



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR AGENDA
of
January 14, 2025**

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **January 14, 2025**, beginning at **6:00 PM** in the **Council Chambers** at **1109-B Bayou Road La Marque, Texas as well as via video-conference hosted through Zoom (bczoom.cityoflamarque.org)**. In accordance with Section 551.127(b) of the Texas Local Government Code the presiding officer and a quorum of the La Marque Building Standards Commission intend to be and will be physically present at 1109-B Bayou Road, La Marque, Texas. This location will be open to the public.

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

1. CALL MEETING TO ORDER

2. ROLL CALL

3. REPORTS

3.I. Financial Report

4. MINUTES

4.I. Regular Building Standards Commission Minutes 12.10.2024

5. CITIZENS PARTICIPATION
LIMITED TO THREE MINUTES PER PERSON

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

6. OLD BUSINESS

Items presented to the Commission for discussion and possible action:

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

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

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

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

6.V. 60-day Progress Review of a Substandard Structure: 2415 Jackson St., La Marque, TX 77568

7. NEW BUSINESS

Items presented to the Commission for discussion and possible action:

7.I. Considering a Substandard Structure: 3004 Melody Dr., La Marque, TX 77568

7.II. Considering a Substandard Structure: 2622 Meadow Ln., La Marque, TX 77568

7.III. Electing a Chair and Vice Chair for the 2025 calendar year

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 January 08, 2025 by 5:00 p.m.

Kierra K. Nance, TRMC
City Clerk



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

1. CALL MEETING TO ORDER

Chairperson Pennington called meeting to order at 6:06 p.m.

2. ROLL CALL

PRESENT:

David Pennington	Chairperson
Sally Austin	Commissioner
Maggie Manuel	Commissioner

ABSENT:

Kaleb Smith	Vice Chairperson
Veverly Sumlin	Commissioner

CITY OFFICIALS / STAFF:

Kimberley Yancy	Councilmember, District A
Gus Knebel	City Attorney
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. PRESENTATIONS

There were no presentations.

5. CITIZENS PARTICIPATION

There was no citizen participation.

6. MINUTES

6.I. Regular Building Standards Commission Minutes 11.12.2024

Commissioner Austin made a motion to approve the November 12, 2024.

Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

7. OLD BUSINESS

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

Code Enforcement Supervisor Hernandez met with co-owner Leon Dame (4455 Nunneley Rd. Gilbert, AZ 85296) on the substandard property and was allowed to review the progress. Mr. Dame stated that he was unaware of the building needs but will work with his co-owner of the property, Amin Suliman (175 SW 7th St., Miami, FL 77010). Mr. Dame came to the meeting and Mr. Suliman was present via Zoom. Mr. Suliman stated he was working with our permits department to complete the necessary projects on this property. Chairperson Pennington specifically pointed to the Commission's concern with the sprinklers and drainage needs and the proper inspections and installations. Commissioner Austin made a motion for a 30-day review. Chairperson Pennington seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez shared that the owners are making progress, and will make an appointment next week for an indoor inspection of the property. Scott Wall (3821 Hansen Dr. Dickinson, TX 77539) shared that his family is experiencing some medical issues, however he is moving forward to complete this within the next couple of months. Commissioner Austin made motion for a 30-day review. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez stated that the owner is consulting with his attorney regarding signing a voluntary demolition order on the property. Commissioner Austin made a motion to 30-day extension with the understanding that if the owner doesn't sign the voluntary demo order by the next meeting, the city will move forward with the demolition. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez shared that nothing has changed on the property. He advised that property owner Tara Sobnosky (37 Borondo St.) needs to provide a copy of Insurance at the time of the fire when she comes to the meeting. Ms. Sobnosky stated that she has the Declaration page at the time of the fire. She called different engineer places they charge \$2,500.00 and cannot afford the structural engineer certificate. Council Member Yancy mentioned maybe you should get a hold of Habitat for Humanity so they can help you re-build. City Attorney Knebel shared that the property is before the Commission because Code wants to bring it up to compliance. He noted that this is a standard process and structure engineering reports are often required by the city. Commissioner Austin made a motion for a 30-day extension and for a structural engineering report. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

8. REQUESTS AND ANNOUNCEMENTS

Commissioner Austin mentioned Race Across America is this Saturday.

Code Enforcement Admin. Assistant Sanchez gave a reminder for the Volunteer Appreciation Dinner on Wednesday, December 18th, 2024 at 6:00pm.

9. ADJOURNMENT

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

*****MEETING WAS ADJOURNED AT 7:03 p.m.***

Chairperson
Building and Standards Commission



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: January 14, 2025

Prepared by: _____

Department: Code Compliance

Agenda Item: 6.I.

Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

Property sold multiple times, and current owner is making progress on rectifying the substandard issues.

HISTORY:

06/08/2021 - First appearance on Building Standards Commission Agenda

12/10/2024 - 30-day Progress Report granted

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 1727 Main St

GCAD Property ID 196345

Owner Amin Suliman

Contact number _____

Co-Owner: Leon Dame

Smart GOV Case number _____

☐ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 1/4/25

- ☒ 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 1/4/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 1/7/25

☒ Previous photos included.
• Date photos taken 11/26/24

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 1/7/25

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



9590 9402 8558 3186 0294 03

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9508 81

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
☐ Addressee

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

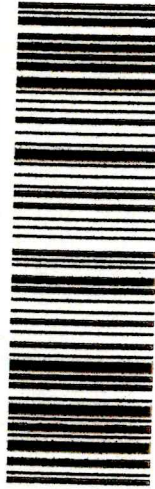
3. Service Type

☐ 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

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

CERTIFIED MAIL®



9589 0710 5270 0439 9508 81

9589 0710 5270 0439 9508 81

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		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

Postmark Here

JAN 04 2025

LA MARQUE, TX 7568

USPS

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

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:

Leon Dame
4455 E. Nunnely Rd. Ste 101
Gilbert, AZ 85294



9590 9402 8558 3186 0293 97

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9508 98

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

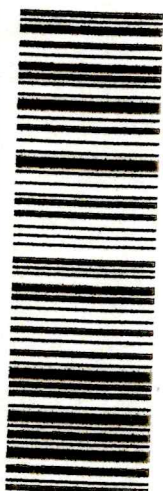
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

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

CERTIFIED MAIL®



9589 0710 5270 0439 9508 98
9589 0710 5270 0439 9508 98
9589 0710 5270 0439 9508 98

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

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

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) \$
 - ☐ Return Receipt (electronic) \$
 - ☐ Certified Mail Restricted Delivery \$
 - ☐ Adult Signature Required \$
 - ☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To

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

City, State, ZIP+4®

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

See Reverse for Instructions



Postmark Here

Leon Dame
4455 E Nunnely Rd. Ste 101
Gilbert, AZ 85294



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On January 14, 2025, 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 BLKS 7 (700-3) DIV H 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



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

OWNER: Amin Suliman
175 SW 7th St. Suite 1605
Miami, FL 77010
Co-Owner: Leon Dame
4455 E Nunneley Rd. Ste 101
Gilbert, AZ 85296

On January 14, 2025, 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 Co-Owner: Leon Dame
Address: 1727 Main St., La Marque, TX 77568

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

Mailing Address: 175 SW 7th St. Suite 1605 Miami, FL 77010
4455 E. Nunneley Rd. Ste. 101 Gilbert, AZ 85296

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**

FEB
2024

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:

CAF REO-2 LLC
4 Park PLZ STE. 900
Irvine, CA 92614



9590 9402 8558 3186 0299 22

SENDER

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9505 22

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

1. Article Addressed to:

Gulf Breeze Partner, LLC
CAF REO-2 LLC
4 Park PLZ STE. 900
Irvine, CA 92614



9590 9402 8558 3186 0286 80

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9504 54

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)

Sabrina Quinonez

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

Jan.
2024

March
2024

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:

CAF REO-2 LLC
(Gulf Breez Apt.)
4 PARK PLZ STE. 900
Irvine, CA 92614



9590 9402 8558 3186 0287 27

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9515 29

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Sabrina Quinonez

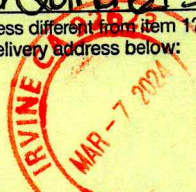
C. Date of Delivery

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



April
2024

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8558 3186 0299 53

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9505 77

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

04/22/24

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

May
2024

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8558 3186 0298 54

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9515 05

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

05/24/24

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

July
2024

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8558 3186 0296 56

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9514 20

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

07/22/24

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



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



INT 33130-295505

Amin S
175 SW -
Miami, FL

CITY OF LA MARQUE
Code Enforcement Unit D
1130 1st. Street
La Marque, Tx. 77568



9589 0710 5270 0439 5506 83

TX RPL
SEP 24 PM 3
FIRST-CLASS

Sept.
2024

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

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	0.333460	\$2,392,800	\$2,392,800	\$7,979.03	
J05	MAINLAND COLLEGE	0.267100	\$2,392,800	\$2,392,800	\$6,391.17	
CAD	APPRAISAL DISTRICT	0.000000	\$2,392,800	\$2,392,800	\$0.00	
C32	LA MARQUE CITY	0.398501	\$2,392,800	\$2,392,800	\$9,535.33	
S18	TEXAS CITY ISD	1.100500	\$2,392,800	\$2,392,800	\$26,332.76	
RFL	CO ROAD & FLOOD	0.000040	\$2,392,800	\$2,392,800	\$0.96	
D02	DRAINAGE #2	0.044140	\$2,392,800	\$2,392,800	\$1,056.18	

Total Tax Rate: 2.143741

Current Estimated Taxes: \$51,295.43

Estimated Taxes Without Exemptions or Limitations: \$51,295.43



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: 11/10/25

Property Address: 1727 Main St.

