defects hereinafter described:

- _____ (1) Is dilapidated, deteriorated, decayed, or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety and welfare in the opinion of the Code Enforcement Supervisor or Building Official.
- _____ (2) Regardless of its structural condition, is unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children.
- + _____ (3) Is boarded up, fenced, or otherwise secured in any manner, if:
 - _____ (a) The building constitutes a danger to the public even though secured from entry; or
 - _____ (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- _____ (4) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- _____ (5) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- _____ (6) Any portion of the building remains on a site after the demolition or destruction of the building.
- _____ (7) Is abandoned and constitutes such building or portion thereof an



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



attractive nuisance or hazard to the public.

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

_____ (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.

_____ (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,

_____ (c) Potential Lack of, or improper kitchen sink in a dwelling unit.

_____ (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,

_____ (e) Potential Lack of adequate heating facilities.

_____ (f) Potential Lack of, or improper operation of, required ventilating equipment.

_____ (g) Potential Lack of minimum amounts of natural light and ventilation Required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Residential Code Plumbing Code, or ordinance of the City of La Marque.

_____ (h) Room and space dimensions less than required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or ordinance of the City of La Marque.

_____ (i) Potential Lack of required electrical lighting.

_____ (j) Dampness of habitable rooms.

_____ (k) Infestation of insects, vermin, or rodents.

_____ (l) General dilapidation or improper maintenance.

_____ (m) Lack of connection to required sewage disposal system.

_____ (n) Lack of adequate garbage and rubbish storage and removal facilities.

_____ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.

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



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



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

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



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



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

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

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

Date of Inspection: Nov 26 - 2024

Code Compliance Officer Signature: Jose L. P.

Code Compliance Supervisor approval: Jose L. P.

