



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR AGENDA
of
February 11, 2025**

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **February 11, 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. MINUTES
 - 3.1. Regular Building Standards Commission Minutes 01.14.25
4. CITIZENS PARTICIPATION
LIMITED TO THREE MINUTES PER PERSON

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

5. OLD BUSINESS

Items presented to the Commission for discussion and possible action:

 - 5.1. Electing a Chair and Vice-Chair for the 2025 calendar year

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

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

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

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

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

6. NEW BUSINESS

Items presented to the Commission for discussion and possible action:

6.I. Substandard Structure: 3004 Melody Dr., La Marque, TX 77568 - **THIS ITEM WAS TABLED ON 1/14/2025**

6.II. Substandard Structure: 2622 Meadow Ln., La Marque, TX 77568 - **THIS ITEM WAS TABLED ON 1/14/2025**

7. REQUESTS AND ANNOUNCEMENTS

8. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on February 5, 2025 by 5:00 p.m.

Kierra K. Nance, TRMC
City Clerk



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

1. CALL MEETING TO ORDER

Chairperson Pennington called a meeting to order 6:02 P.M.

2. ROLL CALL

PRESENT:

David Pennington	Chairperson
Maggie Manuel	Commissioner
Veverly Sumlin	Commissioner

ABSENT:

Sally Austin	Commissioner
Kaleb Smith	Vice-Chairperson

CITY OFFICIALS / STAFF

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

3. REPORTS

3.I. Financial Report

No reports presented.

4. MINUTES

4.I. Regular Building Standards Commission Minutes 12.10.2024

Commissioner Manuel made a motion to approve the November 12, 2024 minutes.
Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

5. CITIZENS PARTICIPATION

NO CITIZENS PARTICIPATION

6. OLD BUSINESS

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

Code Enforcement Supervisor Hernandez stated that no permits have been requested for the property and no work has been completed since the last meeting. Amin Suliman (175 SW 7th St Ste. 1605 Miami, FL 77010) shared that the

project is currently stalled due to needing to hire new contractors. Leon Dame (4455 E. Nunneley Rd. Ste.101 Gilbert, AZ 85296) stated that he and his co-owner received 3 bids for contractors and will move forward once bids are reviewed. Commissioner Manuel made a motion for 30days extension. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez stated there has been progress but was unable to enter the property prior to the meeting. Scott Wall (3821 Hansen Dr. Dickinson, TX 77539) shared that he has a lot of personal and health issues, but is doing his best to bring the property up to meet the required standards. He shared that an electrician has obtained a permit and the interior has been rewired but a new panel box needs to be installed. He also shared that a plumber is working on getting permits and the framing of the house will be completed after the plumbing work is complete. Mr. Wall stated that he anticipates the house becoming livable within the next month. Commissioner Sumlin made a motion for 30days progress. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez stated that the building still looks the same, but it is secured, and the grass is cut. Richard Kristen (3651 Blue Bonnet Blvd. Houston, TX 77025) stated that he knows it's a liability and used the location for storage in the past. He is looking to move the house within 60 to 90 days. Commissioner Sumlin made a motion to give 90 days with 30-day progress. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez shared that the City of La Marque Building Inspector and Fire Marshal went to inspect the property as requested by the board. Chairperson Pennington mentioned that according to the report received by the Commission, an engineer needs to come in and state what portion of the house is damaged. Tara Sobnosky (37 Borondo Street La Marque, TX) shared that contractors were brought in, and they stated that an engineer would have to sign off before anyone could start working on the house. Chairperson Pennington asked the owner what the time frame is for when repairs would be done and Ms. Sobnosky stated it would take approximately six (6) to twelve (12) months. Rick Black (37 Borondo Strech La Marque, TX) shared that he and Ms. Sobnosky are working on gathering the proper funds. Commissioner Sumlin made a motion for 120 days and a 30-day progress review. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

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

Code Enforcement Supervisor Hernandez stated that the property had not changed, but noted the grass was getting high. Sherri Woodard (1308 Cedar Dr. La

Marque, TX) stated that a replat has been going on for the past two (2) years. The progress on this property and replat is currently in with the La Marque Permits Department. Ms. Woodard also shared that she had obtained an engineer report stating that the structure is good. Commissioner Manuel made a motion for a 30-day progress review. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

7. NEW BUSINESS

7.I. Considering a Substandard Structure: 3004 Melody Dr., La Marque, TX 77568
Commissioner Manuel made a motion to table this item for next month.
Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

7.II. Considering a Substandard Structure: 2622 Meadow Ln., La Marque, TX 77568
Chairperson Pennington made a motion to table this item for next month.
Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

7.III. Electing a Chair and Vice Chair for the 2025 calendar year
Commissioner Manuel made a motion to table this item for next month.
Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

8. REQUESTS AND ANNOUNCEMENTS

There were no requests or announcements made.

9. ADJOURNMENT

Commissioner Manuel made a motion to adjourn. Commissioner Sumlin seconded. *****MEETING WAS ADJOURNED AT 6:43 P.M.***

Chairperson
Building and Standard Commission



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: February 11, 2025
Prepared by: _____
Department: Code Compliance

Agenda Item: 5.I.
Reviewed by: _____

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

This is an annual election for all Boards and Commissions.

HISTORY:

1/14/2025 - Tabled item due to not having all Commissioners present.

FISCAL IMPACT:

None



BUILDING STANDARDS COMMISSION AGENDA FORM

Meeting Date: February 11, 2025

Agenda Item: 5.II.

Prepared by: _____

Reviewed by: _____

Department: Code Compliance

AGENDA ITEM DESCRIPTION:

STAFF BRIEFING:

Since initially being declared as a substandard structure, the property has been sold many times. The current owners are making progress to rectifying the issues causing the property to receive this designation.

HISTORY:

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

01/14/2024-30-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 _____
Leon Dame

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 2/1/25
• ☒ 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 2/1/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 2/3/25

☒ Previous photos included. 1/7/25
• Date photos taken 1/7/25

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 2/3/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On February 11, 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. Ste. 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

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 Ste. 1605
Miami, FL 77010



9590 9402 8558 3186 0294 65

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9509 66

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

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

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

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

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

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

9589 0710 5270 0439 9509 66

FEB 01 2025

Postmark Here

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. Nunneley Rd. Ste.101
Gilbert, AZ 85296



9590 9402 8558 3186 0295 64

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9510 24

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

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

Leon Dame

Street and Apt. No.,

4455 E. Nunneley Rd. Ste.101

City, State, ZIP+4®

Gilbert, AZ 85296

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

See Reverse for Instructions

9589 0710 5270 0439 9510 24

ODIN 61A

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: 2/3/25

Property Address: 1727 Main St.

Property Owner: Amin Sulman & Leon Adame

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.
- X (7) Is abandoned and constitutes such building or portion thereof an



CITY OF LA MARQUE
CODE ENFORCEMENT
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attractive nuisance or hazard to the public.

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

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

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

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

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

_____ (e) Potential Lack of adequate heating facilities.

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

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

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

_____ (i) Potential Lack of required electrical lighting.

_____ (j) Dampness of habitable rooms.

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

_____ (l) General dilapidation or improper maintenance.

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

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

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

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



CITY OF LA MARQUE
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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: 2.3.25

Code Compliance Officer Signature: Jose H. L.

Code Compliance Supervisor approval: Jose H. L.

Date Approved: 2.3.25



2/3/25

1727 Main St.
La Marque, TX 77568



213125

1727 Main St.
La Marque, TX 77568



2/3/25

1727 Main St.
La Marque, TX 77568



213/25

1727 Main St.
La Marque, TX 77568



2/3/05

1727 Main St.
La Marque, TX 77568



2/3/25

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



1/7/25

1727 Main St.
La Marque, TX 77568



CITY OF LA MARQUE
CODE ENFORCEMENT

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



Substandard Structure Packet Checklist

Address 912 Azalea Ct.

GCAD Property ID 196719

Owner Scott Wall

Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 2/1/25

- ☒ 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 2/1/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 2/3/25

☒ Previous photos included.
• Date photos taken 1/7/25

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 2/3/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On February 11, 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 & NE 46.3 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

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.