Property Owner: Amin Suliman

Code Officer: _____ Case No.: _____

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



attractive nuisance or hazard to the public.

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

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

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

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

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

(e) Potential Lack of adequate heating facilities.

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

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

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

(i) Potential Lack of required electrical lighting.

(j) Dampness of habitable rooms.

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

(l) General dilapidation or improper maintenance.

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

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

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



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

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

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

Date of Inspection: 1.7.25

Code Compliance Officer Signature: Joelle H

Code Compliance Supervisor approval: Joelle H

Date Approved: 1.7.25



1/7/25

1727 Main St.
La Marque, TX 77568



1/7/25

1727 Main St.
La. Marque, TX 77568



1/7/25 1727 Main St.
La Marque, TX 77568



1/7/25

1727 Main St.
La Marque, TX 77568



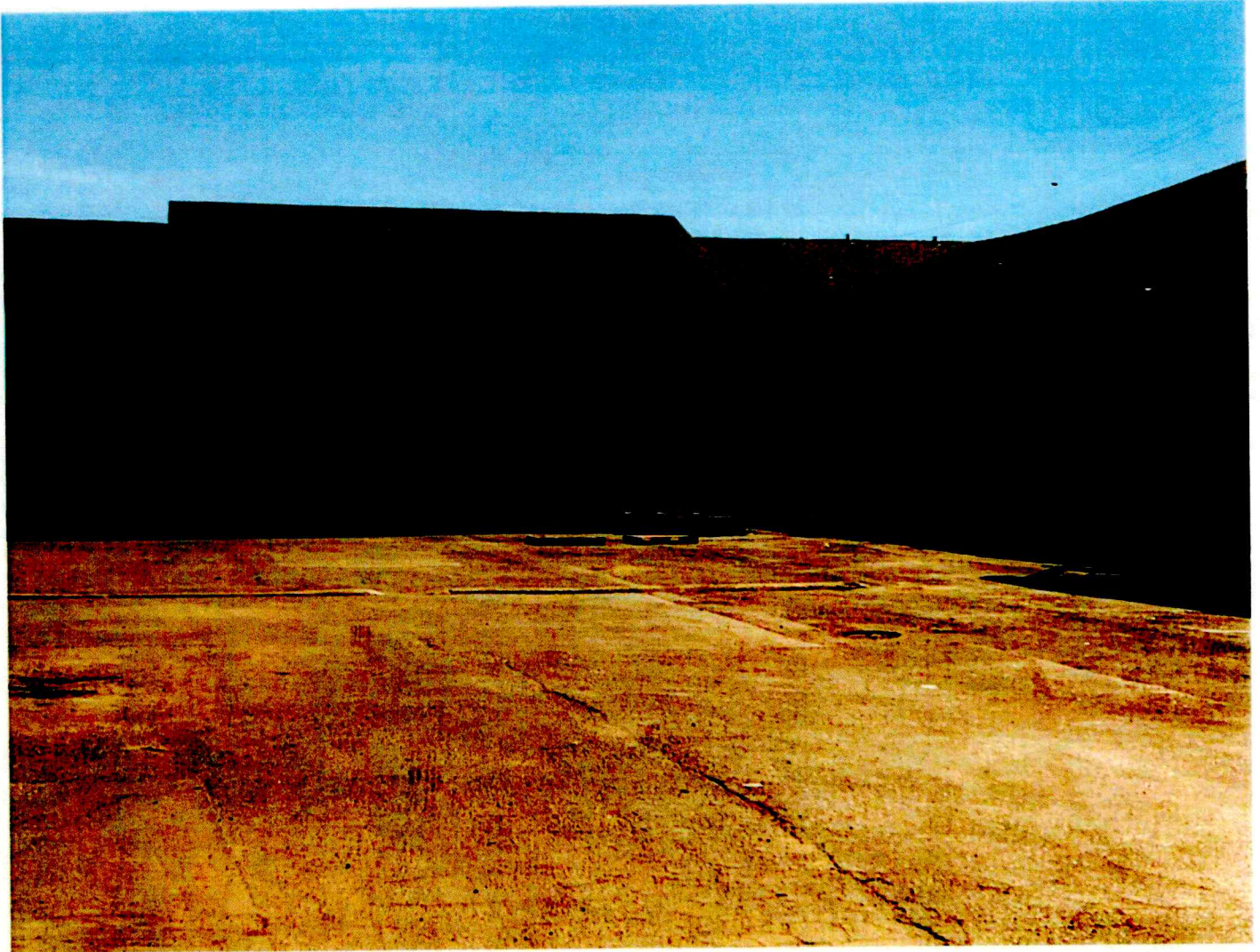
11/26/24

1727 Main St.
La Marque, TX 77568



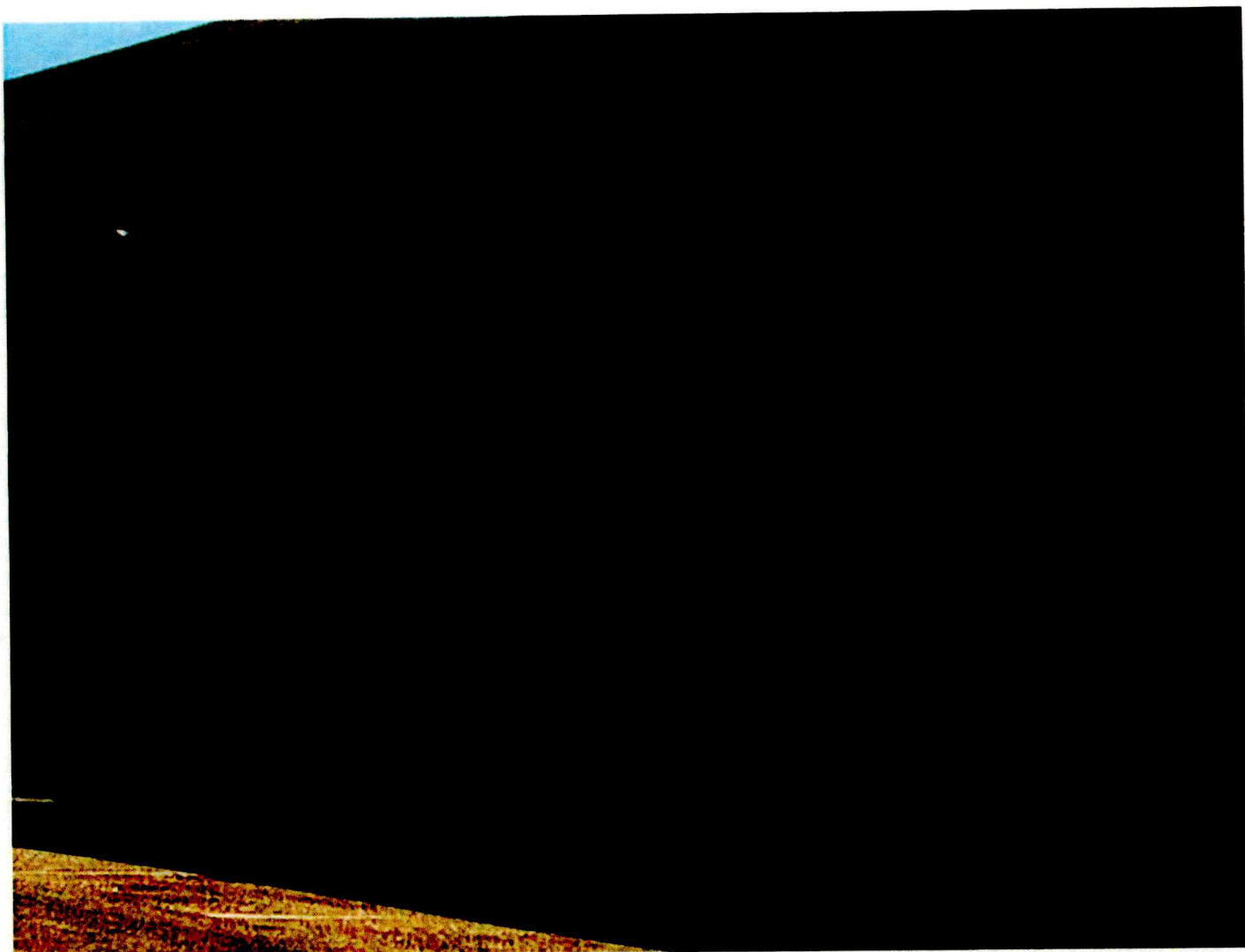
11/26/24

1727 Main St.
La Marque, TX 77568



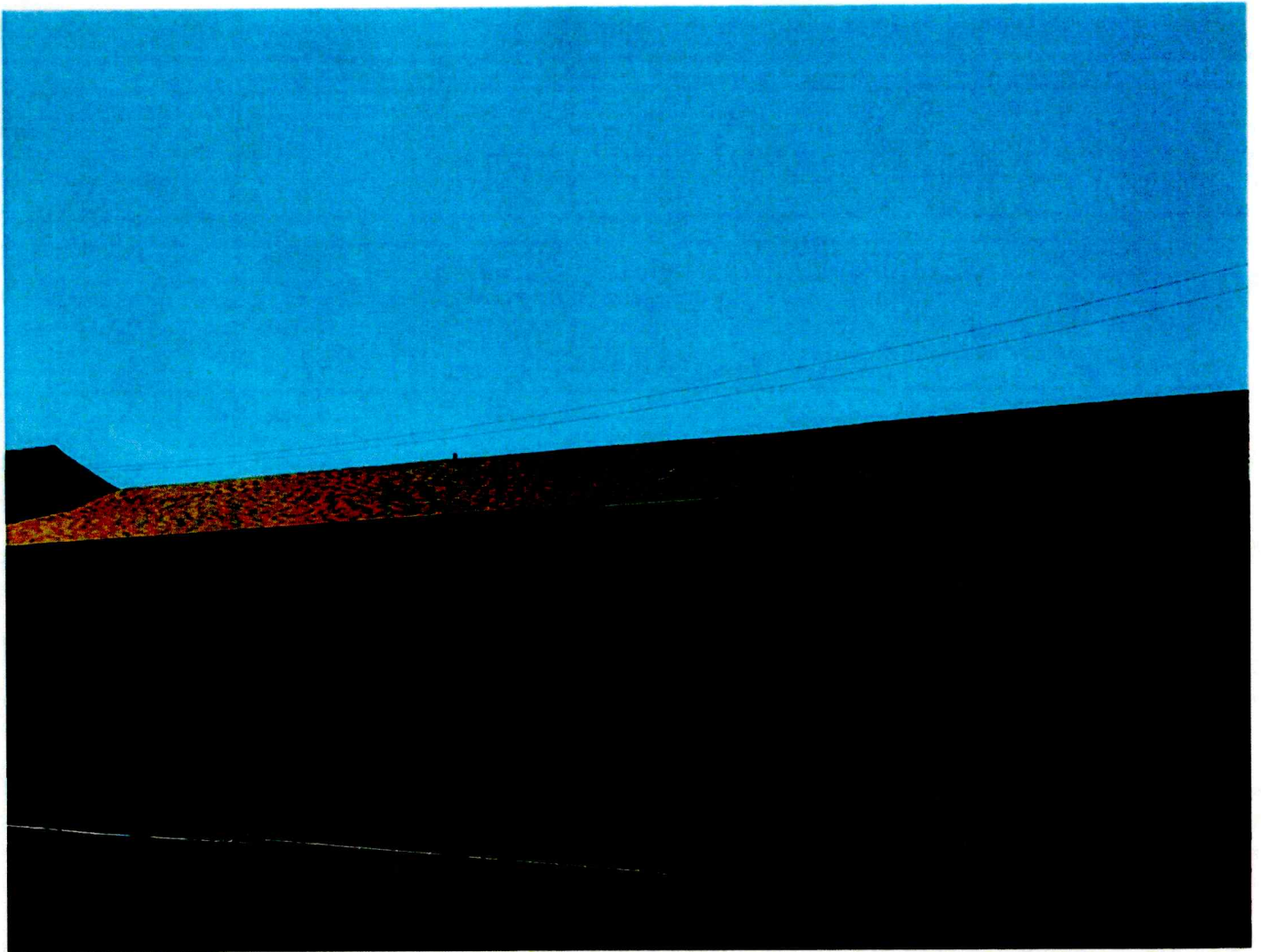
11/26/24

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



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: January 14, 2025

Prepared by: _____

Department: Code Compliance

Agenda Item: 6.II.

Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

Property placed on Building Standards Commission Agenda due to overall neglect. In recent months, the owner came forward and stated that he is dealing with family health issues and the property was not made a priority. Commission elected to work with the owner as he is slowly working to rectify the issues.

HISTORY:

05/09/2023 - first placed on Building Standards Commission Agenda

12/10/2024 - granted a 30-day review

FISCAL IMPACT:

None



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 196719
Owner Scott Wall Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 1/4/25
• ☒ 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 1/4/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 1/7/25

☒ Previous photos included.
• Date photos taken 11/26/24

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 1/7/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On January 14, 2025, 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 & NE46.3 FT OF LOT DUNTOIN 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

912 Azalea Ct.

V4

MPS

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 77508



9590 9402 8558 3186 0294 10

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9509 04

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

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



9589 0710 5270 0439 9509 04
9589 0710 5270 0439 9509 04

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

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

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

City, State, ZIP+4®

Scott Wall
1301 Linton Dr.
La Marque, TX 77508

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Scott Wall
3821 Hansen Dr.
Dickinson TX 77539



9590 9402 8558 3186 0294 27

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9509 11

PS Form 381

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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



9589 0710 5270 0439 9509 11
9589 0710 5270 0439 9509 11

**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
3821 Hansen Dr.
Dickinson, TX 77539

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

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	0.333460	\$157,520	\$157,520	\$525.27	
J05	MAINLAND COLLEGE	0.267100	\$157,520	\$157,520	\$420.74	
CAD	APPRAISAL DISTRICT	0.000000	\$157,520	\$157,520	\$0.00	
C32	LA MARQUE CITY	0.398501	\$157,520	\$157,520	\$627.72	
