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

Notice is hereby given that the Building Standards Commission of the City of La Marque, Texas will conduct a **Regular Meeting** on **March 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.I. Regular Building Standards Commission Minutes 2.11.25

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

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

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

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

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

5.VI. 30-day Progress Review of a Substandard Structure: 3004 Melody Dr., La Marque, TX 77568

6. REQUESTS AND ANNOUNCEMENTS

7. ADJOURNMENT

CERTIFICATION:

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

_____

Kierra K. Nance, TRMC
City Clerk

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

1. CALL MEETING TO ORDER
   Chairperson Pennington called a meeting to order at 6:03 P.M.

2. ROLL CALL

PRESENT:	
David Pennington	Chairperson
Maggie Manuel	Commissioner
Veverly Sumlin	Commissioner
Sally Austin	Commissioner
ABSENT:	
Kaleb Smith	Vice-Chairperson
CITY OFFICIALS / STAFF:	
Jose Hernandez	Code Enforcement Supervisor
Myrna P. Sanchez	Code Enforcement Administrative Assistant

3. MINUTES

   3.I. Regular Building Standards Commission Minutes 01.14.25
   Commissioner Sumlin made a motion to approve the January 14, 2025 minutes. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

4. CITIZENS PARTICIPATION
   There was no citizen's participation.

5. OLD BUSINESS

   5.I. Electing a Chair and Vice-Chair for the 2025 calendar year
   Commissioner Manuel made a motion to select David Pennington to serve as the Chairperson. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**
   Commissioner Manuel made a motion to select Sally Austin to serve as Vice-Chairperson. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

   5.II. 30-day Progress Review of a Substandard Structure: 1727 Main St. La Marque TX 77568
   Code Enforcement Supervisor Hernandez reported that the gates were locked and he could not enter the premises. He stated that no permits had been pulled to

work. Amin Suliman (1400 McKinney St., Houston, TX) requested a 180-day extension with a 30-day review in order to restart with a general contractor to pull proper permits and reset architectural plans. Joshua Tischer (4455 E. Langley, Ste. 101, Gilbert, AZ) also asked for a 180-day extension to help with bank finances.
Commissioner Austin made a motion for a 90-day extension with a 30-day progress report, but if substantial improvements have not been made, then a demolition order will be issued. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

5.III. 30-day Progress Review of a Substandard Structure: 912 Azalea Ct., La Marque, TX 77568
Code Enforcement Supervisor Hernandez stated there have been lots of improvements. Scott Wall (3821 Hansen Dr. Dickinson, TX 77539) shared that he received a permit for updating the electrical panels and plumbing, which will be completed in a few weeks. Mr. Wall stated that he anticipates completion of the improvements within 2 or 3 months.
Commissioner Austin made a motion to extend for 60 days with a 30-day progress review. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY.**

5.IV. 30-day Progress Review of a Substandard Structure: 1214 Bayou Rd., La Marque, TX 77568
Code Enforcement Supervisor Hernandez shared that the property owner had the flu and was unable to attend. He noted that the owner does have people come down on weekends to keep the house secured, grass mowed and clean.
Commissioner Austin made a motion to take no action. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

5.V. 30-day Progress Review of a Substandard Structure: 2803 S. Houston Dr., La Marque, TX 77568
Code Enforcement Supervisor Hernandez stated that he took pictures and no progress had been made. However, the owners are keeping up with the landscaping. The owner was unable to attend due to illness.
Commissioner Austin made a motion to take no action. Commissioner Sumlin seconded. **MOTION CARRIED UNANIMOUSLY.**

5.VI. 30-day Progress Review of a Substandard Structure: 2415 Jackson St., La Marque, TX 77568
Code Enforcement Supervisor Hernandez stated that the property still looks the same.
Commissioner Sumlin made a motion to table this item. Commissioner Austin seconded. **MOTION CARRIED UNANIMOUSLY.**