Scott Wall
3821 Hansen Dr.
Dickinson, TX 77539



9590 9402 8558 3186 0295 19

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9509 73

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

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®

Scott Wall

3821 Hansen Dr.

Dickinson, TX 77539

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

See Reverse for Instructions

Postmark Here

LA MARQUE, TX 77568
 FEB 01 2025

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: 2/3/25

Property Address: 912 Azaka 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: 2-3-25

Code Compliance Officer Signature: Joelle

Code Compliance Supervisor approval: Joelle

Date Approved: 2-3-25



2/3/25 912 Azalea Ct.
La Marque, TX 77568



2/3/25

912 Azalea Ct.
La Marque, TX 77568



2/3/25

912 Azalea Ct.
La Marque, TX 77568



213125 912 Azalea Ct.
La Marque, TX 77568



1/7/25

912 Azalea Ct.
La Marque, TX 77568



1/7/25

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



Substandard Structure Packet Checklist

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

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 2/1/25
• ☒ 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 2/1/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included. 2/3/25
• Date photos taken 2/3/25

☒ Previous photos included. 1/7/25
• Date photos taken 1/7/25

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 _____

☒ 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 2/3/25



BUILDING STANDARDS COMMISSION PUBLIC HEARING NOTICE

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

On **February 11, 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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Richard Kirsten
3651 Blue Bonnet Blvd.
Houston, TX 77025



9590 9402 8558 3186 0294 89

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9509 80

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

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®

Richard Kirsten
3651 Blue Bonnet Blvd.
Houston, TX 77025

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

9589 0710 5270 0439 9509 80

FEB 01 2025

Postmark Here

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: ②

\$0 (-)

Appraised Value:

\$70,160 (=)

HS Cap Loss: ②

\$0 (-)

Circuit Breaker: ②

\$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: 2/3/25

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.

- P (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.
 - Y (j) Dampness of habitable rooms.
 - X (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.
- x (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- _____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- x (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or 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.

2

(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.

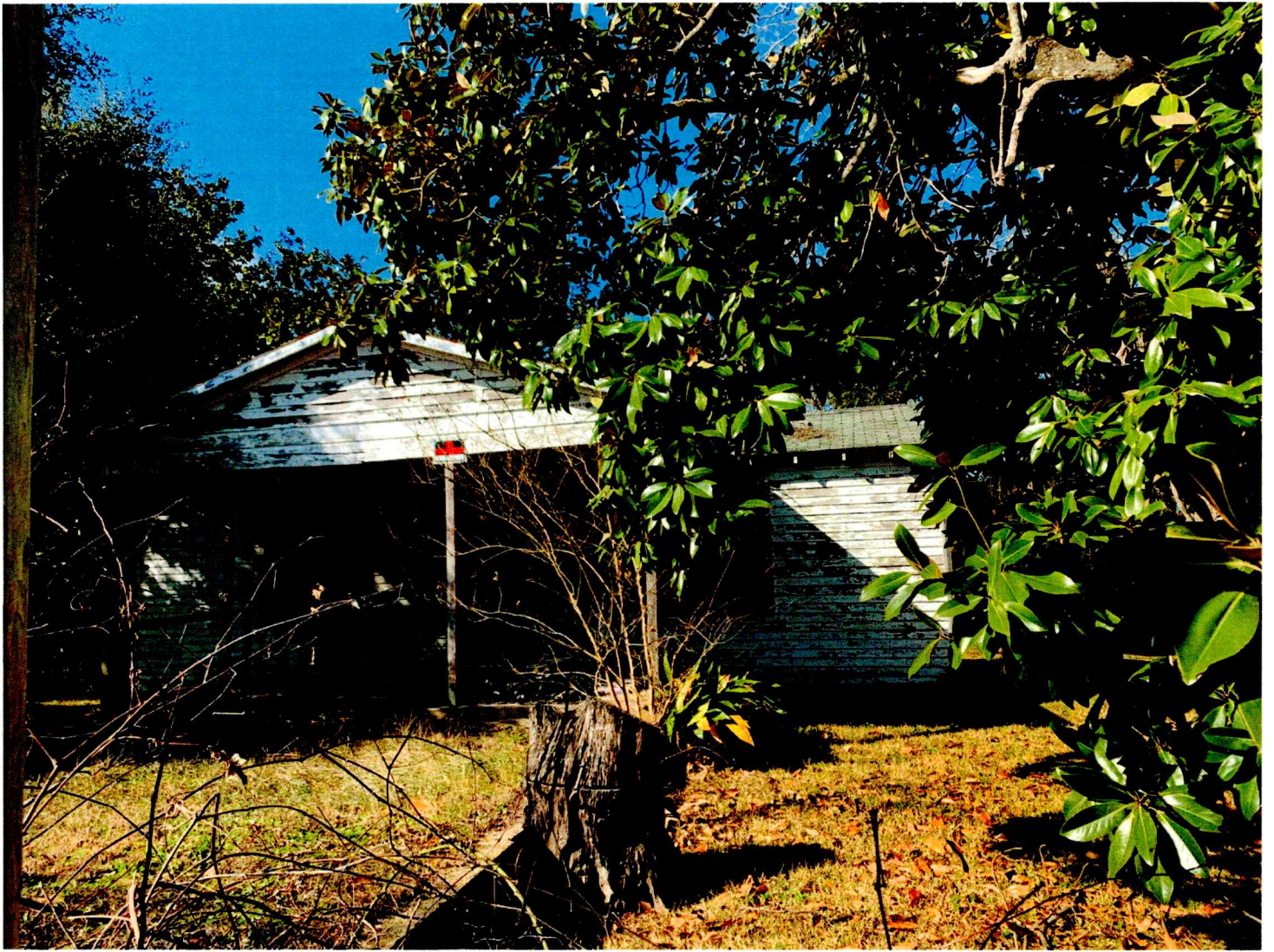
(n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, 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: 2.3.25