S18	TEXAS CITY ISD	1.100500	\$157,520	\$157,520	\$1,733.51	
RFL	CO ROAD & FLOOD	0.000040	\$157,520	\$157,520	\$0.06	
D02	DRAINAGE #2	0.044140	\$157,520	\$157,520	\$69.53	

Total Tax Rate: 2.143741**Current Estimated Taxes:** \$3,376.83**Estimated Taxes Without Exemptions or Limitations:** \$3,376.83



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: 1/10/25

Property Address: 912 Azalea Ct.

Property Owner: Scott Wall

Code Officer: _____

Case No.: _____

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

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



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



attractive nuisance or hazard to the public.

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

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

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



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



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

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



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



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

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

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

Date of Inspection: 1-7-25

Code Compliance Officer Signature: Jose H. E.

Code Compliance Supervisor approval: Jose H. E.

Date Approved: 1-7-25



1/7/25

912 Azalea Ct.
La Marque, TX 77568



11/7/25

912 Azalea Ct.
La Marque, TX 77568



1/7/85

912 Azalea Ct.
La Marque, TX 77568



1/7/25

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



11/26/24

912 Azalea Ct.

La Marque, TX 77568



11/20/24

912 Azalea Ct.

La Marque, TX 77568



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: January 14, 2025

Prepared by: _____

Department: Code Compliance

Agenda Item: 6.III.

Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

Owner decided he will demolish property.

HISTORY:

10/08/2024 - first appearance on Building Standard Commission Agenda, Commission gave owner 30-day progress review.

12/10/2024 - 30-day extension granted on voluntary demolition process (consulting an attorney), if not signed in 30 days, city to move forward with demolition process.

FISCAL IMPACT:

None



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 Kristen

Contact number _____

Smart GOV Case number _____

☐ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 1/4/25

- ☒ 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 1/4/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 1/7/25

☒ Previous photos included.
• Date photos taken 11/26/24

☒ 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 1/7/25



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On January 14, 2025, 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

1214 BAYOU Rd.

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 Krinten
3451 Blue Bonnet Blvd
Houston, TX 77035

9590 9402 8558 3186 0293 42

2. Article Number (Transfer from service label)
9589 0710 5270 0439 9508 74

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

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

Domestic Return Receipt

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

CERTIFIED MAIL®

9589 0710 5270 0439 9508 74

9589 0710 5270 0439 9508 74

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 fees as appropriate)

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

Postage \$

Total Postage and Fees \$

Sent To Richard Krinten
Street and Apt. No., or PO Box No. 3451 Blue Bonnet Rd.
City, State, ZIP+4® Houston, TX 77035

Postmark
JAN 04 2025

USPS

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

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

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	0.333460	\$70,160	\$70,160	\$233.96	
J05	MAINLAND COLLEGE	0.267100	\$70,160	\$70,160	\$187.40	
CAD	APPRAISAL DISTRICT	0.000000	\$70,160	\$70,160	\$0.00	
C32	LA MARQUE CITY	0.398501	\$70,160	\$70,160	\$279.59	
S18	TEXAS CITY ISD	1.100500	\$70,160	\$70,160	\$772.11	
RFL	CO ROAD & FLOOD	0.000040	\$70,160	\$70,160	\$0.03	
D02	DRAINAGE #2	0.044140	\$70,160	\$70,160	\$30.97	

Total Tax Rate: 2.143741

Current Estimated Taxes: \$1,504.06

Estimated Taxes Without Exemptions or Limitations: \$1,504.06



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: 1/14/25

Property Address: 1214 Bayou Rd.