6. NEW BUSINESS

6.I. Substandard Structure: 3004 Melody Dr., La Marque, TX 77568 - ***THIS ITEM WAS TABLED ON 1/14/2025***
Code Enforcement Supervisor Hernandez stated that the property has not shown any improvements. Roberto Baltzar (5317 Ave M Galveston, TX) shared that he ran

into issues with getting the proper permits. He stated that once his plans are approved and the permits are received, the improvements to the structure will be completed within 5 to 6 months.
Commissioner Austin made a motion for a 120-day extension with a 30-day progress report. Commissioner Sumlin seconded **MOTION CARRIED UNANIMOUSLY.**

6.II. Substandard Structure: 2622 Meadow Ln., La Marque, TX 77568 - ***THIS ITEM WAS TABLED ON 1/14/2025***
Code Enforcement Supervisor Hernandez stated that the property owner passed away. The city is currently maintaining the lawncare at this address.
Commissioner Austin made a motion for a demolition order. Chairperson Pennington seconded. **MOTION CARRIED UNANIMOUSLY.**

7. REQUESTS AND ANNOUNCEMENTS
None

8. ADJOURNMENT
Commissioner Austin made a motion to adjourn. Commissioner Sumlin seconded.
***MEETING WAS ADJOURNED AT 7:14 P.M.*

_____
Chairperson
Building and Standards Commission

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

Substandard Structure Packet Checklist

Address 1727 Main St. **GCAD Property ID** 196345

Owner Leon Dame Amin Suliman **Contact number** _____

Smart GOV Case number _____

____ **Initial case** ✓ **Follow up**

✓ **Current meeting notification letter sent. Date** 2/24/25

- ✓ 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 2/24/25

✓ **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 2/3/25

N/A **Previous Smart GOV history printed**

✓ **Board issued** 60 days____ 90 days ✓ 120 days____ Date issued 2/11/25
60 days given ended_____ 90 days given ended_____ 120 days given ended _____

✓ **Progress report 30 days**

N/A **Inspection reports from Fire Marshal or city building inspector**

N/A **Voluntary order of demolition signed**

Code employee creating packet Myrna P. Sanchez **Date** 2/3/25

BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

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

On **March 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: Leon Dame
Amin Suliman
Address: 1727 Main St., La Marque, TX 77568

Property Description: ABST150 J D MOORE SUR PT OF BLK (700-3) DIV P COOK & STEWART SUB/ ***PARCEL 196345***

Mailing Address: Leon Dame 4455 E. Nunneley Rd. Ste.101 Gilbert, AZ 85296
Amin Suliman 175 SW 7th Ste. 1605 Miami, FL 77010

The Public Hearing will be held in the City Council Chambers located at 1109-B Bayou Road, La Marque TX
You must attend this meeting, or a demolition order **WILL BE ISSUED** for your property. If you cannot attend this meeting, you must notify Code Compliance at least 14 days before the meeting date. This meeting is also your opportunity to make a request to repair your property.
THIS NOTICE HAS BEEN FILED WITH THE GALVESTON COUNTY CLERK'S OFFICE

BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

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

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

Property Description: ABST150 J D MOORE SUR PT OF BLK (700-3) DIV P COOK & STEWART SUB/ ***PARCEL 196345***

Mailing Address: Leon Dame 4455 E. Nunneley Rd. Ste.101 Gilbert, AZ 85296
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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:

Leon Dame
4455 E. Nunneley Rd. Ste.101
Gilbert, AZ 85296

9590 9402 8558 3186 0290 76

2. Article Number (Transfer from service label)

9589 0710 5270 2248 1674 12

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

9589 0710 5270 2248 1674 12

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
$

LA MARQUE, TX 77568
FEB 24 2025
Postmark Here

Sent T **Leon Dame**
Street **4455 E. Nunneley Rd. Ste.101**
City, S **Gilbert, AZ 85296**