Code Compliance Officer Signature: *[Signature]*

Code Compliance Supervisor approval: *[Signature]*

Date Approved: 2.3.25



213125

1214 Bayou Rd.
La Marque, TX 77568



213125 1214 Bayou Rd.
La Marque, TX 77568



213125 1214 Bayou Rd.
La Marque, TX 77568



213125

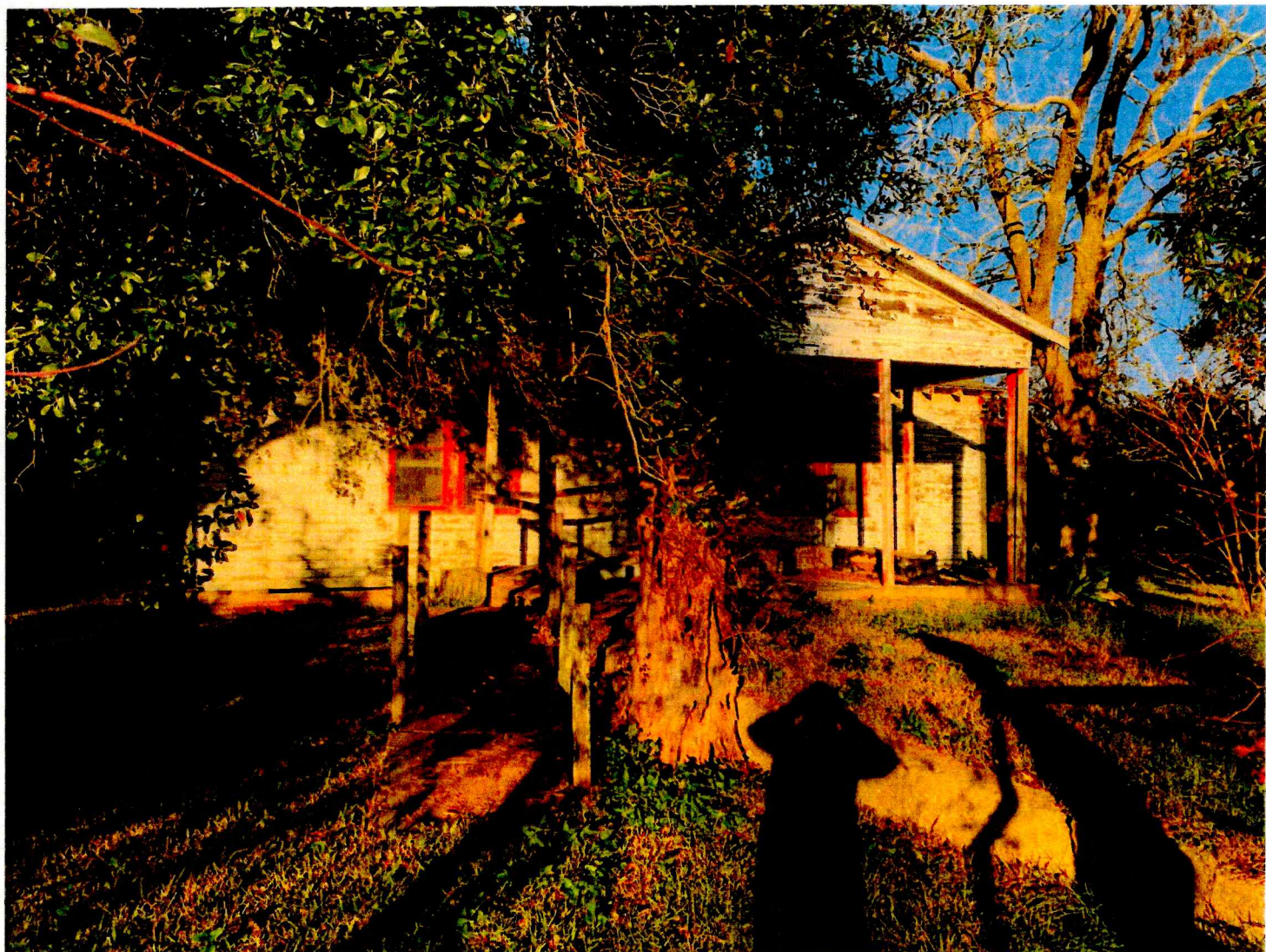
1214 Bayou Rd.
La Marque, TX 77568



213125

1214 Bayou Rd.

La Marque, TX 77568



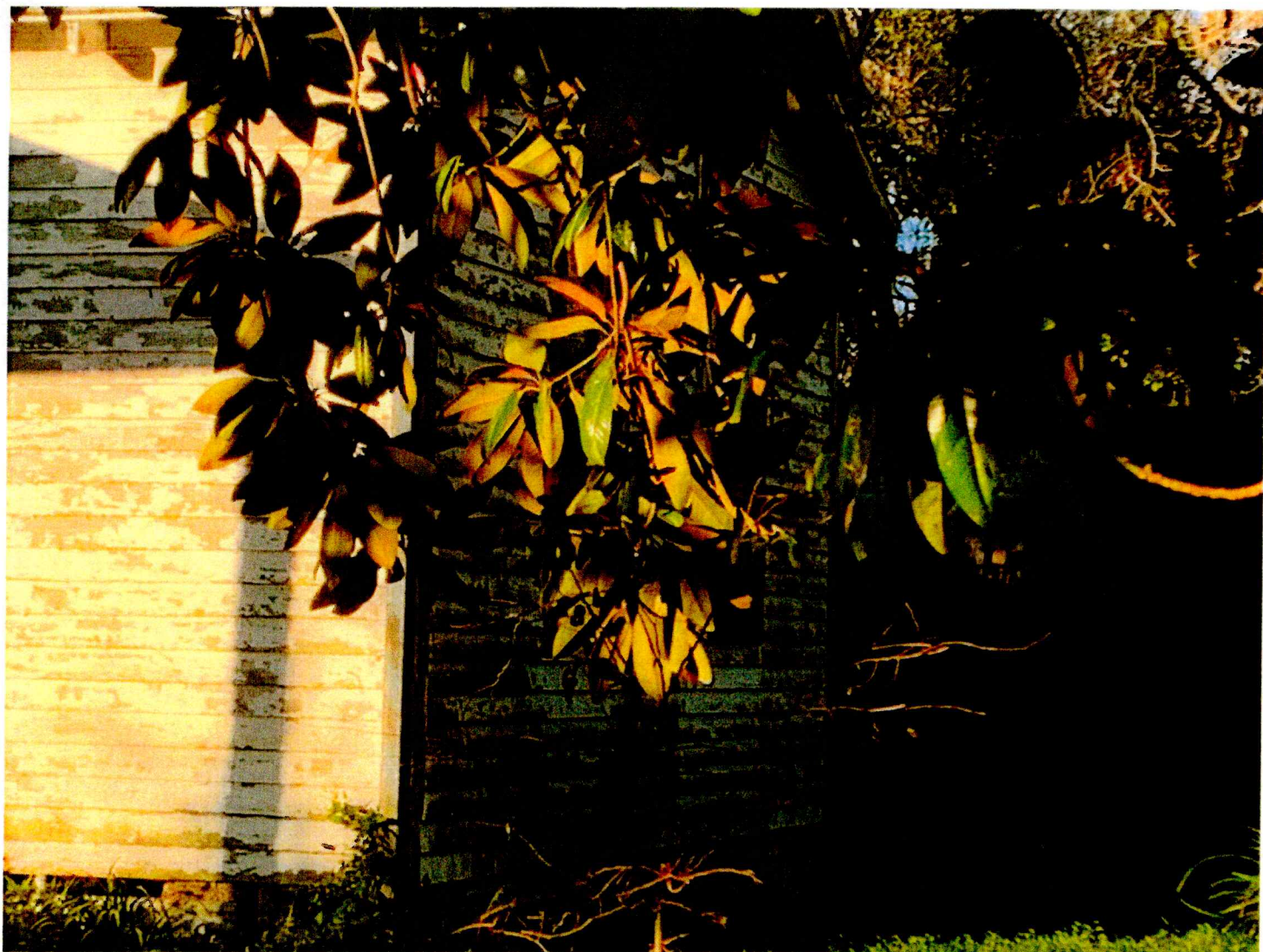
1/1/25

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



Substandard Structure Packet Checklist

Address 2803 S. Houston Dr. GCAD Property ID 197701

Owner Tara E. Sobnosky Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 2/11/25
• ☒ 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 2/11/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included. 2/13/25
• Date photos taken 2/13/25

☒ Previous photos included. 1/7/25
• Date photos taken 1/7/25

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 _____

☒ 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 2/13/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On February 11, 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 Sobnosky
37 Borondo Strech.
La Marque, TX 77568



9590 9402 8558 3186 0294 96

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9509 97

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

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®

Tara Sobnosky
37 Borondo Strech.
La Marque, TX 77568

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

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: 2/3/25

Property Address: 2803 S. Houston Dr.

Property Owner: Tara Sobnasky

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:
- _____ 4 (a) Potential Lack of, or improper water closet, lavatory, bathtub, or shower in a dwelling unit or lodging house.
- _____ 4 (b) Potential Lack of, or improper water closets, lavatories, and bathtubs or shower,
- _____ 4 (c) Potential Lack of, or improper kitchen sink in a dwelling unit.
- _____ 4 (d) Potential Lack of running water to plumbing fixtures in a dwelling unit,
- _____ 4 (e) Potential Lack of adequate heating facilities.
- _____ 4 (f) Potential Lack of, or improper operation of, required ventilating equipment.
- _____ 4 (g) Potential Lack of minimum amounts of natural light and ventilation Required by the 2018 Building Code, 2018 Electric Code, 2018 Fire Code, 2018 Property Maintenance Code, 2018 Mechanical Code, 2018 Residential Code Plumbing Code, or ordinance of the City of La Marque.
- _____ (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.
- _____ 7 (j) Dampness of habitable rooms.
- _____ 8 (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:

x

(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.

7

(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.

4

(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.

4

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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