Date Approved: Nov 26 2024



11/26/24

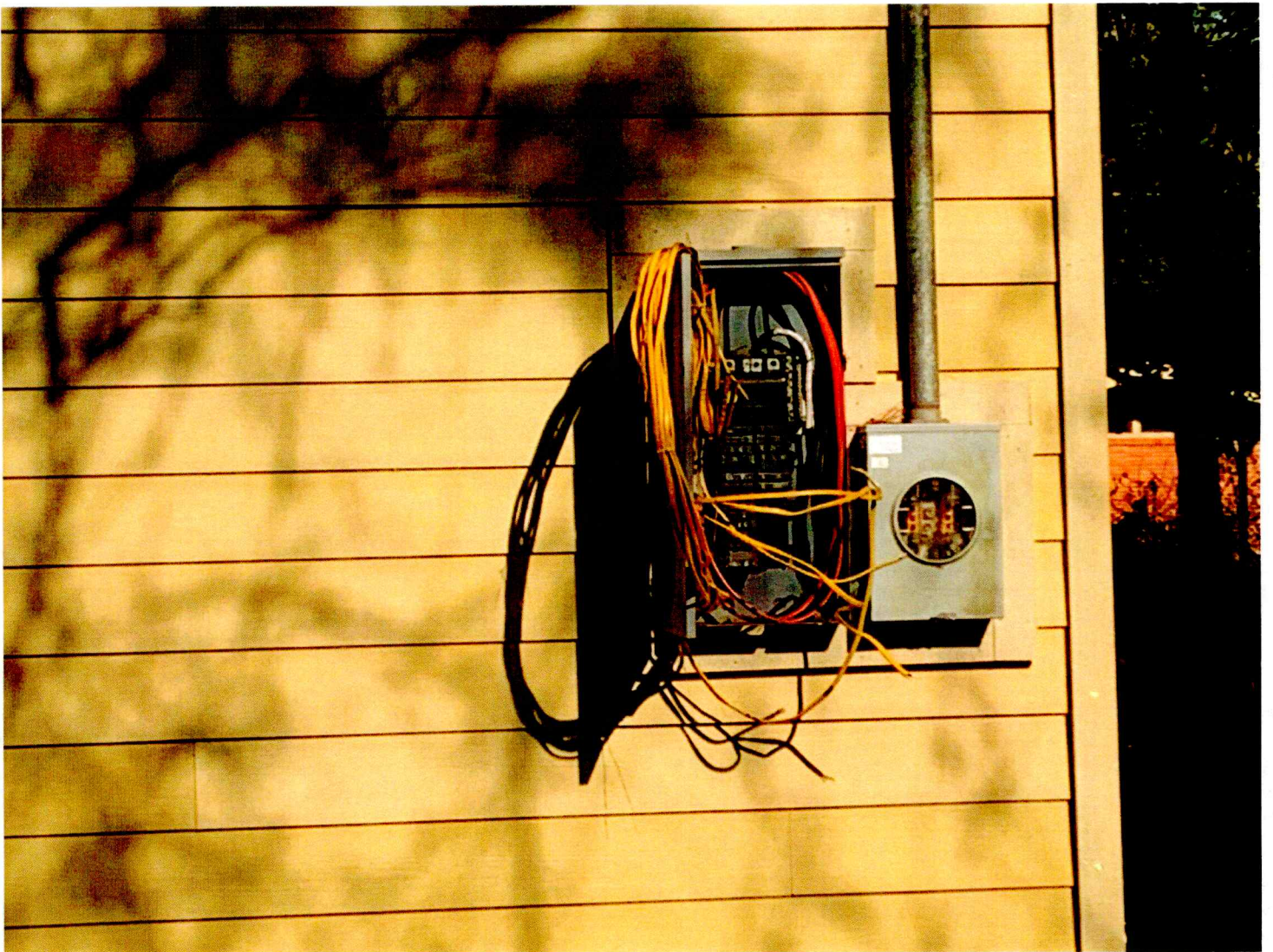
912 Azalea Ct.
La Marque, TX 77568



11/26/24

912 Azalea Ct.

La Marque, TX 77568



11/26/24

912 Azalea Ct.
La Marque, TX 77568



11/26/24

912 Azalea Ct.
La Marque, TX 77568



11/20/24

912 Azalea Ct.
La Marque, TX 77568



11/4/24 912 Azalea Ct.
La Marque, TX 77568



11/4/24 912 Azalea Ct.
La Marque, TX 77568



11/4/24 912 Azalea Ct.
La Marque, TX 77568



11/4/24 912 Azalea Ct.
La Marque, TX 77568



11/4/24

912 Azalea Ct.
La Marque, TX 77568



11/4/24

912 Azalea Ct.
La Marque, TX 77568



11/4/24 912 Azalea Ct.
La Marque, TX 77568



9/30/24

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 1214 Bayou Rd. GCAD Property ID 148167
Owner Richard Kirsten Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 11/27/24
• ☒ 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 11/27/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 11/26/24

☒ Previous photos included.
• Date photos taken 11/4/24

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 _____ 90 days given _____
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 11/27/24

11214 BAYVIEW Rd. MRS

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 Kirsten
3051 Blue Bonnet Blvd.
Houston, TX 77025

9590 9402 8558 3186 0293 80

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9513 90

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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 Richard Kirsten
3051 Blue Bonnet Blvd.
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 Kirsten
3651 Blue Bonnet Blvd.
Houston, TX 77025

On December 10, 2024, AT 6:00PM.

The Building Standards Commission of the City of La Marque Texas will hold a public hearing regarding properties that are considered dilapidated and of substandard condition *WHICH HAS BEEN FOUND TO BE A LIFE, HEALTH, AND SAFETY RISK TO ITS OCCUPANTS*. The Commission will consider DEMOLITION of the following property which you have ownership of:

Owner: 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 LA MARQUE, 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.