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 8558 3186 0290 69

2. Article Number *(Transfer from service label)*

9589 0710 5270 2248 1674 29

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

9589 0710 5270 2248 1674 29

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
$

Postmark Here

LA MARQUE, TX 77568
FEB 24 2025

Sent To **Amin Suliman**
Street a **175 SW 7th Ste. 1605**
City, St **Miami, FL 77010**

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

Galveston CAD Property Search

Property Details

Account			
Property ID:	196345	**Geographic ID:**	2775-0016-0700-003
Type:	R	**Zoning:**	
Property Use:		**Condo:**	
Location			
Situs Address:	1727 MAIN LA MARQUE, TX 77568		
Map ID:	284-C	**Mapsco:**	
Legal Description:	ABST 150 J D MOORE SUR PT OF BLK 7 (700-3) DIV P COOK & STEWART SUB		
Abstract/Subdivision:	S2775		
Neighborhood:	(AT-S18) APARTMENTS TEXAS CITY		
Owner			
Owner ID:	732173		
Name:	1727 MAIN STREET LLC		
Agent:			
Mailing Address:	175 SW 7TH ST SUITE 1605 MIAMI, FL 77010		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$2,359,680 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$33,120 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$2,392,800 (=)
Agricultural Value Loss:	$0 (-)

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

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

Property Taxing Jurisdiction

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

Entity	Description	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: 3/27/25

Property Address: 1727 Main ST.

Property Owner: Leon Dame ~~Amin Suliman~~

Code Officer: R Durning 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.

X (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.

X (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

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 lDivision 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,

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

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: 3·3·25

Code Compliance Officer Signature: _____

Code Compliance Supervisor approval: _____

Date Approved: _____

3/3/25 1727 Main St.
La Marque, TX 77568

3/3/25

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3/3/25

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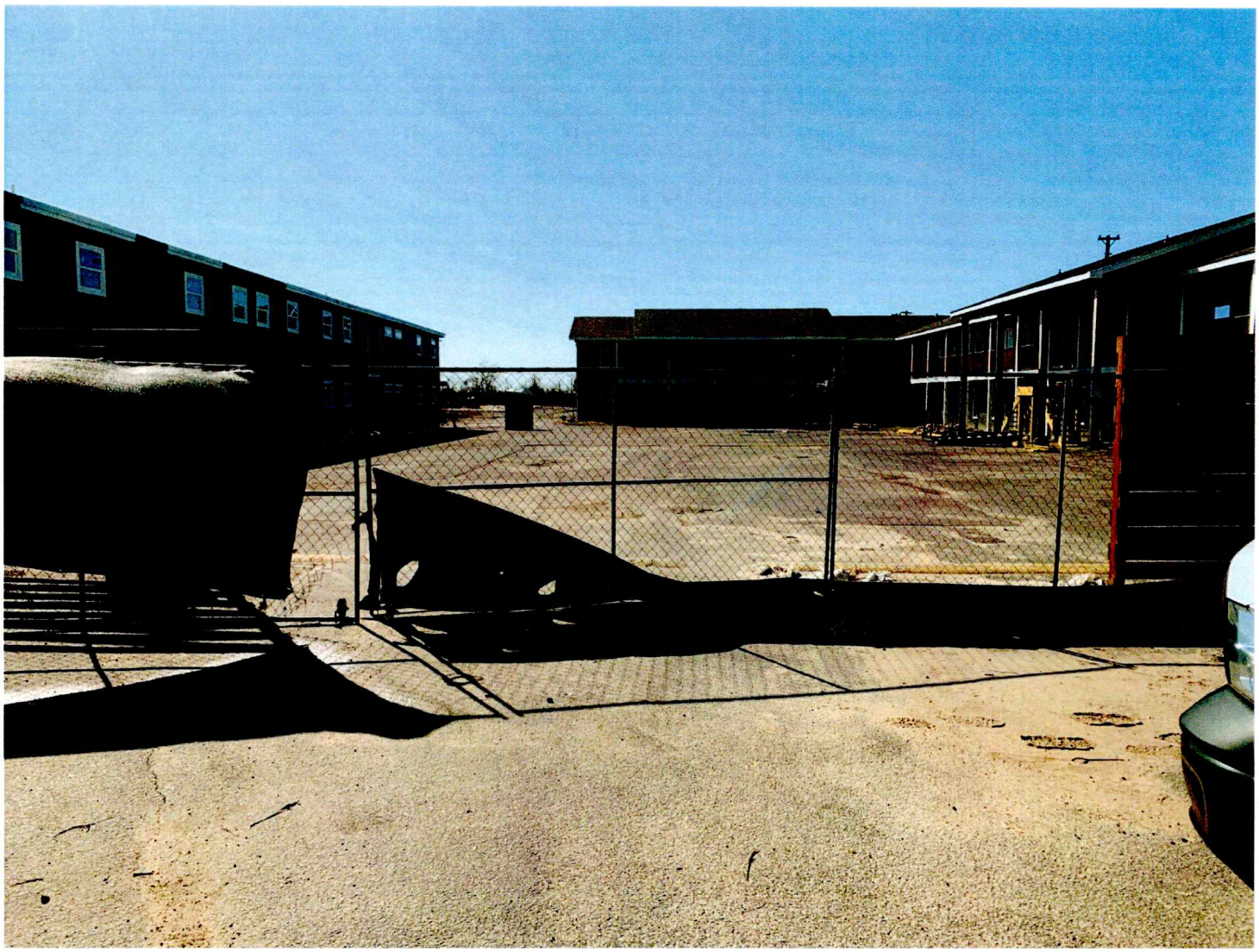
La Marque, TX 77568