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

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

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

Date of Inspection: 2-3-25

Code Compliance Officer Signature: Jose H L

Code Compliance Supervisor approval: Jose H L

Date Approved: 2-3-25



2/3/25

2803 S. Houston Dr.
La Marque, TX 77568



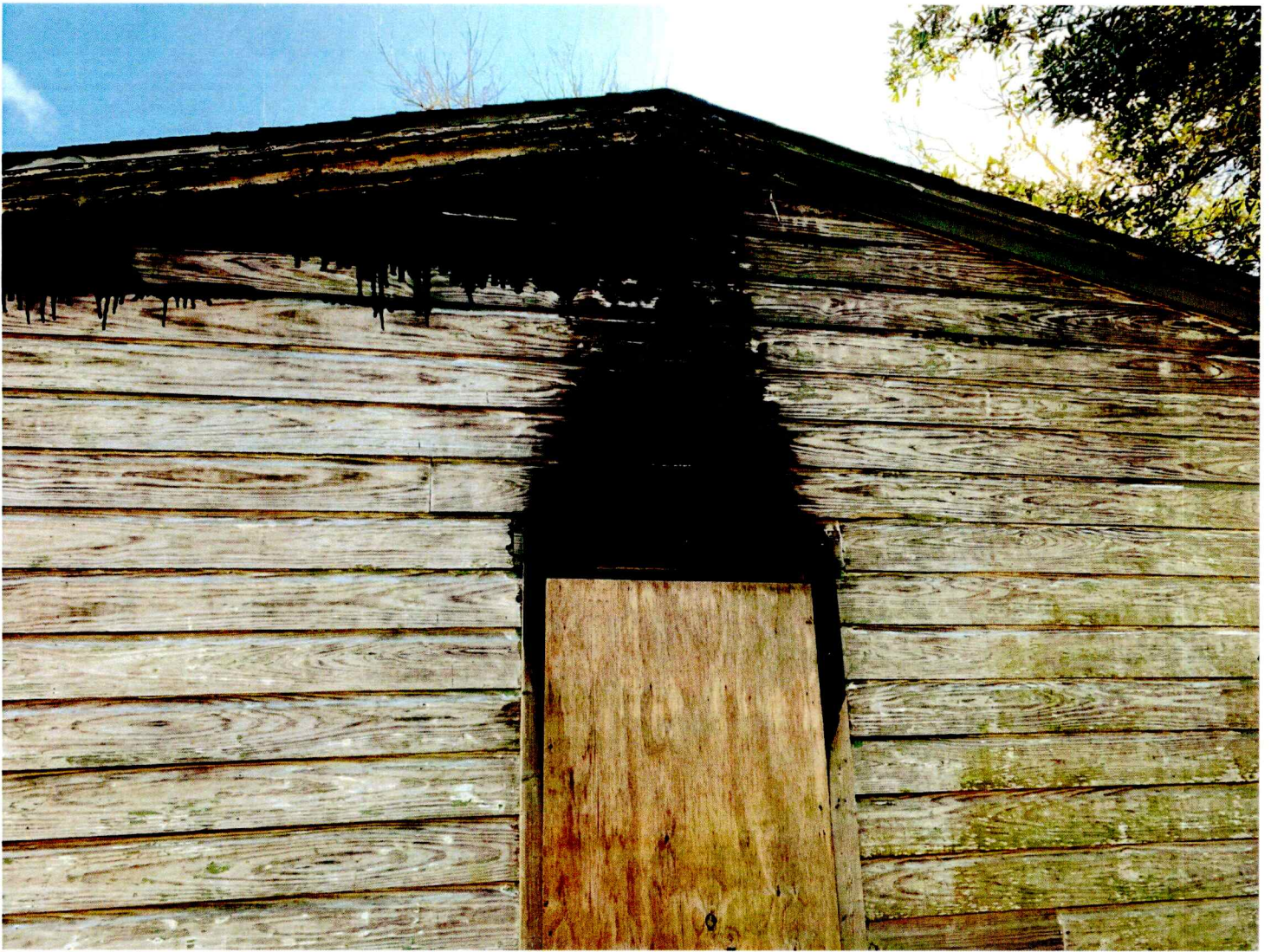
213125

2803 J. Houston Dr.
La Marque, TX 77568



2/3/25

2803 S. Houston Dr.
La Marque, TX 77568

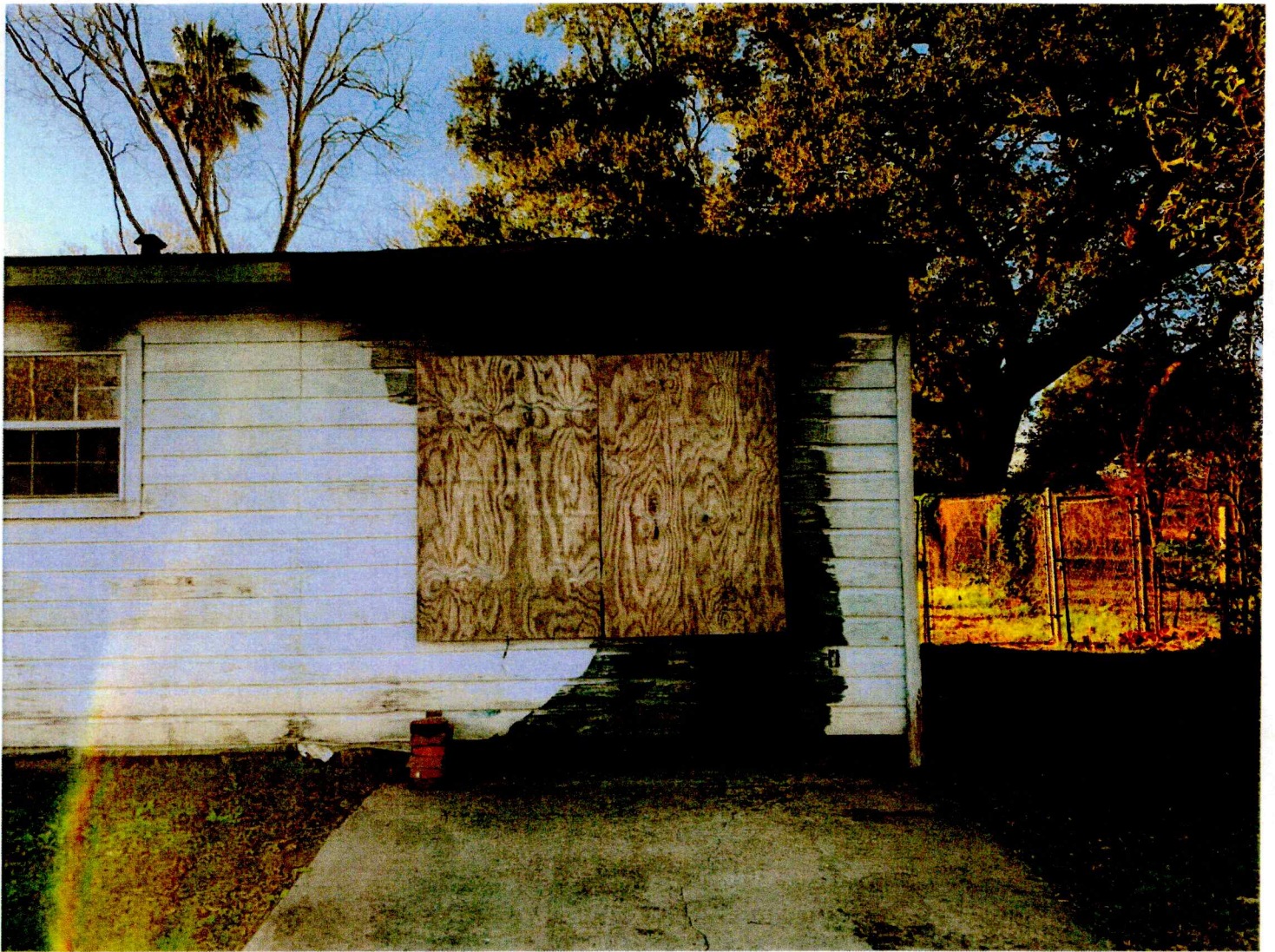


2/3/25 2803 S. Houston Dr.
La Marque TX 77568



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



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 1A9774

Owner Vivian Francisco
C/O Sherri Woodard

Contact number _____

Smart GOV Case number _____

☐ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 2/1/25

- ☒ 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 2/1/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 2/3/25

☒ Previous photos included.
• Date photos taken 1/7/25

☒ 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 2/3/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On February 11, 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 STAFFORD 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**

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8558 3186 0294 72

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9510 00

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

**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®

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

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

Property Details

Account

Property ID:	199774	Geographic ID:	6712-0000-0001-000
Type:	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: ②	\$0 (-)
Appraised Value:	\$165,000 (=)
HS Cap Loss: ②	\$0 (-)
Circuit Breaker: ②	\$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: 2/3/25

Property Address: 2415 JACKSON

Property Owner: VIVIAN FRANCISCO c/o Sherri Woodard

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,
- _____ 4 (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.
- _____ 4 (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: 2-3-25