Property Owner: Richard Kristen

Code Officer: _____

Case No.: _____

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



attractive nuisance or hazard to the public.

- f (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 (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.
- k (i) Potential Lack of required electrical lighting.
- k (j) Dampness of habitable rooms.
- k (k) Infestation of insects, vermin, or rodents.
- k (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: 1.7.25

Code Compliance Officer Signature: Joe H

Code Compliance Supervisor approval: Joe H

Date Approved: 1.7.25



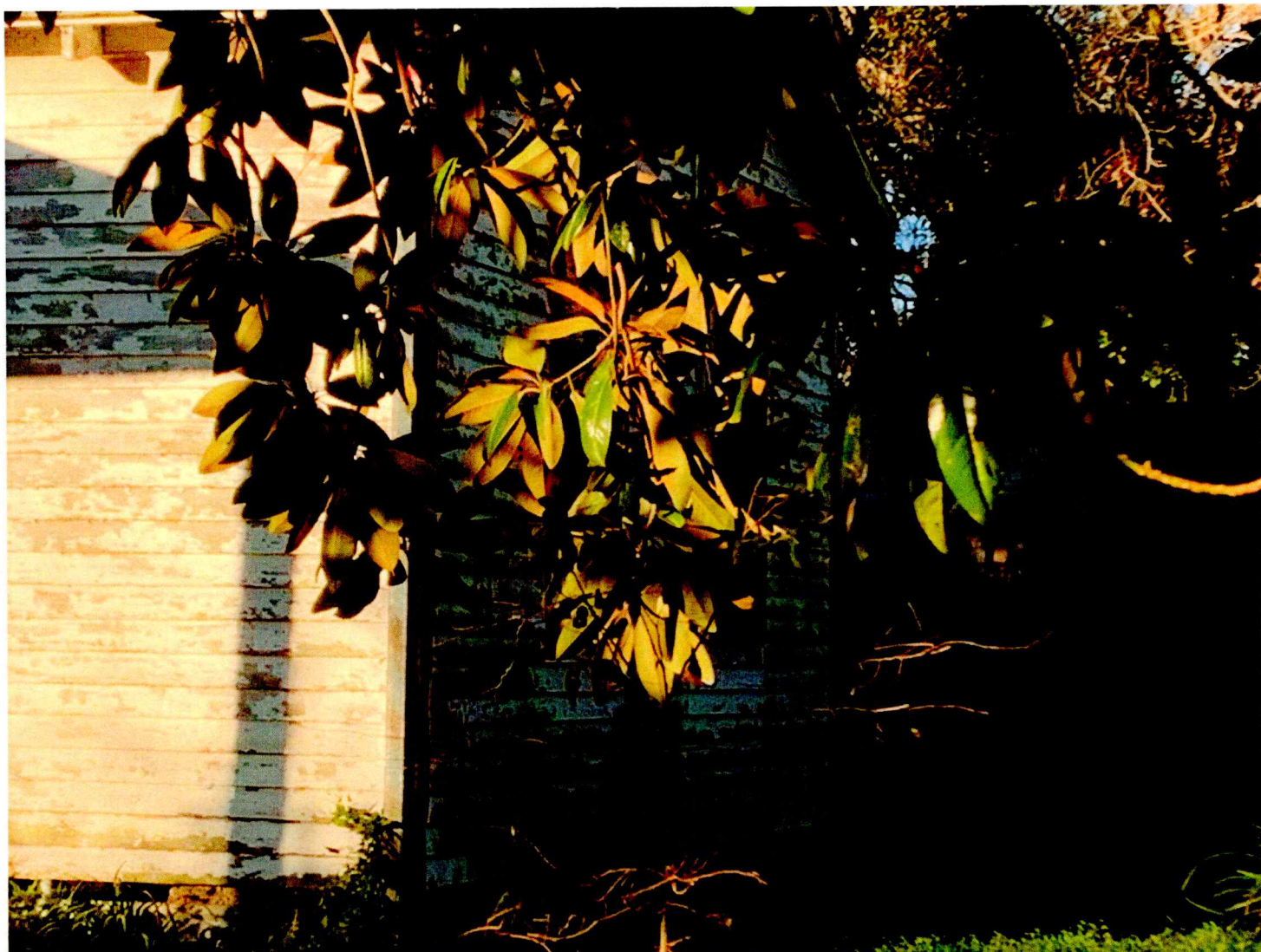
1/1/25

1214 Bayou Rd.
La Marque, TX 77568



1/7/25

1214 Bayou Rd.
Lamarque TX 77568



1/7/25

1214 Bayou Rd.
La Marque, TX 77568



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



11/26/24

1214 Bayou Rd.
La Marque, TX 77568



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: January 14, 2025

Prepared by: _____

Department: Code Compliance

Agenda Item: 6.IV.

Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

This property suffered a house fire 2 years ago. Board asked for Insurance at the time of the fire, owner provided the information and gave owner 30-day progress review. Next step is for owner to retain a lawyer to work with insurance company.

HISTORY:

07/09/2024 - first appeared on Building Standard Commission Agenda.

12/10/2024 - Commission granted a 30-day review and request for engineering report

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 2803 S. Houston

GCAD Property ID 197701

Owner Tara Sobnosky

Contact number _____

Smart GOV Case number _____

☐ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 1/4/25
• ☒ 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 1/4/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 1/7/25

☒ Previous photos included.
• Date photos taken 11/26/24

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 1/7/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On January 14, 2025, 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

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 Street
La Marque, TX 77568



9590 9402 8558 3186 0294 34

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9509 35

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

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

CERTIFIED MAIL®



9589 0710 5270 0439 9509 35
9589 0710 5270 0439 9509 35

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

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

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

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



Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

Postmark
Here

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

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	0.333460	\$49,280	\$49,280	\$164.33	
J05	MAINLAND COLLEGE	0.267100	\$49,280	\$49,280	\$131.63	
CAD	APPRAISAL DISTRICT	0.000000	\$49,280	\$49,280	\$0.00	
C32	LA MARQUE CITY	0.398501	\$49,280	\$49,280	\$196.38	
S18	TEXAS CITY ISD	1.100500	\$49,280	\$49,280	\$542.33	
RFL	CO ROAD & FLOOD	0.000040	\$49,280	\$49,280	\$0.02	
D02	DRAINAGE #2	0.044140	\$49,280	\$49,280	\$21.75	

Total Tax Rate: 2.143741

Current Estimated Taxes: \$1,056.44

Estimated Taxes Without Exemptions or Limitations: \$1,056.44



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: 1/6/25

Property Address: 2803 S. Houston Dr.

Property Owner: Tara Sobnosky

Code Officer: _____ Case No.: _____

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

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



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



attractive nuisance or hazard to the public.

- _____ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Enforcement Division to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:
- _____ (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- _____ (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- ✓ _____ (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
- ✓ _____ (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
- ✓ _____ (e) Potential Lack of adequate heating facilities.
- ✓ _____ (f) Potential Lack of, or improper operation of, required ventilating equipment.
- _____ (g) Potential Lack of minimum amounts of natural light and ventilation Required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Residential Code Plumbing Code, or ordinance of the City of La Marque.
- _____ (h) Room and space dimensions less than required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or ordinance of the City of La Marque.
- ✓ _____ (i) Potential Lack of required electrical lighting.
- ✓ _____ (j) Dampness of habitable rooms.
- ✓ _____ (k) Infestation of insects, vermin, or rodents.
- ✓ _____ (l) General dilapidation or improper maintenance.
- ✓ _____ (m) Lack of connection to required sewage disposal system.
- _____ (n) Lack of adequate garbage and rubbish storage and removal facilities.
- _____ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.

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



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



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

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



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



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

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

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

Date of Inspection: 1.7.25

Code Compliance Officer Signature: Joe WE

Code Compliance Supervisor approval: Joe WE

Date Approved: 1.7.25



1/7/25

2803 S. Houston Dr.
La Marque, TX 77568



1/7/25

2803 S. Houston Dr.
La Marque, TX 77568



1/7/25

2803 S. Houston Dr.
La Marque, TX 77568



1/7125

2803 S. Houston Dr.
La Marque, TX 77568



1/7/25

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 77568



11/20/24

2803 S. Houston Dr.
La Marque, TX 77548



11/26/24

2803 S. Houston Dr.
La Marque, TX 77568



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: January 14, 2025

Prepared by: _____

Department: Code Compliance

Agenda Item: 6.V.

Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

This property was reported by a council member for being an eye source and unsafe. Owner of property is elderly and has neglected the property for years.
Person taking care of property is waiting for permit approval of plats.