2/3/25 1727 Main St.
La Marque, TX 77568

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2/3/25 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** 2/24/25

- ✓ 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 2/24/25

✓ **Detailed summary of property details from Galveston County CAD**

✓ **Substandard Building inspection report**

✓ **Current Photos included**

- Date photos taken 2/2/25

✓ **Previous photos included**

- Date photos taken 2/2/25

N/A **Previous Smart GOV history printed**

N/A **Board issued** 60 days____ 90 days_____ 120 days____ Date issued_____
60 days given ended_____ 90 days given ended_____ 120 days given ended _____

✓ **Progress report 30 days**

N/A **Inspection reports from Fire Marshal or city building inspector**

N/A **Voluntary order of demolition signed**

Code employee creating packet Myrna P. Sanchez **Date** 2/2/25

BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

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

On **March 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: ABST150 J D MOORE SUR LOT 3 & NE 46.3 FT OF LOT 4 DUNTON 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.

1. Article Addressed to:

Scott Wall
3821 Hansen Dr.
Dickinson, TX 77539

9590 9402 8558 3186 0290 52

2. Article Number *(Transfer from service label)*

9589 0710 5270 2248 1674 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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

9589 0710 5270 2248 1674 36

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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
$

LA MARQUE, TX 77568
FEB 24 2025

Postmark Here

Scott Wall
3821 Hansen Dr.
Dickinson, TX 77539

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

Property Details

Account

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

Location

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

Owner

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

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$152,270 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$5,250 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$157,520 (=)

Agricultural Value Loss:	$0 (-)
Appraised Value:	$157,520 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$157,520
Ag Use Value:	$0

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

Property Taxing Jurisdiction

Owner: WALL SCOTT

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

Total Tax Rate: 2.143741

Current Estimated Taxes: $3,376.83

Estimated Taxes Without Exemptions or Limitations: $3,376.83

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

SUBSTANDARD BUILDING INSPECTION REPORT
Code Enforcement Division
City of La Marque, Texas
5715 Texas Ave
La Marque, Texas 77568
Telephone (Main): 409-938-9256

Date: 3/3/25

Property Address: 912 Azalea CT.