Code Compliance Officer Signature: June H P

Code Compliance Supervisor approval: June H P

Date Approved: 2-3-25



213125

2415 Jackson St.
La Marque, TX 77568



213125

2415 Jackson St.
Lamarque, TX 77568



2/3/25 2415 Jackson St.
La Marque, TX 77568



2/3/25

2415 Jackson St.
La Marque, TX 77568



1/7/25

2415 Jackson St.
La Marque, TX 77568

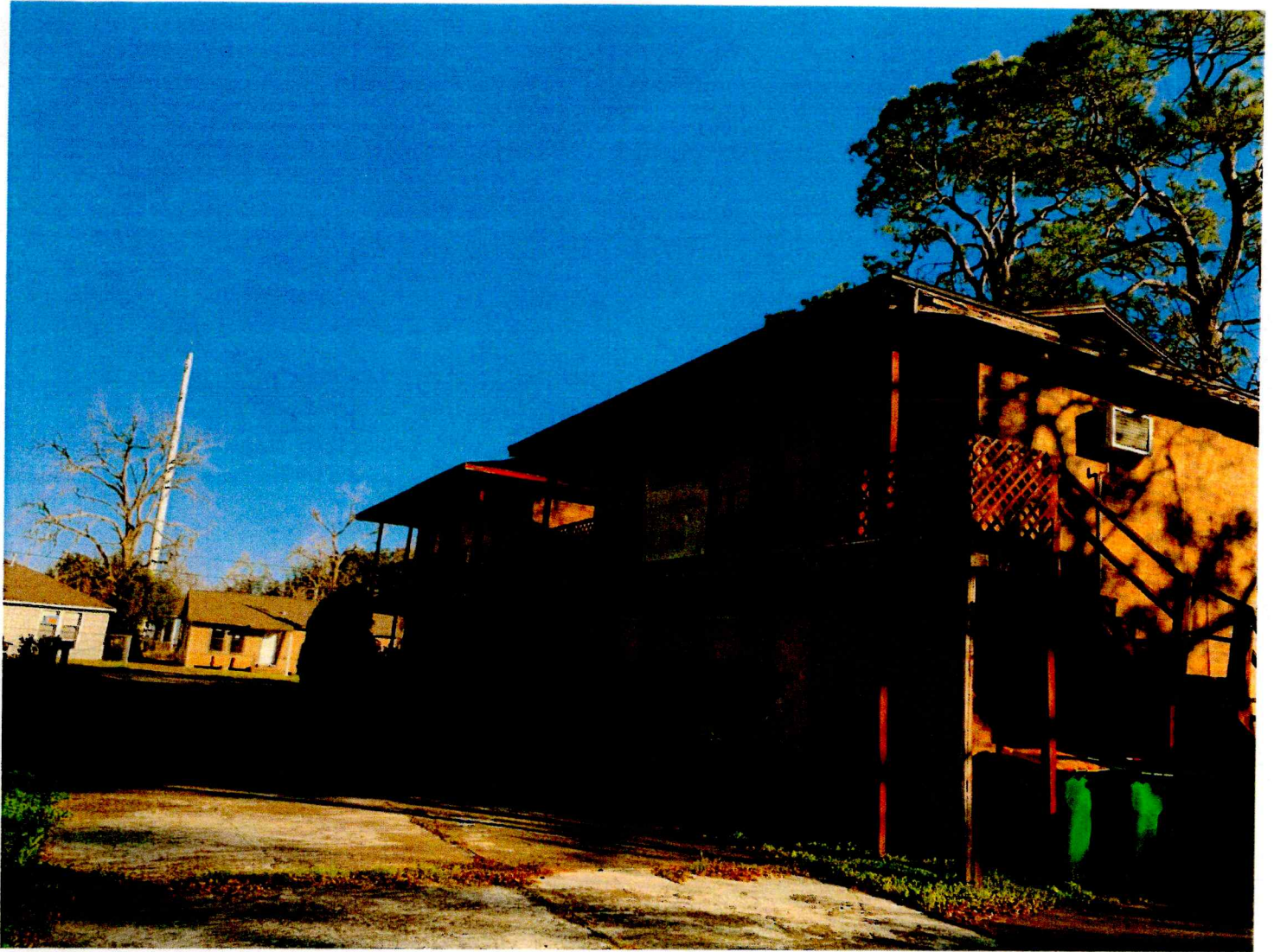


4/1/25 2415 Jackson St.
La Marque, TX 77568



1/7/25

2415 Jackson St.
La Marque, TX 77568



1/7/25

2415 Jackson St.
La Marque, TX 77568



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



CITY OF LA MARQUE
CODE ENFORCEMENT

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



Substandard Structure Packet Checklist

Address 3004 Melody Dr. GCAD Property ID 134820
Owner Roberto Martin Baltazar Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 2/1/25
• ☒ 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 2/1/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 2/3/25

☒ Previous photos included.
• Date photos taken 1/7/25

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 2/3/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

**OWNER: Roberto Martir Baltazar
5317 Ave M
Galveston, TX 77551**

On February 11, 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 Baltazar
Address: 3004 Melody Dr., La Marque, TX 77568**

Property Description: *ABST 2 S F AUSTIN SUR LOT 2 WESTLAWN/ **PARCEL 134828***

Mailing Address: 5317 Ave M. Galveston, TX 77551

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:

Roberto Martir Baltazar
5317 Ave M
Galveston, TX 77551



9590 9402 8558 3186 0295 02

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9510 17

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

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®

Roberto Martir Baltazar
5317 Ave M
Galveston, TX 77551

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

9589 0710 5270 0439 9510 17

LA MARQUE TX 77551
 FEB 01 2025
 Postmark Here

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: ②

\$0 (-)

Appraised Value:

\$193,920 (=)

HS Cap Loss: ②

\$0 (-)

Circuit Breaker: ②

\$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: 2/3/25

Property Address: 3004 Melody Dr.

Property Owner: Roberto Martin J. 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.

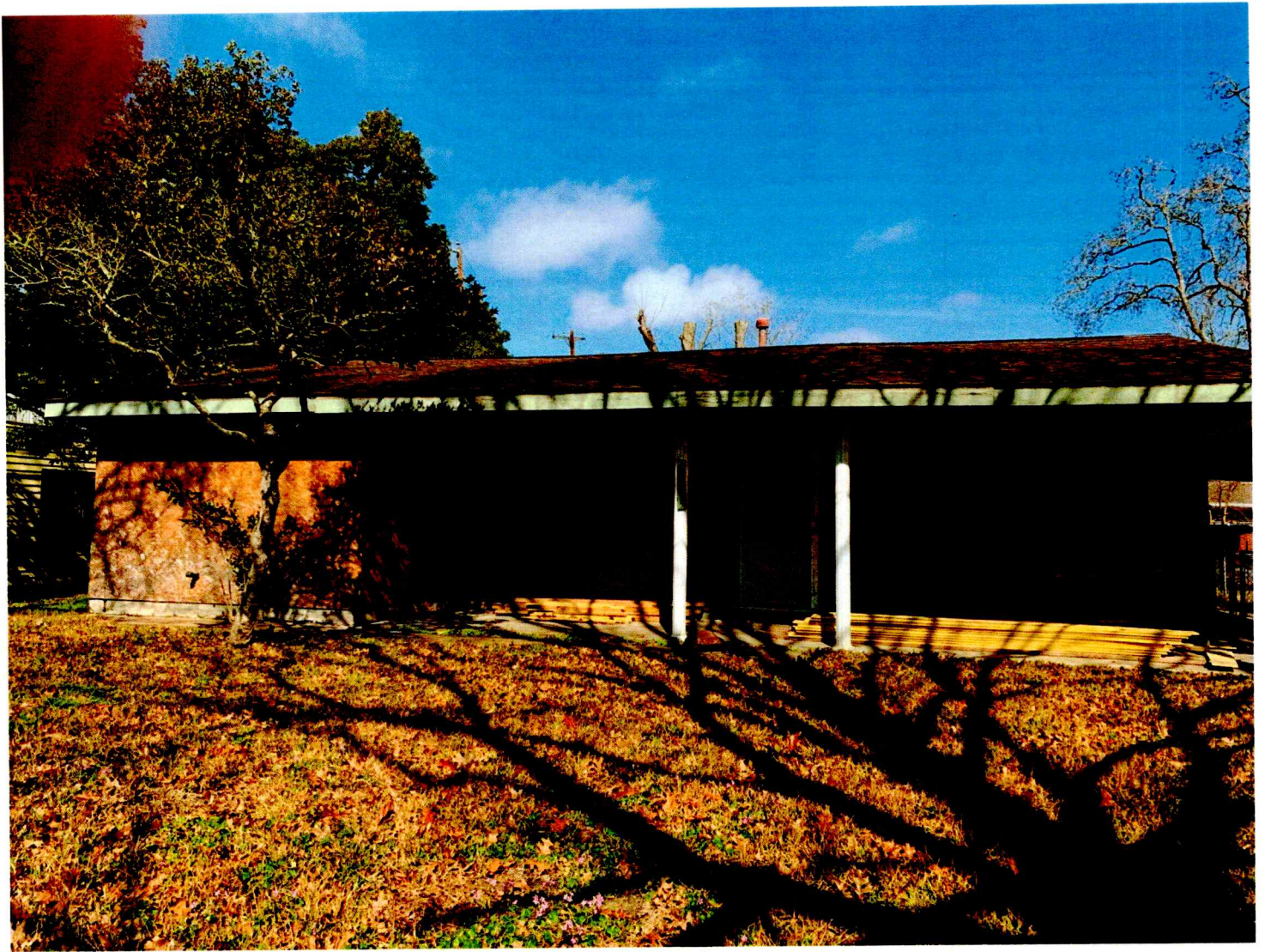
_____ (n) The building which, whether erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent, or in any supporting part, member, or portion less than 66 percent of the (a) strength, (b) fire-resisting qualities or characteristics, 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: 2.3.25

Code Compliance Officer Signature: Jose H. L.