Property Taxing Jurisdiction

Owner: KIRSTEN RICHARD A %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	\$70,160	\$70,160	\$233.96	
J05	MAINLAND COLLEGE	\$70,160	\$70,160	\$187.40	
CAD	APPRAISAL DISTRICT	\$70,160	\$70,160	\$0.00	
C32	LA MARQUE CITY	\$70,160	\$70,160	\$279.59	
S18	TEXAS CITY ISD	\$70,160	\$70,160	\$816.80	
RFL	CO ROAD & FLOOD	\$70,160	\$70,160	\$0.03	
D02	DRAINAGE #2	\$70,160	\$70,160	\$30.97	

Total Tax Rate: 2.207441

Current Estimated Taxes: \$1,548.75

Estimated Taxes Without Exemptions or Limitations: \$1,548.75



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: 11/26/24

Property Address: 1214 Bayou Rd.

Property Owner: Richard Kirsten

Code Officer: Jose Hernandez Case No.: _____

The above-referenced building, regardless of the date of its construction, is deemed and hereby is declared to be substandard and a nuisance because it has the following **observed** conditions or **suspected** defects hereinafter described:

- ☒ (1) Is dilapidated, deteriorated, decayed, or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety and welfare in the opinion of the Code Enforcement Supervisor or Building Official.
- ☒ (2) Regardless of its structural condition, is unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children.
- ☒ (3) Is boarded up, fenced, or otherwise secured in any manner, if:
 - (a) The building constitutes a danger to the public even though secured from entry; or
 - (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- ☒ (4) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- ☒ (5) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- ☒ (6) Any portion of the building remains on a site after the demolition or destruction of the building.
- ☐ (7) Is abandoned and constitutes such building or portion thereof an



CITY OF LA MARQUE
CODE ENFORCEMENT

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



attractive nuisance or hazard to the public.

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

(a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.

(b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,

(c) Potential Lack of, or improper kitchen sink in a dwelling unit.

(d) Potential Lack of running water to plumbing fixtures in a dwelling unit,

(e) Potential Lack of adequate heating facilities.

(f) Potential Lack of, or improper operation of, required ventilating equipment.

(g) Potential Lack of minimum amounts of natural light and ventilation Required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Residential Code Plumbing Code, or ordinance of the City of La Marque.

(h) Room and space dimensions less than required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or ordinance of the City of La Marque.

(i) Potential Lack of required electrical lighting.

(j) Dampness of habitable rooms.

(k) Infestation of insects, vermin, or rodents.

(l) General dilapidation or improper maintenance.

(m) Lack of connection to required sewage disposal system.

(n) Lack of adequate garbage and rubbish storage and removal facilities.

(o) Unsanitary conditions created by the leakage of sewer, such as human feces.

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



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



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

- _____ (d) A portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the 2018 Building Code for new buildings of similar structure, purpose, or location.
- t_____ (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.
- e_____ (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.
- t_____ (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.

f
(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: Nov 26 2024

Code Compliance Officer Signature: Joan H

Code Compliance Supervisor approval: Joan H

Date Approved: Nov 26 . 2024



11/26/24

1214 Bayou Rd.
La Marque, TX 77568



11/26/24

1214 Bayou Rd.
La Marque, TX 77568



11/26/24

12/14 Bayou Rd.
La Marque, TX 77568



11/24/24

1214 Bayou Rd.
La Marque, TX 77568



11/4/24

1214 Bayou Rd
La Marque, TX 77668



11/4/24 1214 Bayou Rd.
La Marque, TX 77568



11/4/24

1214 Bayou Rd.
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 2803 S. Houston Dr. GCAD Property ID 197701

Owner Tara E. Sobnosky Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 11/27/24

- ☒ 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 11/27/24

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 11/20/24

☒ Previous photos included.
• Date photos taken 11/4/24

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 _____ 90 days given _____
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 P. Sanchez Date 11/27/24

2803 S. Houston Dr.

NPS

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:

Tara E. Sobnosky
37 Borondo Strech
La Marque, TX 77568



9590 9402 8558 3186 0293 59

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9513 83

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

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

Tara E. Sobnosky
37 Borondo Strech
La Marque, TX 77568

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®

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

Postmark
Here



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Tara E. Sobnosky
37 Borondo Strech
La Marque, TX 77568**

On December 10, 2024, AT 6:00PM.