Property Owner: Scott Wall

Code Officer: R Durning 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

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 lDivision 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,

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

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: 3.3.25

Code Compliance Officer Signature: R. Deming

Code Compliance Supervisor approval: _____

Date Approved: _____

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

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

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

313125 912 Azalea Ct.
La Marque, TX 77568

313125 912 Azalea Ct.
La Marque, TX 77568

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

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La Marque. TX 77568

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La Marque, TX 77568

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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**_____

Owner Richard Kirsten **Contact number**_____

Smart GOV Case number_____

____ **Initial case** ✓ **Follow up**

✓ **Current meeting notification letter sent. Date** 2/24/25

- ✓ 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 2/24/25

✓ **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 2/3/25

N/A **Previous Smart GOV history printed**

✓ **Board issued** 60 days____ 90 days____ ✓ 120 days____ Date issued 4/14/25
60 days given ended_____ 90 days given ended_____ 120 days given ended _____

✓ **Progress report 30 days**

N/A **Inspection reports from Fire Marshal or city building inspector**

N/A **Voluntary order of demolition signed**

Code employee creating packet Myrna P. Sanchez **Date** 3/3/25

BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

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

On **March 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: ABST150 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 0290 45

2. Article Number *(Transfer from service label)*

9589 0710 5270 2248 1674 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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

9589 0710 5270 2248 1674 43

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

Postage
$

Total Postage and Fees
$

LA MARQUE, TX 77568
FEB 24 2025
Postmark Here

Sent To **Richard Kirsten**
Street **3651 Blue Bonnet Blvd.**
City, S **Houston, TX 77025**

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

Property Details

Account

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

Location

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

Owner

Owner ID:	126574
Name:	KIRSTEN RICHARD A
Agent:	
Mailing Address:	3651 BLUE BONNET BLVD HOUSTON, TX 77025-1303
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

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

Agricultural Value Loss:	$0 (-)
Appraised Value:	$70,160 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$70,160
Ag Use Value:	$0

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

Property Taxing Jurisdiction

Owner: KIRSTEN RICHARD A

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

Total Tax Rate: 2.143741

Current Estimated Taxes: $1,504.06

Estimated Taxes Without Exemptions or Limitations: $1,504.06

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

SUBSTANDARD BUILDING INSPECTION REPORT
Code Enforcement Division
City of La Marque, Texas
5715 Texas Ave
La Marque, Texas 77568
Telephone (Main): 409-938-9256

Date: 3/3/25

Property Address: 1214 Bayou Rd.

Property Owner: Richard Kirsten

Code Officer: R Durning 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:

X (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.

X (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

attractive nuisance or hazard to the public.

X (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 lDivision 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.

X (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,

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.

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

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

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

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

Date of Inspection: 3.3.25

Code Compliance Officer Signature: R Dunning

Code Compliance Supervisor approval: _____

Date Approved: _____

3/3/25

1214 Bayou Rd.
La Marque, TX 77548

3/3/25

1214 Bayou Rd.
La Marque, TX 77568

3/3/25 1214 Bayou Rd.
La Marque, TX 77568

3/3/25 1214 Bayou Rd.
La Marque, TX 77568

3/3/25

1214 Bayou Rd.
La Marque, TX 77568

313125 1214 Bayou Rd.
La Marque, TX 77568

2/3/25 1214 Bayou Rd.
La Marque, TX 77568

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La Marque, TX 77568

2/3/25

1214 Bayou Rd.
LaMarque, TX 77568

2/3/25 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 Sobnosky **Contact number** _____

Smart GOV Case number _____

____ **Initial case** ✓ **Follow up**

✓ **Current meeting notification letter sent. Date** 2/24/25

- ✓ 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 2/24/25

✓ **Detailed summary of property details from Galveston County CAD**

✓ **Substandard Building inspection report**

✓ **Current Photos included**

- Date photos taken 3/3/25

✓ **Previous photos included**

- Date photos taken 2/3/25

N/A **Previous Smart GOV history printed**

✓ **Board issued** 60 days____ 90 days_____ 120 days ✓ Date issued 1/14/25
60 days given ended_____ 90 days given ended_____ 120 days given ended _____