HISTORY:

03/12/2024 - first placed on the Building Standards Commission Agenda.
12/10/2024 - Commission granted a 30-day review for property

FISCAL IMPACT:

None



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
Closhnerri Woodward

Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 1/4/25
• ☒ 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 1/4/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 1/7/25

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

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 _____ 90 days given _____
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 P. Sanchez Date 1/7/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On January 14, 2025, 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 STAFFORDS 3RD ADDN TO LAMARQUE / 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 LA MARQUE, TX 77568		
Map ID:	283-B	Mapsco:	
Legal Description:	ABST 150 J D MOORE SUR LOTS 1 & 2 STAFFORDS 3RD ADDN TO LAMARQUE		
Abstract/Subdivision:	S6712		
Neighborhood:	(C) COMMERCIAL		

Owner

Owner ID:	371610
Name:	FRANCISCO VIVIAN
Agent:	
Mailing Address:	%KEN FRANCISCO 16503 TIBET FRIENDSWOOD, TX 77546
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

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

Property Taxing Jurisdiction

Owner: FRANCISCO VIVIAN

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	0.333460	\$165,000	\$165,000	\$550.21	
J05	MAINLAND COLLEGE	0.267100	\$165,000	\$165,000	\$440.72	
CAD	APPRAISAL DISTRICT	0.000000	\$165,000	\$165,000	\$0.00	
C32	LA MARQUE CITY	0.398501	\$165,000	\$165,000	\$657.53	
S18	TEXAS CITY ISD	1.100500	\$165,000	\$165,000	\$1,815.83	
RFL	CO ROAD & FLOOD	0.000040	\$165,000	\$165,000	\$0.07	
D02	DRAINAGE #2	0.044140	\$165,000	\$165,000	\$72.83	

Total Tax Rate: 2.143741

Current Estimated Taxes: \$3,537.18

Estimated Taxes Without Exemptions or Limitations: \$3,537.18



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: 1/4/25

Property Address: 2415 Jackson

Property Owner: Vivian Francisco

Code Officer: _____

Case No.: _____

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



attractive nuisance or hazard to the public.

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

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

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

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

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

(e) Potential Lack of adequate heating facilities.

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

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

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

(i) Potential Lack of required electrical lighting.

(j) Dampness of habitable rooms.

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

(l) General dilapidation or improper maintenance.

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

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

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



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

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

_____ 2 (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.

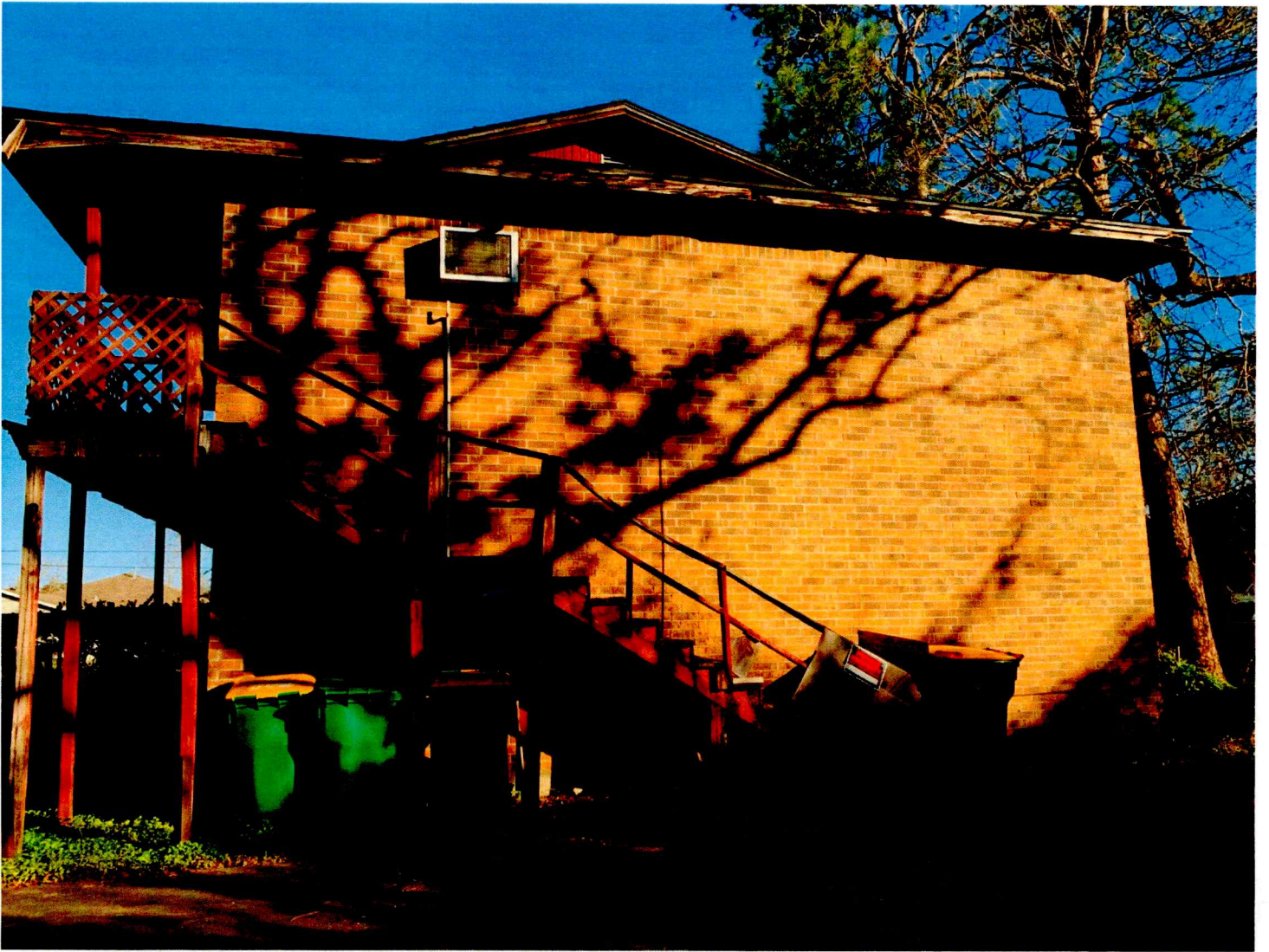
_____ (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, 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: 1-7-25

Code Compliance Officer Signature: Jose W. L.

Code Compliance Supervisor approval: Jose W. L.