Code Compliance Supervisor approval: Jose H. L.

Date Approved: 2.3.25



213125

3004 Melody Dr.
La Marque, TX 77568



213125

3004 Melody Dr.
La Marque, TX 77568



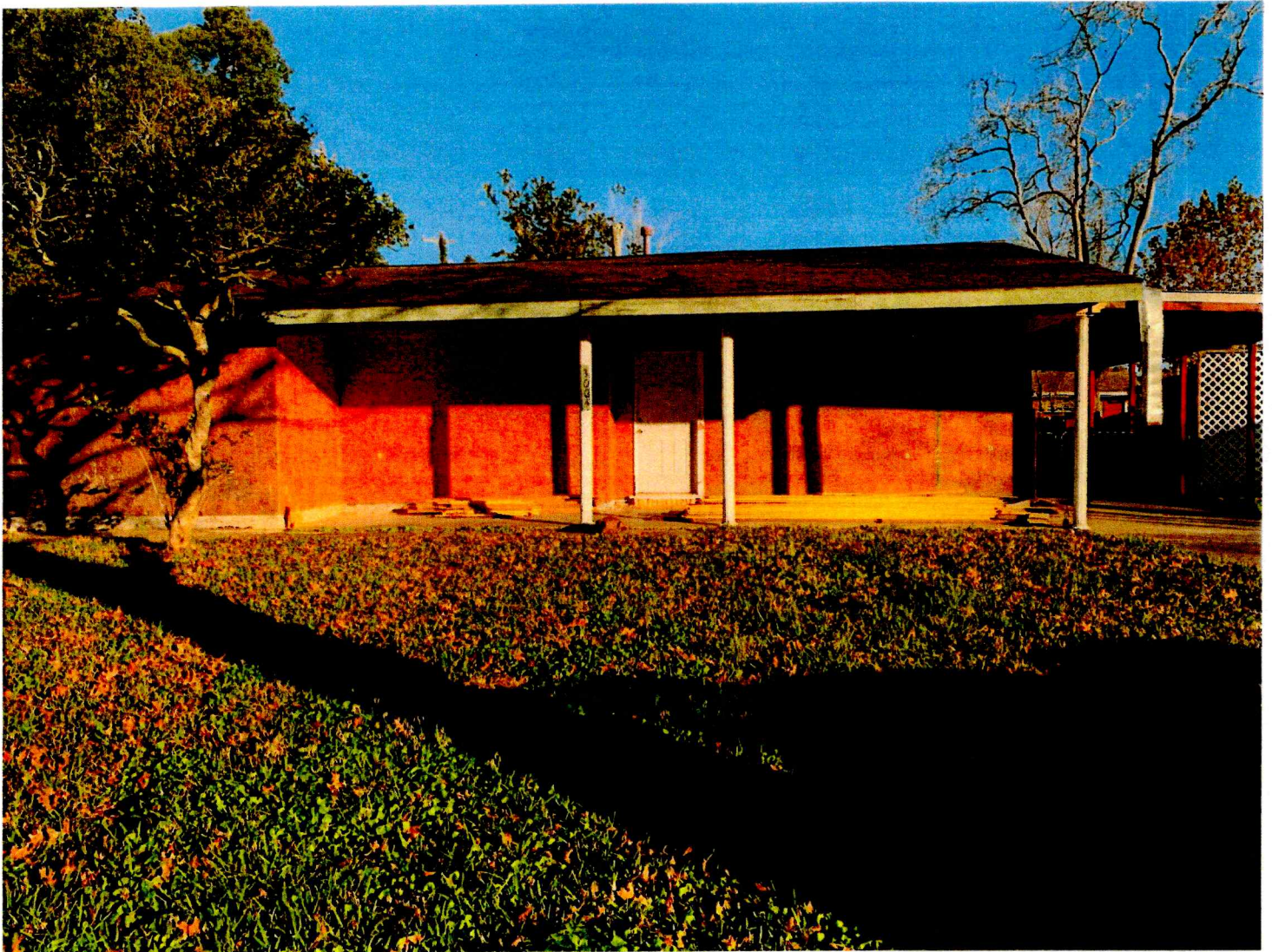
2/3/25

3004 Melody Dr.
La Marque, TX 77568



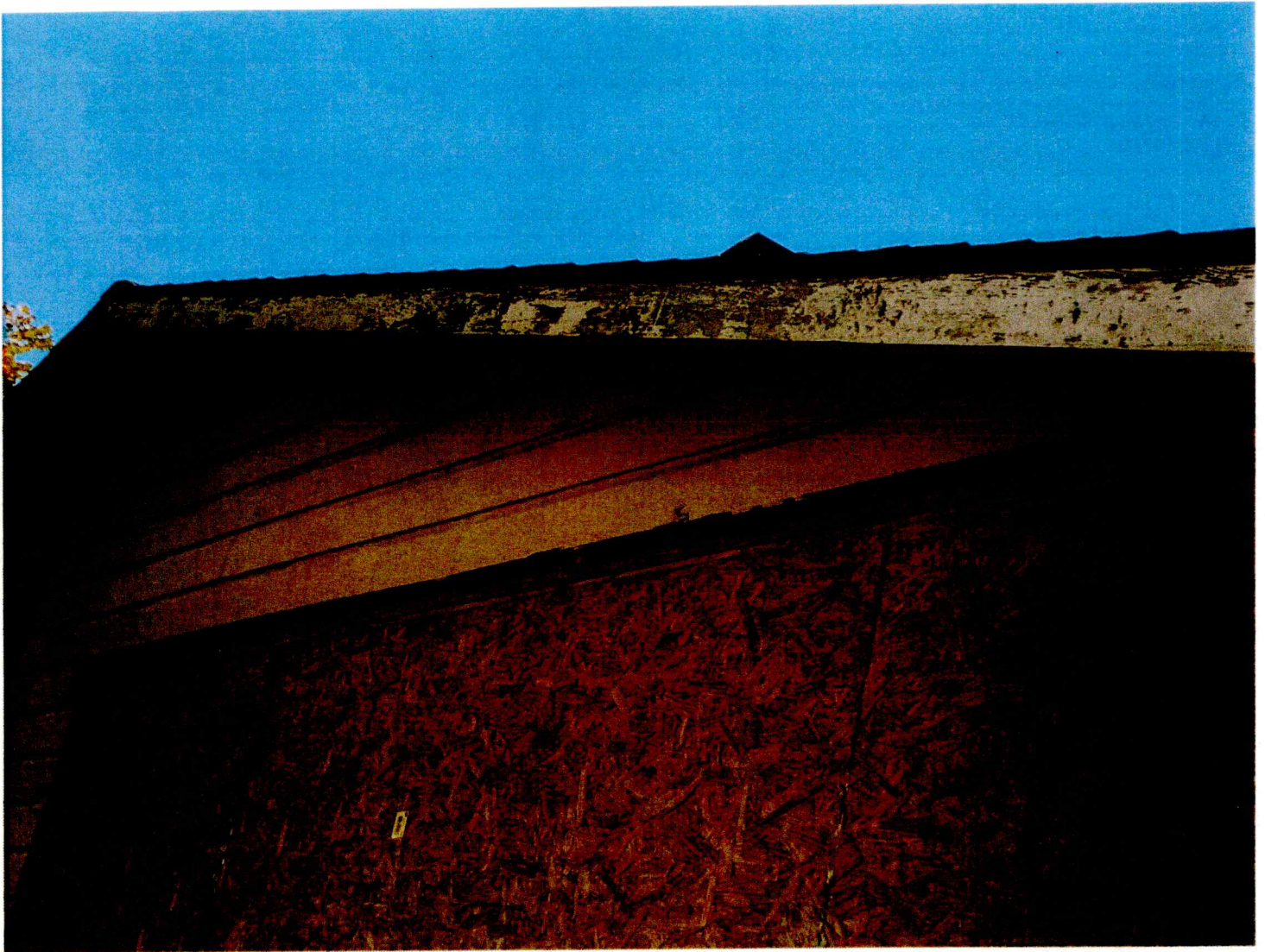
2/3/25

3004 Melody Dr.
La Marque, TX 77568



1/7/25

3004 Melody
La Marque, TX 77568

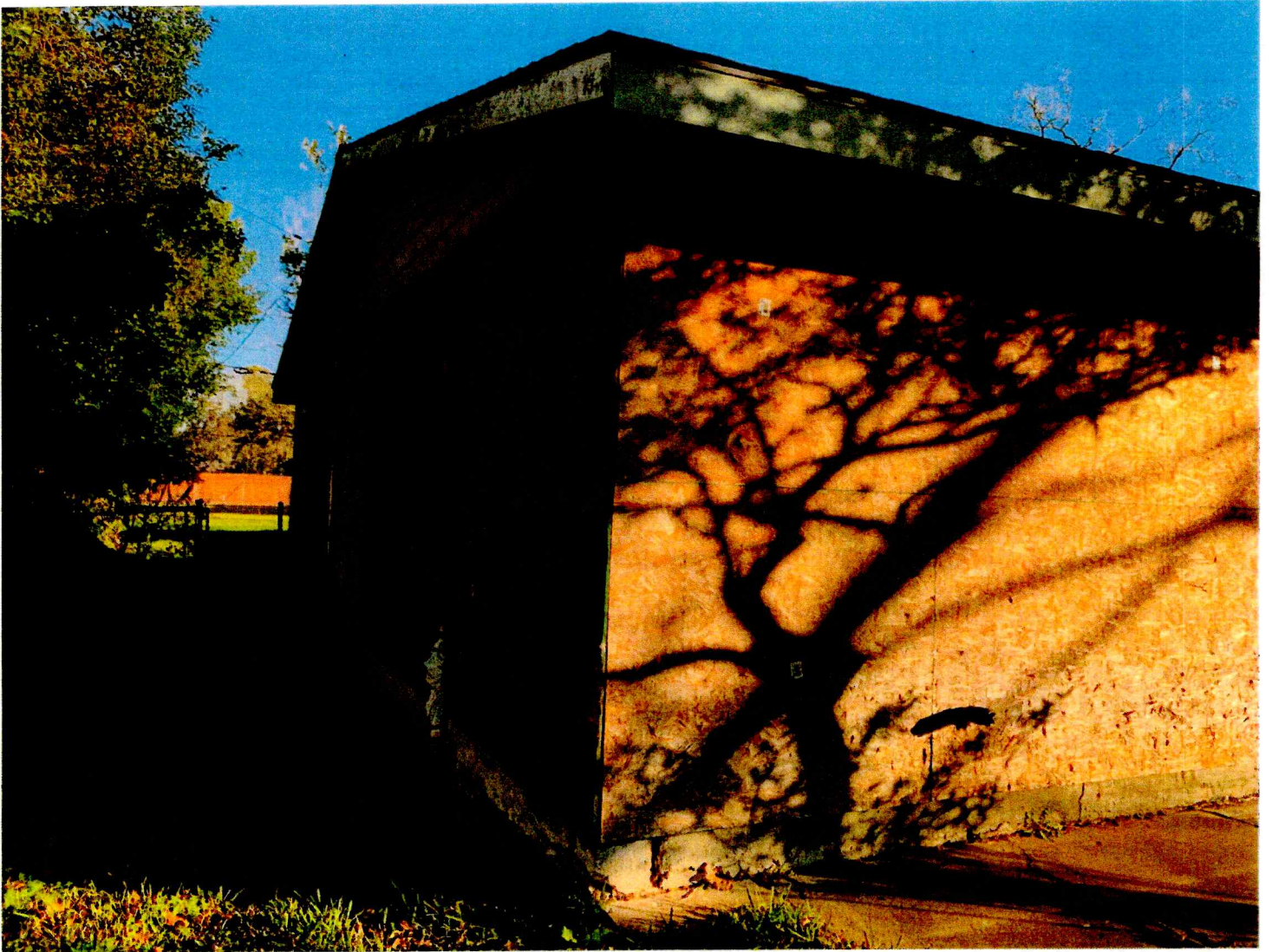


1/7/25

3004 Melody