✓ **Progress report 30 days**

N/A **Inspection reports from Fire Marshal or city building inspector**

N/A **Voluntary order of demolition signed**

Code employee creating packet Myrna P. Sanchez **Date** 3/3/25

BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

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

On **March 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 Sobnosky
Address: 2803 S. Houston Dr., La Marque, TX 77568

Property Description: ABST150 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 0290 38

2. Article Number *(Transfer from service label)*

9589 0710 5270 2248 1674 50

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

9589 0710 5270 2248 1674 50

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
$

LA MARQUE, TX 77568
FEB 24 2025

Postmark Here

Sent To
Tara Sobnosky
Street
37 Borondo Strech.
City,
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: 3/3/25

Property Address: 2803 S. Houston Dr.

Property Owner: Tara Sobnosky

Code Officer: R Durning 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:

X (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.

X (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

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 lDivision 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.

X (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,

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

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: 3.3.25

Code Compliance Officer Signature: R Deming

Code Compliance Supervisor approval: _____

Date Approved: _____

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

3/3/25

2803 S. Houston Dr.
La Marque, TX 77568

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La Marque, TX 77568

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La Marque, TX 77568

3/3/25

2803 S. 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

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

2/3/25 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 St. **GCAD Property ID** 199774

Owner Vivian Francisco c/o Sherri Woodard **Contact number**_____

Smart GOV Case number_____

____ **Initial case** ✓ **Follow up**

✓ **Current meeting notification letter sent. Date** 2/24/25

- ✓ 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 2/24/25

✓ **Detailed summary of property details from Galveston County CAD**

✓ **Substandard Building inspection report**

✓ **Current Photos included**

- Date photos taken 3/3/25

✓ **Previous photos included**

- Date photos taken 2/3/25

N/A **Previous Smart GOV history printed**

N/A **Board issued** 60 days____ 90 days_____ 120 days____ Date issued_____
60 days given ended_____ 90 days given ended_____ 120 days given ended _____

✓ **Progress report 30 days**

N/A **Inspection reports from Fire Marshal or city building inspector**

N/A **Voluntary order of demolition signed**

Code employee creating packet Myrna P. Sanchez **Date** 3/3/25

BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

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

On **March 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 2 S F AUSTIN SUR LOT 1 & 2 STAFFORDS 3RD ADDN TO LAMARQUE/* ***PARCEL 199774***

Mailing Address: 1308 Cedar Dr. La Marque, TX 77568

The Public Hearing will be held in the City Council Chambers located at 1109-B Bayou Road, La Marque TX
You must attend this meeting, or a demolition order **WILL BE ISSUED** for your property. If you cannot attend this meeting, you must notify Code Compliance at least 14 days before the meeting date. This meeting is also your opportunity to make a request to repair your property.
THIS NOTICE HAS BEEN FILED WITH THE GALVESTON COUNTY CLERK'S OFFICE

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 0290 21

2. Article Number *(Transfer from service label)*

9589 0710 5270 2248 1674 67

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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

9589 0710 5270 2248 1674 67

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 Postar
$

Sent To

Street and A

City, State, Z

LA MARQUE, TX 77568
FEB 24 2025

Postmark Here

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

PS Form 38 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:	$0 (-)
Appraised Value:	$165,000 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$165,000
Ag Use Value:	$0

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

Property Taxing Jurisdiction

Owner: FRANCISCO VIVIAN

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

Total Tax Rate: 2.143741

Current Estimated Taxes: $3,537.18

Estimated Taxes Without Exemptions or Limitations: $3,537.18

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

SUBSTANDARD BUILDING INSPECTION REPORT
Code Enforcement Division
City of La Marque, Texas
5715 Texas Ave
La Marque, Texas 77568
Telephone (Main): 409-938-9256

Date: 3/3/25

Property Address: 2415 Jackson St.