Date Approved: 1-7-25



1/7/25

2415 Jackson St.
La Marque, TX 77568

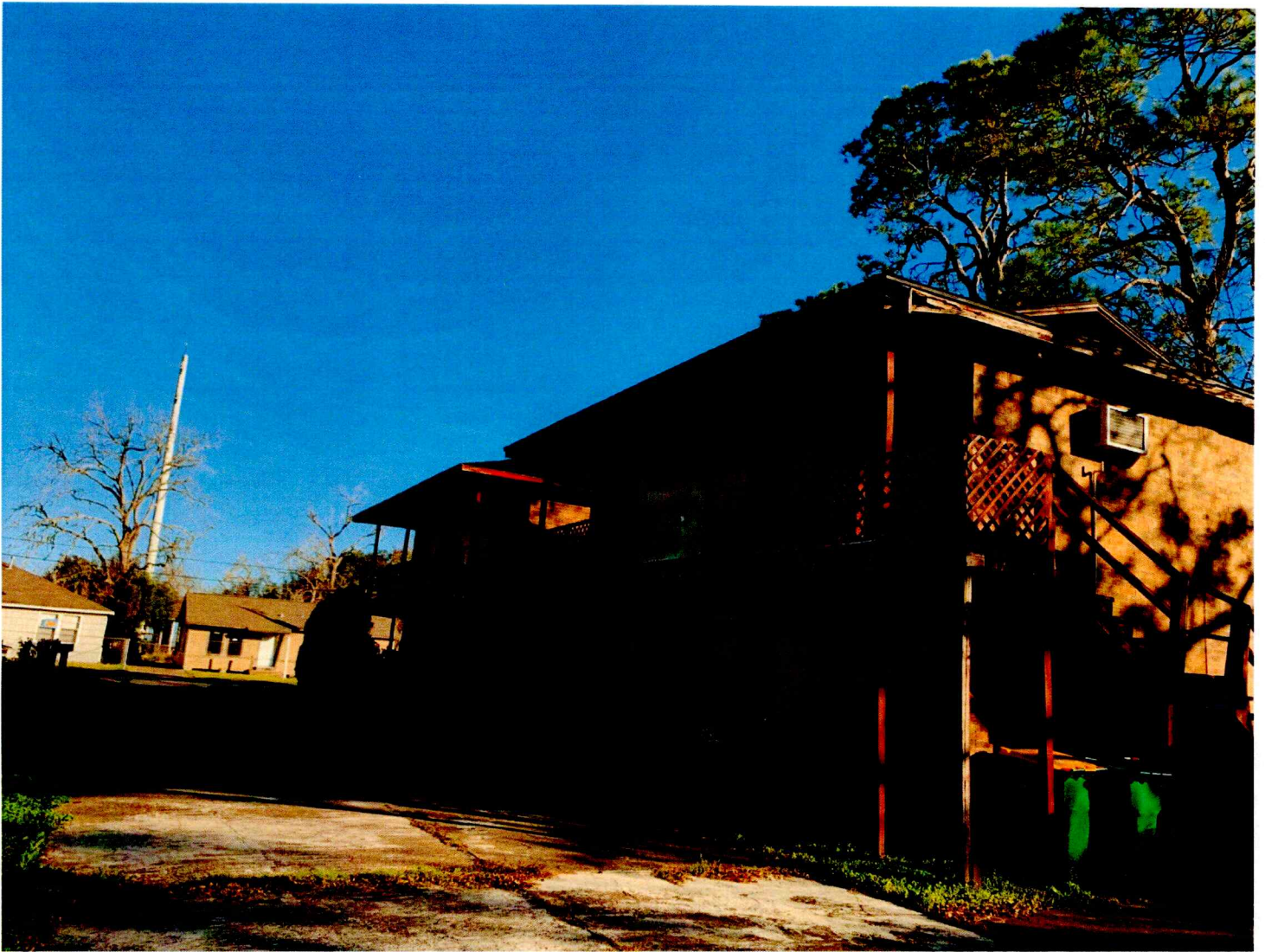


1/1/25 2415 Jackson St.
La Marque, TX 77568



1/7/25

2415 Jackson St.
La Marque, TX 77568

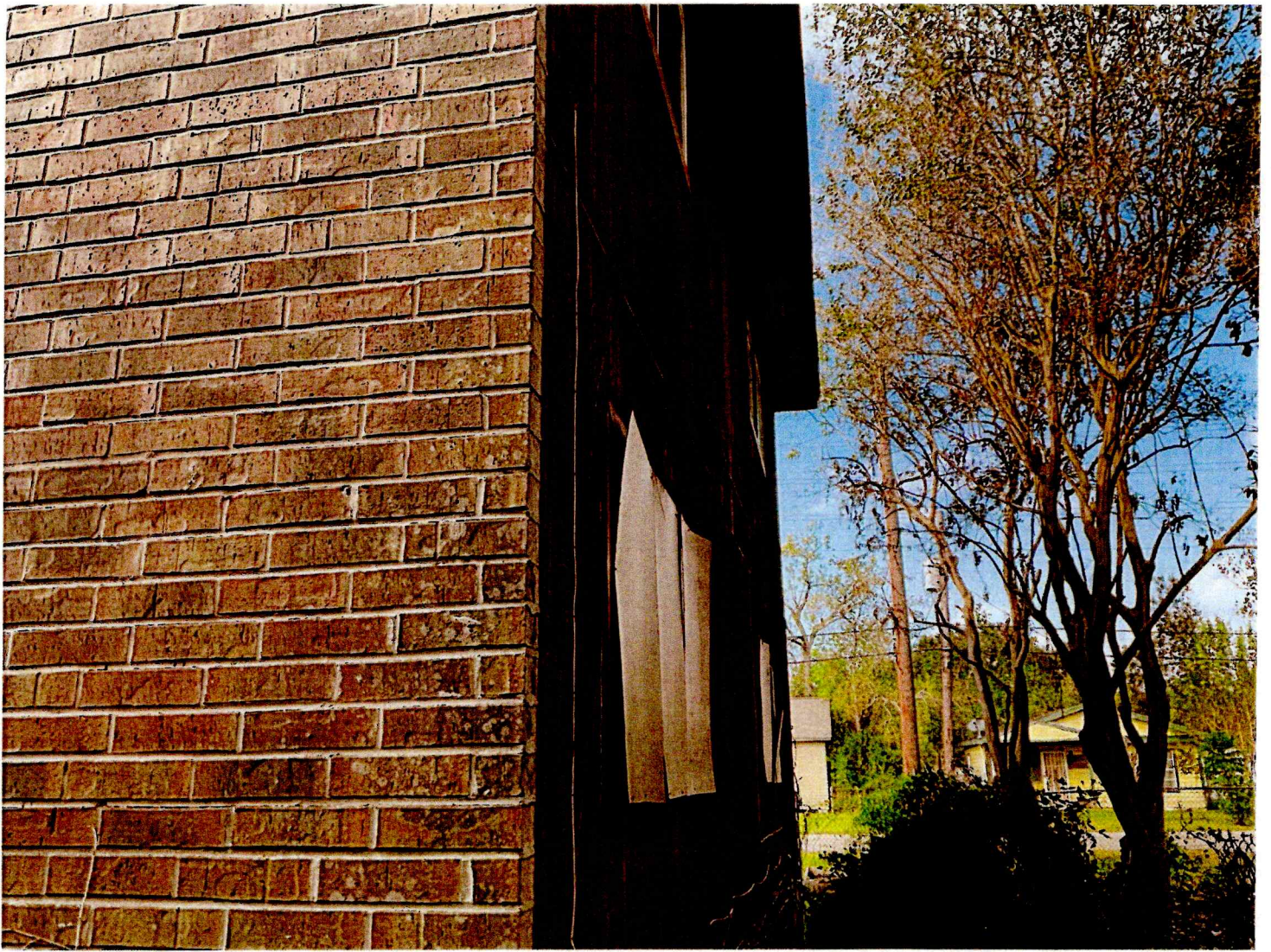


4/7/25

2415 Jackson St.
La Marque, TX 77568



1/7/25 2415 Jackson St.
La Marque, TX 77568



11/4/24 2415 Jackson St.
La Marque, TX 77568



11/4/24

2415 Jackson St.

La Marque, TX 77568



11/4/24

2415 Jackson St.

La Marque, TX 77568



11/4/24

2415 Jackson St.
La Marque, TX 77568



11/4/24 2415 Jackson St.
La Marque, TX 77568



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: January 14, 2025
Prepared by: _____
Department: Code Compliance

Agenda Item: 7.I.
Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

This address was reported by a resident. They stated its in bad condition.

HISTORY:

01/14/2025 - first placed on Building Standards Commission Agenda

FISCAL IMPACT:

None



CITY OF LA MARQUE
CODE ENFORCEMENT

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



Substandard Structure Packet Checklist

Address 3004 Melody Dr. GCAD Property ID 134020
Owner Roberto Martir S. Baltazar Contact number _____

Smart GOV Case number _____

☒ Initial case _____ Follow up.

☒ Current meeting notification letter sent. Date 1/4/25
• ☒ 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 1/4/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 1/7/25

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 _____ 90 days given _____
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 Myma P. Sanchez Date 1/7/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

OWNER: Robert Martir Soliz Baltazar
3004 Melody Dr.
La Marque, TX 77568

On January 14, 2025, 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: Roberto Martir Soliz Baltazar

Address: 3004 Melody Dr., La Marque, TX 77568

Property Description: *ABST 150 J D MOORE SUR LOT 2 WESTLAWN/ PARCEL 134828*

Mailing Address: 3004 Melody 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:

Robert Martin Soliz Baltazar
3004 Melody Dr.
La Marque, TX 77568



9590 9402 8558 3186 0294 58

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9509 42

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

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

CERTIFIED MAIL



9589 0710 5270 0439 9509 42

9589 0710 5270 0439 9509 42

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

Robert Martin Soliz Baltazar
3004 Melody Dr.
La Marque, TX 77568

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



Postmark Here

USPS

Property Details

Account

Property ID:	134828	Geographic ID:	7530-0000-0002-000
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	3004 MELODY DR LA MARQUE, TX 77568		
Map ID:	283-B	Mapsco:	
Legal Description:	ABST 2 S F AUSTIN SUR LOT 2 WESTLAWN		
Abstract/Subdivision:	S7530		
Neighborhood:	(7530) WESTLAWN		

Owner

Owner ID:	733726
Name:	BALTAZAR MARTIR ROBERTO SOLIZ
Agent:	
Mailing Address:	3004 MELODY DR LA MARQUE, TX 77568
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$188,460 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$5,460 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$193,920 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$193,920 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$193,920
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: BALTAZAR MARTIR ROBERTO SOLIZ

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	0.333460	\$193,920	\$193,920	\$646.65	
J05	MAINLAND COLLEGE	0.267100	\$193,920	\$193,920	\$517.96	
CAD	APPRAISAL DISTRICT	0.000000	\$193,920	\$193,920	\$0.00	
C32	LA MARQUE CITY	0.398501	\$193,920	\$193,920	\$772.77	
S18	TEXAS CITY ISD	1.100500	\$193,920	\$193,920	\$2,134.09	
RFL	CO ROAD & FLOOD	0.000040	\$193,920	\$193,920	\$0.08	
D02	DRAINAGE #2	0.044140	\$193,920	\$193,920	\$85.60	

Total Tax Rate: 2.143741

Current Estimated Taxes: \$4,157.15

Estimated Taxes Without Exemptions or Limitations: \$4,157.15



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: 1/16/24

Property Address: 3004 Melody

Property Owner: Roberto Martinez Baltazar

Code Officer: _____ Case No.: _____

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

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



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



attractive nuisance or hazard to the public.