La Marque, TX 77568

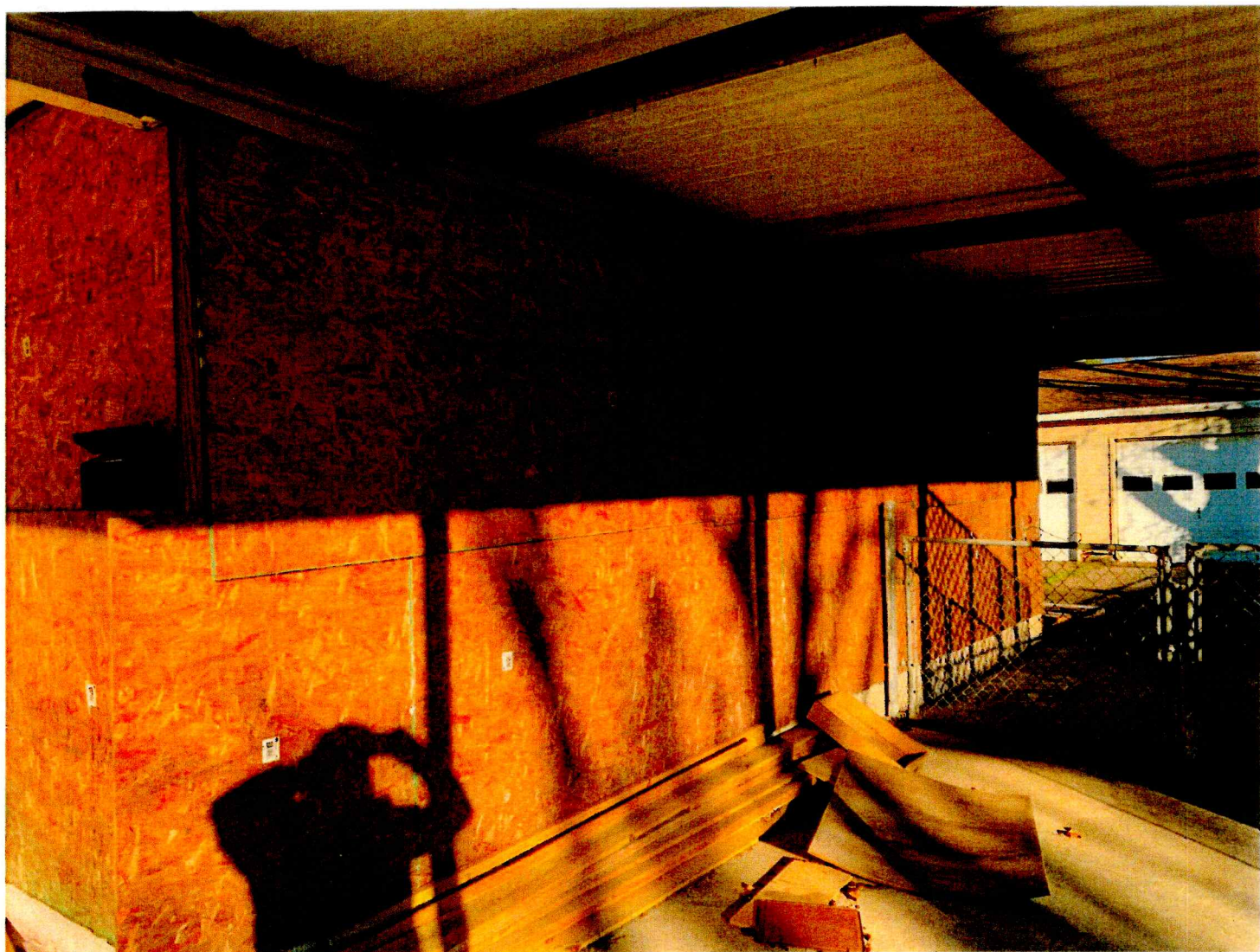


1/7/25 3004 Melody
La Marque, TX 77568



y7125

3004 Melody
La Marque, TX 77568



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



V17 125 3004 Melody
La Marque, TX 77568



V/7/25

3004 Melody
La Marque, TX 77568



CITY OF LA MARQUE
CODE ENFORCEMENT

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



Substandard Structure Packet Checklist

Address 2622 Meadows Ln.