The Building Standards Commission of the City of La Marque Texas will hold a public hearing regarding properties that are considered dilapidated and of substandard condition *WHICH HAS BEEN FOUND TO BE A LIFE, HEALTH, AND SAFETY RISK TO ITS OCCUPANTS*. The Commission will consider DEMOLITION of the following property which you have ownership of:

Owner: Tara E. Sobnosky

Address: 2803 S. Houston Dr., La Marque, TX 77568

Property Description: *ABST 150 J D MOORE SUR LOT 22 BLK 18 THE HIGHLANDS SEC 3/ PARCEL 197701*

Mailing Address: 37 Borondo Strech. 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:	197701	Geographic ID: 3967-0018-0022-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	2803 S HOUSTON DR LA MARQUE, TX 77568	
Map ID:	283-B	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR LOT 22 BLK 18 THE HIGHLANDS SEC 3	
Abstract/Subdivision:	S3967	
Neighborhood:	(3967) HIGHLANDS (THE)	
Owner		
Owner ID:	518536	
Name:	WATSON TARA S & DION WATSON	
Agent:		
Mailing Address:	37 BORONDO STRETCH LA MARQUE, TX 77568-3065	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$41,470 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,810 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$49,280 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$49,280 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$49,280
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: WATSON TARA S & DION WATSON %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	\$49,280	\$49,280	\$164.33	
J05	MAINLAND COLLEGE	\$49,280	\$49,280	\$131.63	
CAD	APPRAISAL DISTRICT	\$49,280	\$49,280	\$0.00	
C32	LA MARQUE CITY	\$49,280	\$49,280	\$196.38	
S18	TEXAS CITY ISD	\$49,280	\$49,280	\$573.72	
RFL	CO ROAD & FLOOD	\$49,280	\$49,280	\$0.02	
D02	DRAINAGE #2	\$49,280	\$49,280	\$21.75	

Total Tax Rate: 2.207441

Current Estimated Taxes: \$1,087.83

Estimated Taxes Without Exemptions or Limitations: \$1,087.83



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: 11/26/24

Property Address: 2803 S. Houston Dr.

Property Owner: Tara E. Sobnosky

Code Officer: Jose Hernandez Case No.: _____

The above-referenced building, regardless of the date of its construction, is deemed and hereby is declared to be substandard and a nuisance because it has the following **observed** conditions or **suspected** defects hereinafter described:

- ☒ (1) Is dilapidated, deteriorated, decayed, or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety and welfare in the opinion of the Code Enforcement Supervisor or Building Official.
- ☒ (2) Regardless of its structural condition, is unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children.
- ☒ (3) Is boarded up, fenced, or otherwise secured in any manner, if:
 - _____ (a) The building constitutes a danger to the public even though secured from entry; or
 - _____ (b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building,
- ☒ (4) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- _____ (5) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- ☒ (6) Any portion of the building remains on a site after the demolition or destruction of the building.
- _____ (7) Is abandoned and constitutes such building or portion thereof an



CITY OF LA MARQUE
CODE ENFORCEMENT

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



attractive nuisance or hazard to the public.

- 4 (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.
- (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- 4 (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.
- 4 (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.
- 4 (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.
- 4 (j) Dampness of habitable rooms.
- 4 (k) Infestation of insects, vermin, or rodents.
- 4 (l) General dilapidation or improper maintenance.
- 4 (m) Lack of connection to required sewage disposal system.
- 4 (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:

- t (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.
- t (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,
- t (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.
- t (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.
- t (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.

f

(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: Nov 26 2024

Code Compliance Officer Signature: Joe H E

Code Compliance Supervisor approval: Joe H E

Date Approved: Nov 26 2024



11/26/24

2803 S. Houston Dr.
La Marque, TX 77568



11/26/24

2803 S. Houston Dr.
La Marque, TX 77568



11/26/24

2803 S. Houston Dr.
La Marque, TX 77548



11/26/24

2803 S. Houston Dr.
La Marque, TX 77568