- ✓ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Enforcement Division to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:
- (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
- (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
- (e) Potential Lack of adequate heating facilities.
- ✓ (f) Potential Lack of, or improper operation of, required ventilating equipment.
- ✓ (g) Potential Lack of minimum amounts of natural light and ventilation Required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Residential Code Plumbing Code, or ordinance of the City of La Marque.
- (h) Room and space dimensions less than required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or ordinance of the City of La Marque.
- ✓ (i) Potential Lack of required electrical lighting.
- ✓ (j) Dampness of habitable rooms.
- ✓ (k) Infestation of insects, vermin, or rodents.
- ✓ (l) General dilapidation or improper maintenance.
- (m) Lack of connection to required sewage disposal system.
- (n) Lack of adequate garbage and rubbish storage and removal facilities.
- (o) Unsanitary conditions created by the leakage of sewer, such as human feces.

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



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

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



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



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

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

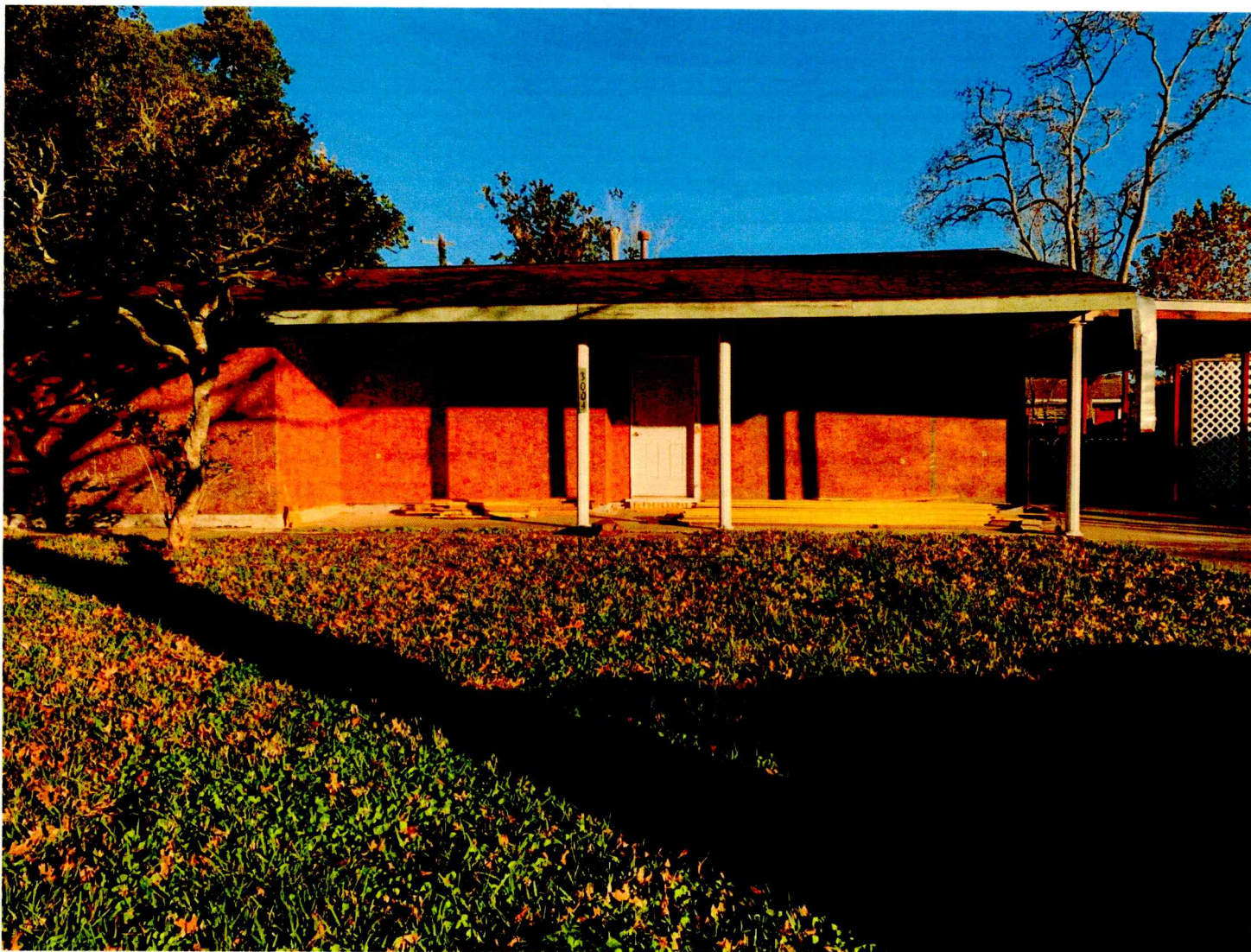
_____ (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics,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

Date of Inspection: 1.7.25

Code Compliance Officer Signature: Jose He

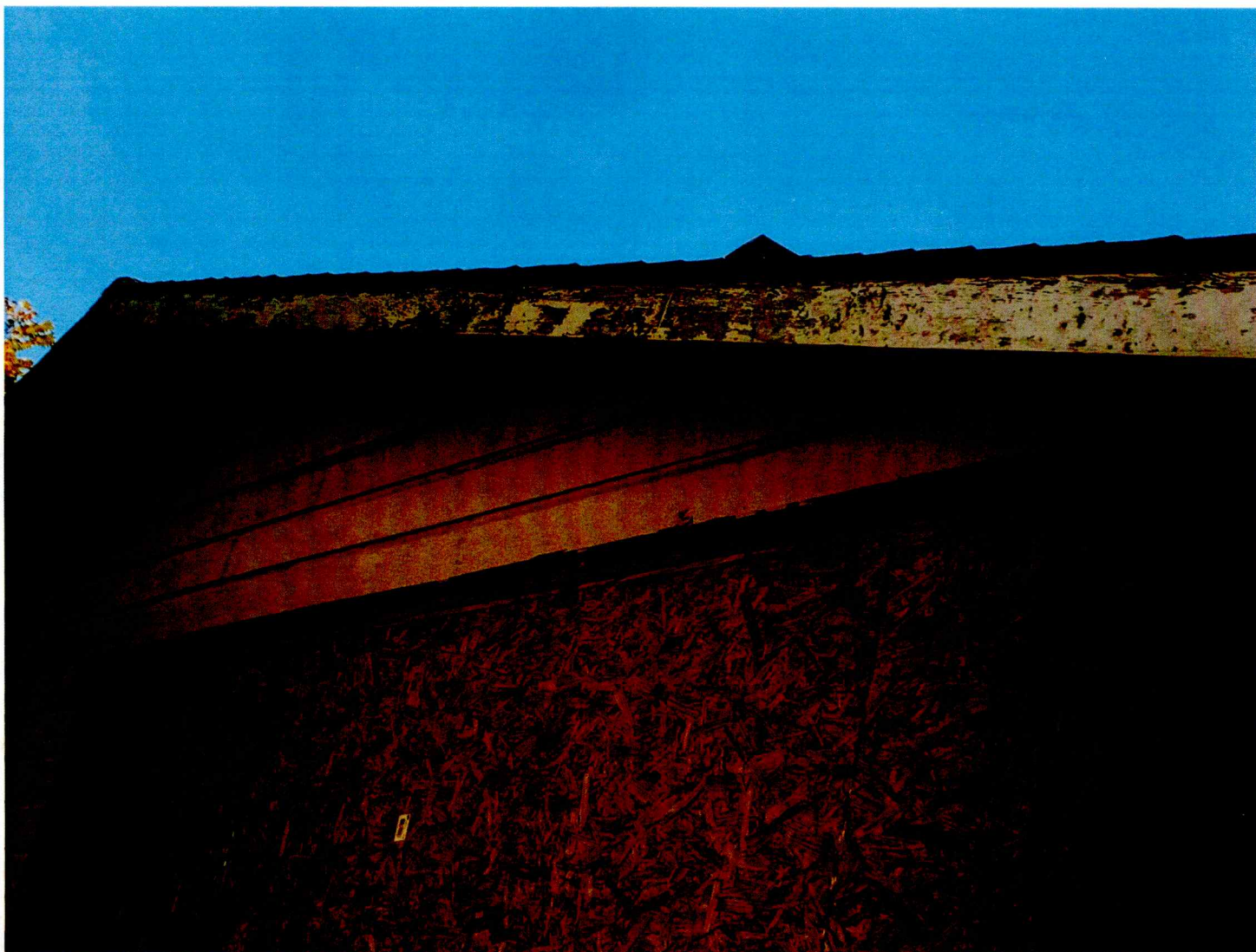
Code Compliance Supervisor approval: Jose He

Date Approved: 1.7.25



1/7/25

3004 Melody
La Marque, TX 77568



1/7/25

3004 Melody
La Marque, TX 77568



1/7/25

3004 Melody
La Marque, TX 77568



Y7125

3004 Melody
La Marque, TX 77568



1/7/25 3004 Melody
La Marque, TX 77568



V17 125

3004 Melody
La Marque, TX 77568



1/7/25

3004 Melody
La Marque, TX 77568



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: January 14, 2025

Agenda Item: 7.II.

Prepared by: _____

Reviewed by: _____

Department: Code Compliance

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

Code Enforcement Supervisor Hernandez drove by that street and observed that it is a substandard structure.