GCAD Property ID 195281

Owner Jay William Hambert

Contact number _____

Smart GOV Case number _____

____ Initial case ☒ Follow up.

☒ Current meeting notification letter sent. Date 2/1/25
• ☒ 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 2/1/25

☒ Detailed summary of property details from Galveston County CAD

☒ Substandard Building inspection report

☒ Current Photos included.
• Date photos taken 2/3/25

☒ Previous photos included.
• Date photos taken 1/7/25

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 Migra P. Sanchez Date 2/3/25



**BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE**

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

On February 11, 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 71

2. Article Number (Transfer from service label)

9589 0710 5270 0439 9510 31

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

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®

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

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: ② \$0 (-)

Appraised Value: \$163,800 (=)

HS Cap Loss: ② \$30,643 (-)

Circuit Breaker: ② \$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: 2/3/25

Property Address: 2622 Meadows 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



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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,



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

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



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

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

_____ (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: 2.3.25

Code Compliance Officer Signature: Jose H P

Code Compliance Supervisor approval: Jose H P

Date Approved: 2.3.25



2/3/25

2622 Meadow Ln.
La Marque, TX 77568



2/3/25

2622 Meadow Ln.
La Marque, TX 77568



213125

2622 Meadow Ln.
La Marque, TX 77568



213125

2627 Meadow Ln.
La Marque, TX 77568



213125

2132 Meadow Ln.
La Marque, TX 77568



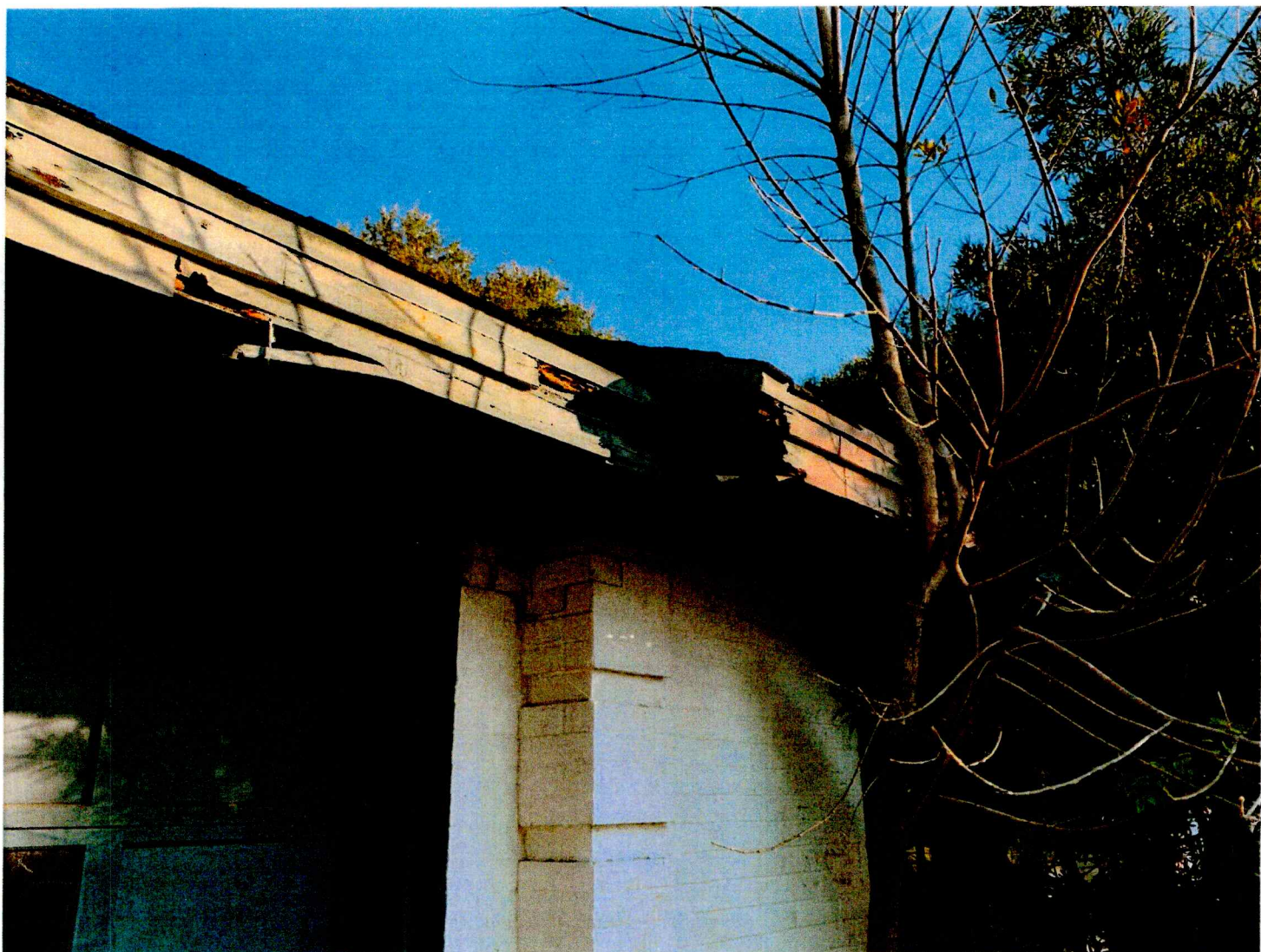
2/3/25 2p 2.2 Meadow Ln.
La Marque, TX 77568



1/7/25

2422 Meadow Ln.

La Marque, TX 77568



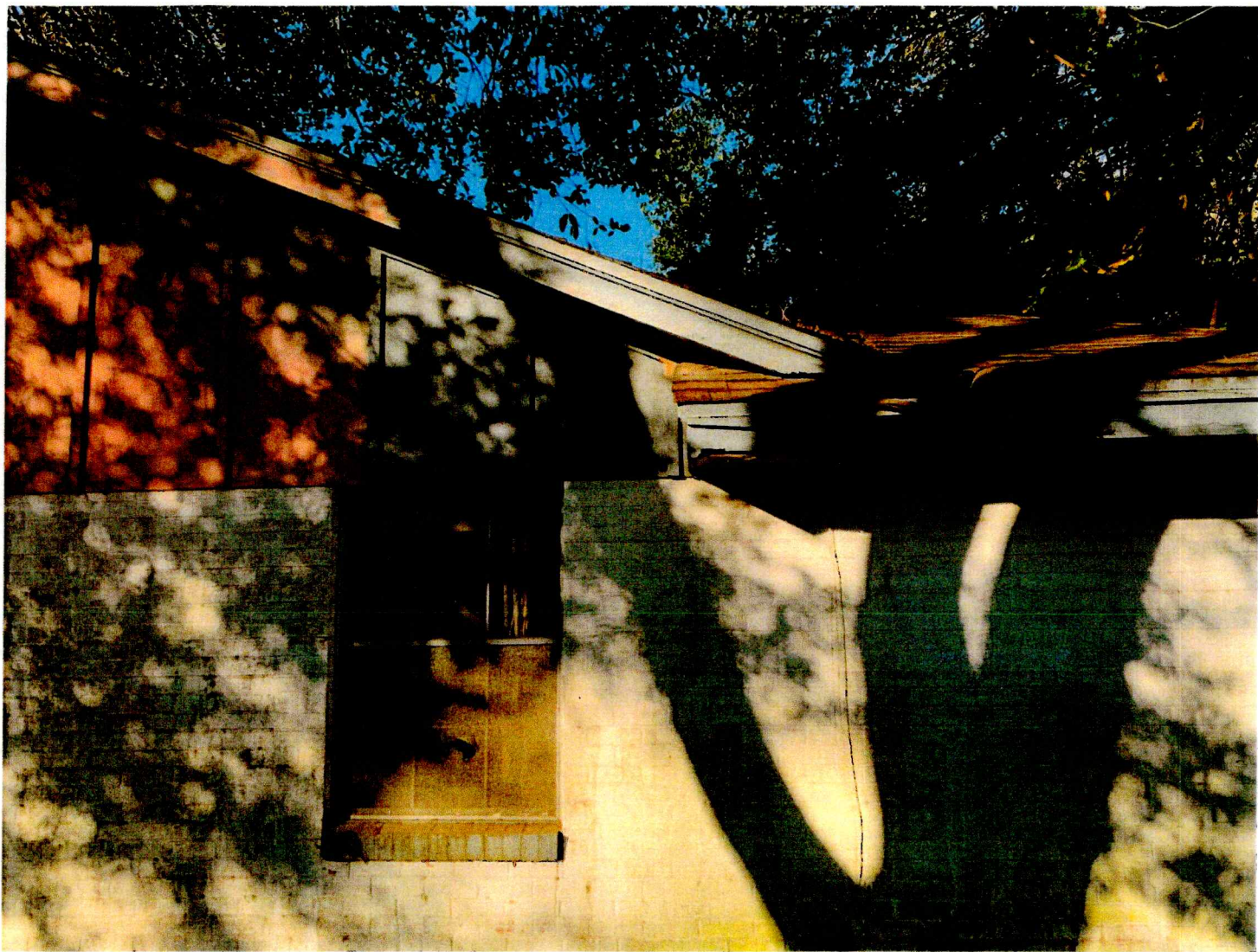
1/7/25

2122 Meadows Ln.
La Marque, TX 77568



1/7/25

2600 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



117125 2622 Meadow Ln.
La Marque, TX 77568