Property Owner: Vivian Francisco

Code Officer: _____ Case No.: _____

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

X (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.

X (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.

X (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.

X (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

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 lDivision 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.

X (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,

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

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

X (e) A portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

X (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

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: 3.3.25

Code Compliance Officer Signature: R Dunning

Code Compliance Supervisor approval: _____

Date Approved: _____

3/3/25

2415 Jackson St.
La Marque, TX 77568

3/3/25

2415 Jackson St.
La Marque, TX 77568

3/3/25 2415 Jackson ST.
La Marque, TX 77568

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La Marque, TX 77568

3/3/25

2415 Jackson St.
La Marque, TX 77568

2/3/25

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

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** 1348228

Owner Roberto Martir Baltazar **Contact number**_____

Smart GOV Case number_____

____ **Initial case** ✓ **Follow up**

✓ **Current meeting notification letter sent. Date** 2/24/25

- ✓ 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 2/24/25

✓ **Detailed summary of property details from Galveston County CAD**

✓ **Substandard Building inspection report**

✓ **Current Photos included**

- Date photos taken 3/3/25

✓ **Previous photos included**

- Date photos taken 3/3/25

N/A **Previous Smart GOV history printed**

✓ **Board issued** 60 days____90 days_____ 120 days ✓ Date issued 2/11/25
60 days given ended_____90 days given ended_____ 120 days given ended _____

✓ **Progress report 30 days**

N/A **Inspection reports from Fire Marshal or city building inspector**

N/A **Voluntary order of demolition signed**

Code employee creating packet Myrna P. Sanchez **Date** 3/3/25

BUILDING STANDARDS COMMISSION
PUBLIC HEARING NOTICE

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

On **March 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 0290 14

2. Article Number *(Transfer from service label)*

9589 0710 5270 2248 1674 74

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

9589 0710 5270 2248 1674 74

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Postmark Here

LA MARQUE, TX 77568
FEB 24 2025

Roberto Martir Baltazar
5317 Ave M
Galveston, TX 77551

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

Galveston CAD Property Search

Property Details

Account			
Property ID:	134828	**Geographic ID:**	7530-0000-0002-000
Type:	R	**Zoning:**	
Property Use:		**Condo:**	
Location			
Situs Address:	3004 MELODY DR LA MARQUE, TX 77568		
Map ID:	283-B	**Mapsco:**	
Legal Description:	ABST 2 S F AUSTIN SUR LOT 2 WESTLAWN		
Abstract/Subdivision:	S7530		
Neighborhood:	(7530) WESTLAWN		
Owner			
Owner ID:	733726		
Name:	BALTAZAR MARTIR ROBERTO SOLIZ		
Agent:			
Mailing Address:	3004 MELODY DR LA MARQUE, TX 77568		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

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

Appraised Value:	$193,920 (=)
HS Cap Loss: ?	$0 (-)
Circuit Breaker: ?	$0 (-)
Assessed Value:	$193,920
Ag Use Value:	$0

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

Property Taxing Jurisdiction

Owner: BALTAZAR MARTIR ROBERTO SOLIZ **%Ownership:** 100.0%

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: 3/2/25

Property Address: 3004 Melody Dr.

Property Owner: Robert Martir Baltazar

Code Officer: R Durning 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.

X (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

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 lDivision 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.