HISTORY:

01/14/2025 - first appearance on Building Standards Commission Agenda

FISCAL IMPACT:

None



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



Substandard Structure Packet Checklist

Address 11333 Meadow Ln. GCAD Property ID 195281
Owner Jay William Hembert Contact number _____

Smart GOV Case number _____

- ☒ Initial case _____ Follow up.
- ☒ Current meeting notification letter sent. Date 1/7/25
• _____ 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 1/7/25
- ☒ Detailed summary of property details from Galveston County CAD
- ☒ Substandard Building inspection report
- ☒ Current Photos included.
• Date photos taken 1/7/25
- 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 _____ 90 days given _____
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 P. Sanchez Date 1/7/25



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

**OWNER: Jay William Hembert
P.O.Box 20605
Houston, TX 77225**

On January 14, 2025, 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: Jay William Hembert

Address: 2622 Meadow Ln., La Marque, TX 77568

Property Description: *ABST 150 J D MOORE SUR W 40 FT OF LOT 12 & E 56 FT OF LOT 13(12-1) BRIAR MEADOW/ **PARCEL 195281***

Mailing Address: P.O.Box 20605 Houston, TX 77225

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:

Jay William Hembert
P.O. Box 20605
Houston, TX 77225



9590 9402 8558 3186 0295 40

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9508 36

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Red Mail
Red Mail Restricted Delivery
(\$500)

Domestic Return Receipt

9589 0710 5270 0439 9508 36

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 fees as appropriate)

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

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

Postmark Here

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

See Reverse for Instructions

Property Details

Account		
Property ID:	195281	Geographic ID: 1970-0000-0012-001
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	2622 MEADOW LN LA MARQUE, TX 77568	
Map ID:	283-B	Mapsco:
Legal Description:	ABST 150 J D MOORE SUR W 40 FT OF LOT 12 & E 56 FT OF LOT 13 (12-1) BRIAR MEADOW	
Abstract/Subdivision:	S1970	
Neighborhood:	(1970) BRIAR MEADOW	
Owner		
Owner ID:	468244	
Name:	HEMBERT JAY WILLIAM	
Agent:		
Mailing Address:	PO BOX 20605 HOUSTON, TX 77225-0605	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$144,980 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$18,820 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$163,800 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$163,800 (=)
HS Cap Loss: ⓘ	\$30,643 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$133,157
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: HEMBERT JAY WILLIAM

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GGA	GALVESTON COUNTY	0.333460	\$163,800	\$46,526	\$155.15	\$0.00
J05	MAINLAND COLLEGE	0.267100	\$163,800	\$82,526	\$220.43	\$81.00
CAD	APPRAISAL DISTRICT	0.000000	\$163,800	\$133,157	\$0.00	
C32	LA MARQUE CITY	0.398501	\$163,800	\$113,157	\$450.93	\$283.00
S18	TEXAS CITY ISD	1.100500	\$163,800	\$0	\$0.00	\$489.00
RFL	CO ROAD & FLOOD	0.000040	\$163,800	\$46,526	\$0.02	
D02	DRAINAGE #2	0.044140	\$163,800	\$108,157	\$47.74	

Total Tax Rate: 2.143741

Current Estimated Taxes: \$411.76

Estimated Taxes Without Exemptions or Limitations: \$3,511.45



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: 1/6/25

Property Address: 2022 Meadow Ln.

Property Owner: Jay William Hembert

Code Officer: _____ Case No.: _____

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

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



attractive nuisance or hazard to the public.

- ✦ (8) A building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Code Enforcement IDivision to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:
- _____ (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
 - _____ (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
 - ✦ (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
 - ✦ (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
 - ✦ (e) Potential Lack of adequate heating facilities.
 - ✦ (f) Potential Lack of, or improper operation of, required ventilating equipment.
 - ✦ (g) Potential Lack of minimum amounts of natural light and ventilation Required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Residential Code Plumbing Code, or ordinance of the City of La Marque.
 - _____ (h) Room and space dimensions less than required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Plumbing Code, or ordinance of the City of La Marque.
 - _____ (i) Potential Lack of required electrical lighting.
 - ✦ (j) Dampness of habitable rooms.
 - ✦ (k) Infestation of insects, vermin, or rodents.
 - ✦ (l) General dilapidation or improper maintenance.
 - _____ (m) Lack of connection to required sewage disposal system.
 - _____ (n) Lack of adequate garbage and rubbish storage and removal facilities.
 - _____ (o) Unsanitary conditions created by the leakage of sewer, such as human feces.

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



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

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

_____ 7 (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,

_____ 9 (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: 1.7.23

Code Compliance Officer Signature: *[Signature]*

Code Compliance Supervisor approval: *[Signature]*

Date Approved: 1.7.23



1/7/25

2472 Meadow Ln.
La Marque, TX 77568



1/7/25

2622 Meadows Ln.
La Marque, TX 77568



V17125

2627 Meadow Ln.
La Marque, TX 77568



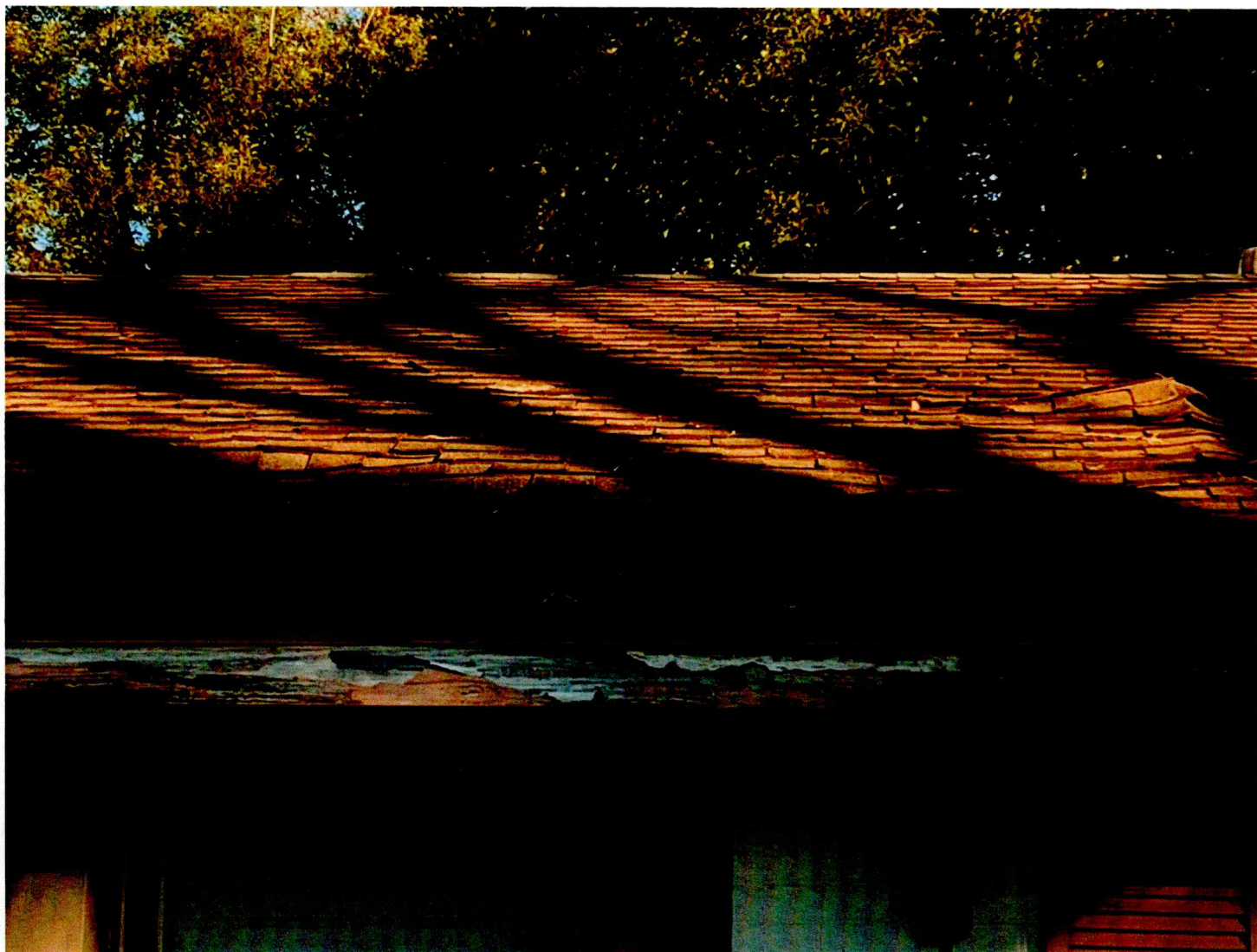
1/7/25 2427 Meadow Ln.
La Marque, TX 77568



1/7/25

24022 Meadow Ln.

La Marque, TX 77568



1/7/25 2622 Meadow Ln.
La Marque, TX 77568



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: January 14, 2025
Prepared by: _____
Department: City Clerk

Agenda Item: 7.III.
Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

Election of a Chairperson and Vice chairperson for 2025.

HISTORY:

This is an annual election within the Commission to take place at first meeting of each calendar year.

FISCAL IMPACT:

none