X (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,

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

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: 3·3·25

Code Compliance Officer Signature: R Dunning

Code Compliance Supervisor approval: _____

Date Approved: _____

3/3/25

3004 Melody Dr.
La Marque, TX 77568

3/3/25

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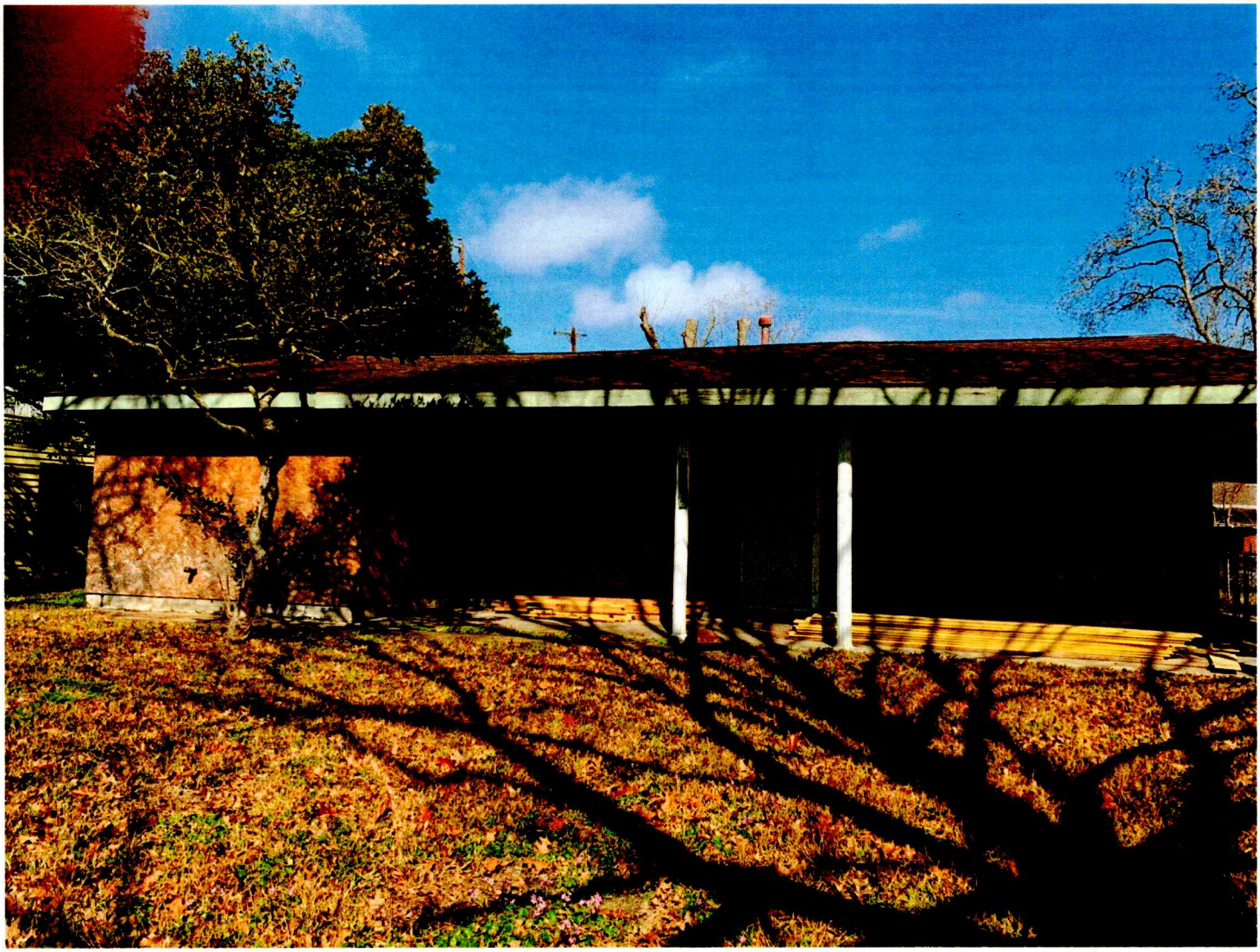
La Marque, TX 77568



2/3/25 3004 Melody Dr.
La Marque, TX 77568

2/3/25

3004 Melody Dr.
La Marque, TX 77568

2/13/25

3004 Melody Dr.
La Marque, TX 77568

2/3/25 3004 Melody Dr.
La Marque, TX 77568